City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

"A City for All Ages"

Meeting Agenda

Tuesday, September 5, 2023

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 2 Expires 5/28/27
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
Peter Previte, At-Large, Term 1 Expires 7/12/25
Roberta Briney, At-Large, Term 1 Expires 7/12/25
Eric Reikenis, At-Large, Term 1 Expires 11/1/26
Melody Creese, Alternate, Term 1 Expires 11/1/26
Peter Louis Spatara, Alternate, Term 1 Expires 5/8/2027

Please visit www.cityofpsl.com/tv for new public comment options.

1. Meeting Called to Order

2. Roll Call

3. Determination of a Quorum

4. Pledge of Allegiance

5. Approval of Minutes

5.a Approval of Minutes - August 1, 2023 **2023-775**

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

7.a P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale **2023-232**

Location: The property is generally located on the west side of Glades Cut Off Road, east of the C-24 Canal and south of Midway Road.
Legal Description: A portion of Sections 20 & 21, Township 36 South, Range 39 East.
This is a request to change the Future Land Use of 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) to 389.24 acres of Low Density Residential (RL), 29.70 of Medium Density Residential (RM), and 11.56 acres of Recreation Open Space (OSR) for the Lulfs Groves property.

7.b P23-142 Southern Grove - Comprehensive Plan Amendment - Large Scale **2023-788**

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.
Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida
This is a request for a large scale comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.

8. Public Hearing - Quasi-Judicial

8.a P22-278 LTC Ranch (West) Residential - Planned Unit Development (PUD) Amendment **2023-782**

Location: The property is located south of Midway Road and northwest of Glades Cut Off Road.
Legal Description: All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC ranch West Phase 2 plat.
This is a request to amend the conceptual plan and zoning regulation document.

8.b P22-326 St. Lucie Lands Planned Unit Development (PUD) Amendment No. 5 **2023-773**

Location: The subject property is generally located on the south side of Becker Road and east of the Florida Turnpike.
Legal Description: St. Lucie Lands PUD, Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-I & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A.
This is a request for the approval of the Fifth Amendment to the St. Lucie Lands PUD.

8.c P23-115 AM Developments, LLC - Rezoning **2023-793**

Location: South of Becker Road, between SW Lassiter Terrace and SW Junietta Terrace
Legal Description: Becker Commons (PB 62-1), Lots 1, 2, & 3
This is a request to rezone from (Planned Unit Development) PUD to Professional (P).

8.d P23-118 City of Port St. Lucie - Rezoning **2023-789**

Location: West of Port St. Lucie Boulevard, at the end of SW Glenview Ct.
Legal Description: Port St. Lucie Section 12, Block 3457, Lot 3
This is a request to rezone the property from Institutional to Neighborhood Commercial Zoning.

8.e P23-123 Bayshore Commons, LLC - Rezoning **2023-781**

Location: The subject property is located at the southwest corner of SW Dwyer Avenue and SW Bayshore Boulevard.
Legal Description: Lots 9 through 12, Block 237, Port St. Lucie Section 28.
This is a request to rezone 1.01 acres of property from Single Family Residential (RS-2) zoning district to the General Commercial (CG) zoning district.

8.f P23-126 Imperium Construction Co., LLC - Rezoning **2023-778**

Location: East of SW South Macedo Blvd. and north of Crosstown Pkwy.
Legal Description: Port St. Lucie Section 28, Block 240, Lot 3
This is a request to rezone the property from Single-Family Residential (RS-2) to Service Commercial (CS).

8.g P23-127 America Walks - Variance **2023-791**

Location: The subject property is located on Becker Road directly south of the intersection of SW Village Parkway and SW Becker Road.
Legal Description: Tract D, Southern Grove Replat Plat No. 30
This is a request to grant a variance of ten (10) feet to the ten (10) foot wide perimeter landscape buffer required by Section 154.03(C)(1)(a) of the Landscaping and Land Clearing Code due to the conflict with existing drainage facilities along the property's western boundary line.

8.h P23-128 Nicholas Dwarika - Variance **2023-787**

Location: 3350 SW Vendome St
Legal Description: Port St. Lucie Section 15, Block 1451, Lot 13
This is a request to grant a variance of 13 feet from the rear yard setback requirement to allow for an addition to an existing single-family residence.

8.i P23-141 10th Southern Grove DRI - Map H Amendment **2023-790**

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.
Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida
This is a request to modify Map H, the master development plan, and Map H-2, Tradition Trail and multi-use plan.

9. New Business

9.a Planning and Zoning Board Member of the Site Plan Review Committee **2023-792**

10. Old Business

11. Public to be Heard

12. Adjourn

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal a decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.

"A City for All Ages"

Agenda Summary

2023-775

Agenda Date: 9/5/2023 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - August 1, 2023

Submitted By: Pat Shutt, Administrative Assistant, Planning & Zoning Department

Executive Summary: August 1, 2023 minutes attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the minutes with changes.
2. Move that the Board not approve the minutes and provide staff direction.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: August 1, 2023 minutes.

City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Planning and Zoning Board

Meeting Minutes - Draft

Deborah Beutel, Chair, Term 2 Expires 6/21/25
Alfreda Wooten, Vice Chair, Term 2 Expires 5/28/27
Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25
Peter Previte, At-Large, Term 1 Expires 7/12/25
Joseph Piechocki, At-Large, Term 1 Expires 7/12/25
Roberta Briney, At-Large, Term 1 Expires 7/12/25
Eric Reikenis, At-Large, Term 1 Expires 11/1/26
Melody Creese, Alternate, Term 1 Expires 11/1/26
Peter Louis Spatara, Alternate, Term 1 Expires 5/8/2027

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, August 1, 2023 **6:30 PM** **Council Chambers, City Hall**

1. Meeting Called to Order

   A Regular & Virtual Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Beutel at 6:30 p.m., on August 1, 2023, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida & via Zoom.

2. Roll Call

   Members Present:
   Deborah Beutel, Chair
   Alfreda Wooten, Vice Chair
   Carol Taylor-Moore, Secretary
   Roberta Briney
   Peter Previte
   Joseph Piechocki (left at 7:37 p.m.)
   Eric Reikenis

3. Determination of a Quorum

   Chair Beutel confirmed that there was a quorum.

4. Pledge of Allegiance

   Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

   5.a Approval of Minutes: June 6, 2023 & July 5, 2023 **2023-643**

Mr. Piechocki questioned why a planner used the draft June minutes at a City Council meeting, to which Mary Savage-Dunham, Planning & Zoning Director, replied that the planner stated on record that the minutes were in draft form & that they are public record. He also questioned why a discussion was missing in the July minutes, to which Mr. Previte replied that the conversation was summed up in the minutes.

Vice Chair Wooten moved to approve the minutes. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

6. Consent Agenda

There was nothing scheduled under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P23-113 A City Initiated Text Amendment to Chapter 156 - Subdivision Regulations, Section 156.094 and Chapter 158 - Zoning Code, Section(s) 158.172, 158.187 & 158.222. **2023-647**

This is a request to establish standards for the minimum number of access points for residential developments located within the Planned Unit Development (PUD) and Master Planned Unit Development (MPUD) zoning districts.

Bethany Grubbs, Planner III, informed the Board that this was a City Council initiative to set standards for the minimum access points for residential subdivisions located within the Planned Unit Development and the Master Plan Unit Development Zoning Districts. Colt Schwerdt, Public Works Assistant Director, gave the background on the topic and explained the requirements for each threshold which were discussed with the City Council and the Fire District.

Chair Beutel opened the Public Hearing, there being no one to speak, she closed the Public Hearing. Mr. Reikenis moved to recommend approval of P23-113, A City Initiated Text Amendment. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

The Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8 a.) through f.) and the Deputy City Clerk swore in staff and the applicants.

8.a P22-279 LTC Ranch Development of Regional Impact - 6th Amendment to the Development Order **2023-639**

Location: The property is located south of Midway Road, west of I-95 and northeast of Glades Cut-Off Road.

Legal Description: A parcel of land lying in Sections 1, 2, 3, 4 9, 10, 11, 15 and 16, Township 36 South, Range 39 East.

This is a request to amend Map H, the Master Plan, to change 140

acres from a Residential, Office, Institutional (ROI) land use to a High Density Residential (RH) land use and remove and mitigate for a wetland; to amend Map "G", the Environmental Exhibit, to remove and mitigate for the wetland; and to amend Transportation Condition 17.g.5 regarding improvements to Midway and Glades Cut-Off Roads.

Chair Beutel inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Anne Cox, Planning & Zoning Assistant Director, stated that she had been sworn in & stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She informed the Board that the applicant was proposing to condition No. 17 Transportation (g)5 regarding the timing of roadway improvements and to the Master Plan, Map H-1 and the Environmental Exhibit, Map G. She showed a location map, an aerial of the property and a new Map H. She explained all the changes to Map H which included environmental changes. Mr. Previte inquired if this matched the previously approved item, to which Mr. Schwerdt replied that it did not match their previous approval but this proposal would go into effect prior to the amendment being approved by the City Council. Chair Beutel and Mr. Previte felt that having one entrance/exit with so many homes was concerning. Deputy City Attorney Hertz stated that the Code provisions may not necessarily be applicable to the DRI. Mr. Schwerdt added that the previously approved item regarding multiple egress/ingress applied to City roadways and the developers agreed to accelerate the design of Glades Cut Off Road.

Lee Dobbins, Dean Mead Law Firm, gave the history on the DRI. He informed the Board that Wylder Parkway would be an arterial road running through the property (N-S). He added that the applicant and staff agreed to work together on the provisions.

Chair Beutel opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Chair Wooten moved to recommend approval of P22-279, LTC Ranch Development of Regional Impact, 6th Amendment to the Development Order to the City Council. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

8.b P23-056 Murphy USA - Special Exception Use **2023-641**

Location: East side of South US Highway 1 and north of SE Port St. Lucie Blvd.

Legal Description: Saint Lucie Gardens 12, 37, & 40, Block 1

This is a request for a Special Exception Use to allow a convenience

store with fuel sales.

Chair Beutel inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Francis Foreman, Planner II, stated that he had been sworn in & stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He informed the Board that the item was a Special Exception Use to allow a convenience store with fuel sales for a use totaling 6,396 square feet for a proposed Murphy USA gas station. He noted that retail convenience stores with or without fuel service stations, as a Special Exception Use, may only be permitted following the review and specific approval by the City Council. He showed an aerial & explained the surrounding uses, showed the land use & zoning maps and showed the Conceptual Site Plan. He explained the findings and the traffic impact analysis.

Brad Currie, Engineering, Design & Construction, stated that he had been sworn in. He informed the Board that there were two other applications on file for this project, the Plat and the Site Plan and explained that this was a redevelopment project.

Chair Beutel opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Vice Chair Wooten moved to recommend approval of P23-056, Murphy USA, Special Exception Use. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8.c P23-097 Monna Homes, LLC - Variance **2023-568**

Location: 520 SE Cliff Road

Legal Description: Port St. Lucie Section 39, Block 2655, Lot 18

This is a request for a variance of 12.42 feet to allow a 12.58-foot setback from the rear property line for a proposed single-family residence.

Chair Beutel inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Bianca Lee, Planner I, stated that she had been sworn in & stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She informed the Board that the applicant was requesting 12.42 feet to allow a 12.58-foot setback from the rear property line for a proposed single-family residence. She added that the proposed

home would not interfere with utilities or drainage and would meet side setbacks. She showed the location & zoning maps, an aerial and the Boundary Survey. Chair Beutel inquired if neighbors objected to the proposal, to which Ms. Lee responded in the affirmative.

Zamel Abou, owner of Monna Homes, informed the Board that construction of underground plumbing was completed. He said that the neighbor was higher and thought that it would drain to this property. Mr. Schwerdt explained that Lot 2 had the same elevation as this property and Lot 1 was lower. He said that the drainage isn't ideal, but it would work and the grading would be inspected. Mr. Previte inquired if the surface area was more important than elevation when it came to drainage, to which Mr. Schwerdt responded in the affirmative and added that the height played into flood control. Mr. Abou stated that he would be willing to install a pipe for drainage and felt that it would be better to install it during final grading. He added that currently it was rainy season and there was no water on the property.

Chair Beutel opened the Public Hearing. Laura Carino spoke in opposition of the variance. There being no one else to speak, Chair Beutel closed the Public Hearing.

Mr. Reikenis stated that the City had to approve construction at some point, to which Ms. Lee replied that Public Works had approved it with the setbacks shown and the property also received a permit from the Building Department. Mr. Reikenis inquired if the house could be rotated, to which Ms. Lee replied that if the house orientation was shifted it may meet the setback. Ms. Savage-Dunham interjected that the plumbing had already been installed. The Board then discussed the lot size, orientation of the house and flooding in the area. Mr. Schwerdt explained how during the inspection process the drainage was reviewed and if not in compliance Public Works would not recommend approving the Certificate of Occupancy to the Building Department.

Mr. Reikenis moved to approve P23-097, Monna Homes, LLC Variance. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.d P23-103 SLW-Jay's Fine Jewelry Inc. - Cosmetology School-Special Exception Use **2023-650**

Location: East of the intersection of SW California Blvd. & SW St. Lucie West Blvd

Legal Description: St. Lucie West Plat No. 186 Commercial Sites Phase 10, Lot 1

This is a request for a Special Exception Use to allow a vocational

school within the General Commercial Zoning District (CG).

Mr. Previte moved to table P23-103, SLW Jay's Fine Jewelry Inc., Cosmetology School, Special Exception Use to an undetermined date. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

8.e P23-104 Southern Grove - SOGRO Park - Rezoning **2023-646**

Location: The subject property is located south of Becker Road and west of SW Village Parkway.
Legal Description: Southern Grove Replat No. 40, Tract F
This is a request to rezone 36.04 acres of property from SLC Agricultural 5 (SLC AG-5) to General Use (GU) zoning district.

Chair Beutel inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Cody Sisk, Planner II, stated that he had been sworn in & stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He informed the Board that the applicant was requesting to rezone 36.04 acres of property from SLC Agricultural5 (SLC AG-5) to General Use (GU) Zoning District and explained the surrounding areas.

Steve Garrett, Lucido & Associates, stated that he had been sworn in and gave the background for the site which was being developed for a park site.

Chair Beutel opened the Public Hearing, there being no one to speak, she closed the Public Hearing.

Mr. Reikenis moved to recommend approval of P23-104, Southern Grove, SOGRO Park, Rezoning. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8.f P23-109 Soma Investors, LLC - Rezoning **2023-635**

Location: Northeast Corner of SW Port St. Lucie Blvd and SW Squirrel Ave
Legal Description: Port St. LucieSection 15, Block 1463, Lots 19, 20, 21 and 22
This is a request to rezone 0.99 acres of land currently zoned Institutional (I) to Professional (P).

Chair Beutel inquired if there were any ex-parte communications, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint was shown at this time.) Marissa Da

Breo-Latchman, Planner I, stated that she had been sworn in & stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She informed the Board that the applicant was requesting a rezoning from Institutional (I) to Professional (P) for a 0.99-acre vacant parcel to allow for the construction of a medical office building. She showed an aerial, explained the current and surrounding land use as well as the surrounding zoning.

(Clerk's Note: A PowerPoint was shown at this time.) Dan Siemsen, 2GHO, stated that the applicant was proposing to construct a one-story medical building. He explained the land use and the zoning uses. Fernando Prieto, Team Arcitecture, gave the history of Sonna Investors and stated that this would be one of two locations in the City.

Chair Beutel opened the Public Hearing. Howard Shapiro voiced concerns over the building being constructed. There being no one else to speak, Chair Beutel closed the Public Hearing. Mr. Reikenis replied that the property was currently zoned Institutional, which had far more uses. Ms. Da Breo-Latchman stated that elevations would be reviewed at the Site Plan stage. Ms. Savage-Dunham reiterated that site design, traffic, and lighting, will be reviewed at Site Plan. Mr. Siemsen stated that it would be open business hours, lighting would be compatible and regard to traffic Sonna picks up their elderly patients, which reduces traffic.

Mr. Reikenis moved to recommend approval of P23-109, Soma Investors, LLC, Rezoning. Ms. Briney seconded the motion which passed unanimously by roll call vote. (Clerk's Note: Mr. Piechocki did not vote as he left the meeting.)

9. New Business

It was consensus of the Board to delay election of officers until the City Council make their final decisions on Board/Committee streamlining.

10. Old Business

There was nothing scheduled under this item.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting was adjourned at 7:54 p.m.

_____

Carol Taylor-Moore, Secretary

_____

Calleigh Nazario, Deputy City Clerk

Typed By:

_____

Shanna Donleavy, Deputy City Clerk

"A City for All Ages"

Agenda Summary

2023-232

Agenda Date: 9/5/2023 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale

Location: The property is generally located on the west side of Glades Cut Off Road, east of the C-24 Canal and south of Midway Road.
Legal Description: A portion of Sections 20 & 21, Township 36 South, Range 39 East.
This is a request to change the Future Land Use of 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) to 389.24 acres of Low Density Residential (RL), 29.70 of Medium Density Residential (RM), and 11.56 acres of Recreation Open Space (OSR) for the Lulfs Groves property.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: The City has received an application for a large-scale comprehensive plan amendment to amend the future land use map for Lulfs Groves and to amend Policies 1.1.4.18 and 1.1.4.19 of the Future Land Use Element. Lulfs Groves is approximately 464.5 acres in size. The Lulfs Groves property was annexed into the City in 2008 and is subject to an executed and recorded annexation agreement. A large scale comprehensive plan amendment was approved in 2009 that changed the land use from St. Lucie County Agriculture to the following City of Port St. Lucie future land uses: 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI). The amendment included the adoption of sub-area policies that identified Lulfs Groves as a mixed use business park with industrial, commercial, office, institutional, and limited residential entitlements. The purpose of this request is to convert the Lulfs Grove Business Park Area to property designated for residential development only.

The application was originally scheduled for the April 4, 2023 Planning and Zoning Board meeting. On March 27, 2023, the Planning and Zoning Department received an email from the applicant requesting the item be tabled to the June 6, 2023 Planning and Zoning Board meeting. The applicant is now we requesting the item be tabled to the July 5, 2023 Planning and Zoning Board meeting. The applicant's email is attached. The applicant has notified staff that they are proposing changes to the application. Based on this information, staff is recommending the project be tabled to the September 5, 2023 Planning and Zoning Board meeting.

The applicant has submitted a revised application. The resubmittal is under review and the Planning and Zoning Department recommends the project be table to a date uncertain.

Presentation Information: N/A

Staff Recommendation: Move that the Board table the item to a date uncertain.

Background: This item has been tabled at several Planning and Zoning Board meetings. Staff is currently reviewing an updated submittal.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: The property is generally located on the west side of Glades Cut Off Road, east of the C-24 Canal and south of Midway Road

Attachments:

1. Applicant's requests to table P22-336 CPA

From: Anne Cox
To: Bridget Kean
Subject: FW: Table Request P22-336 CPA
Date: Monday, March 27, 2023 11:36:48 AM
Attachments: image001.png

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fyi

Anne Cox, AICP
Assistant Director of Planning and Zoning
City of Port St. Lucie
(772)871-5218
annec@cityofpsl.com

From: Derrick Phillips <dphillips@lucidodesign.com>
Sent: Monday, March 27, 2023 11:28 AM
To: Anne Cox <AnneC@cityofpsl.com>
Cc: Mary Savage-Dunham <mdunham@cityofpsl.com>; Alexis Holmes Ferrigno <AFerrigno@drhorton.com>; Johnny Lynch <JTLynch@drhorton.com>; Lee Dobbins <LDobbins@deanmead.com>; Logan Wellmeier <lwellmeier@deanmead.com>; Steve Garrett <sgarrett@lucidodesign.com>; Matt Yates <myates@lucidodesign.com>
Subject: Table Request P22-336 CPA

Anne,

I am sending this email to formally request project number, 22-336 Lulfs Groves (Astoria) Comprehensive Plan Amendment, to be **tabled** until the **June 6th** Planning and Zoning meeting. If there is any additional information needed or required, please let me know!

Derrick E Phillips Jr
Project Manager
Lucido & Associates

Celebrating 35 years
lucido&associates
701 S.E. Ocean Blvd. Stuart, FL 34994
tel: 772.220.2100 x 115
fax: 772.223.0220
web: www.lucidodesign.com
email: dphillips@lucidodesign.com

From: Derrick Phillips
To: Bridget Kean
Cc: Anne Cox
Subject: Re: P22-336 Lulfs Groves Comp Plan Amendment
Date: Wednesday, May 3, 2023 11:00:28 AM

Bridget,

Thanks for the follow up. As of right now the project team is still working on a few issues that need to be corrected. I would like to add an additional month and be tabled until the July 5th meeting if possible.

From: Bridget Kean <BKean@cityofpsl.com>
Sent: Tuesday, May 2, 2023 5:18 PM
To: Derrick Phillips <dphillips@lucidodesign.com>
Subject: P22-336 Lulfs Groves Comp Plan Amendment

Hi Derrick,
I'm following up on this. You requested the project be tabled to the June 6 P&Z Board meeting. Any update?

Bridget Kean, AICP
Senior Planner
City of Port St. Lucie Planning and Zoning
121 SW Port St Lucie Blvd
Port St. Lucie, FL 34984
772-873-6489
772-418-3987 (cell)

"A City for All Ages"

Agenda Summary

2023-788

Agenda Date: 9/5/2023 **Agenda Item No.:** 7.b

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P23-142 Southern Grove - Comprehensive Plan Amendment - Large Scale

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida

This is a request for a large scale comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: Culpepper and Terpening, Inc., acting as the agent for the Port St. Lucie Governmental Finance Corporation (GFC), Inc. and Mattamy Palm Beach, LLC has applied for a comprehensive plan text amendment to amend Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. The proposed text amendment is to adjust the alignment of certain roadways located between SW Village Parkway and Interstate 95 to accommodate revised development plans in this area.

Presentation Information: Staff may provide a short presentation.

Staff Recommendation: Move that the Board approve the proposed amendment as recommended by staff.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the proposed amendment as recommended by staff
2. Move that the Board not approve the amendment and provide staff direction.

Background: See attached staff report

Analysis: See attached staff report.

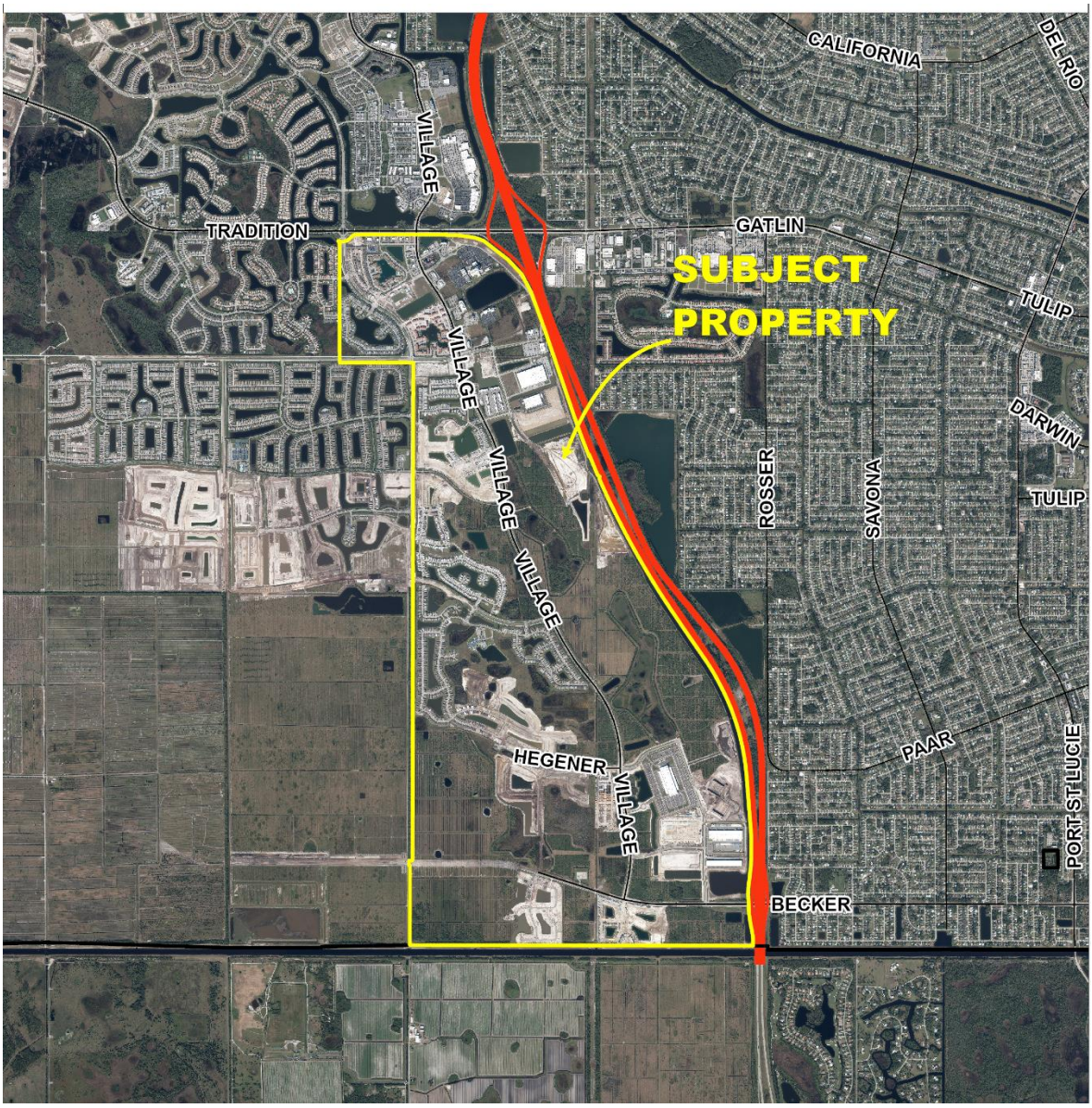
Special Consideration: N/A

Location of Project: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.

Attachments:

1. Staff Report
2. Attachment A, Existing Figure 1-4
3. Attachment B, Proposed Figure 1-4
4. Application
5. Staff Presentation

Comprehensive Plan Large Scale Text Amendment
Southern Grove Figure 1-4
Project No. P23-142



SUMMARY

Applicant's Request:	A large-scale comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicant:	Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC.
Property Owners:	Port St. Lucie Governmental Finance Corporation
Location:	The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.
Legal Description:	A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida.
Application Type:	Large Scale CPA Text Amendment
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

On behalf of the Port St. Lucie Governmental Finance Corporation (GFC), Culpepper and Terpening, Inc. has submitted an application for a large-scale comprehensive plan text amendment to amend Figure 1-4 of the Future Land Use Element. The amendment was submitted with assistance from Lucido and Associates and Mattamy Palm Beach, LLC, as the developer of the Southern Grove DRI.

Southern Grove is an approved Development of Regional Impact (DRI) and is approximately 3,606 acres in size. In total, the development program includes 7,674 residential dwelling units; 1,831,465 square feet of retail use; 1,409,903 square feet of office use; 1,201,557 square feet of research and development; 8,745,000 square feet of warehouse/industrial use; 1,051 hotel rooms; 300 hospital beds; and ancillary and support uses as permitted within the NCD District. The future land use classification for the Southern Grove DRI is New Community Development District (NCD). NCD is a future land use classification for developments of regional impact to facilitate the development of mixed-use communities. Each NCD District is divided into defined sub-districts.

Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. It is required by Policy 1.2.1.3 of the comprehensive plan to illustrate how the seven land-use sub-categories (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use) in an NCD District are allocated, where they are located, and how they would function in relation to each other. As depicted on Figure 1-4, the Southern Grove NCD District includes the Residential, Mixed Use, Employment Center, Neighborhood Village Commercial, and Regional Business Center sub-districts.

The proposed text amendment will amend Figure 1-4 of the Future Land Use Element to adjust the alignment of certain roadways located between SW Village Parkway and Interstate 95 to accommodate revised development plans in this area. As a result of the roadway re-alignments, a minor adjustment was made to the acreage totals for the Mixed Use and Employment Center sub-districts. The proposed changes are as follows:

1. The proposed re-alignment of the extension of SW Anthony F. Sansone Sr Boulevard between SW Hegener Drive and Marshall Parkway. As currently depicted on Map H and Map H-2, SW Anthony F. Sansone Sr. Boulevard extends from Becker Road north to Marshall Parkway where it connects

to Tom Mackie Boulevard on the east side of a 110-foot-wide FPL easement. Under the proposed amendment, the section of SW Anthony F. Sansone Sr. Boulevard that is located between Marshall Parkway and SW Hegener Drive will shift further to the west so that the road connects to Tom Mackie Boulevard on the west side of the 110-foot-wide FPL easement.

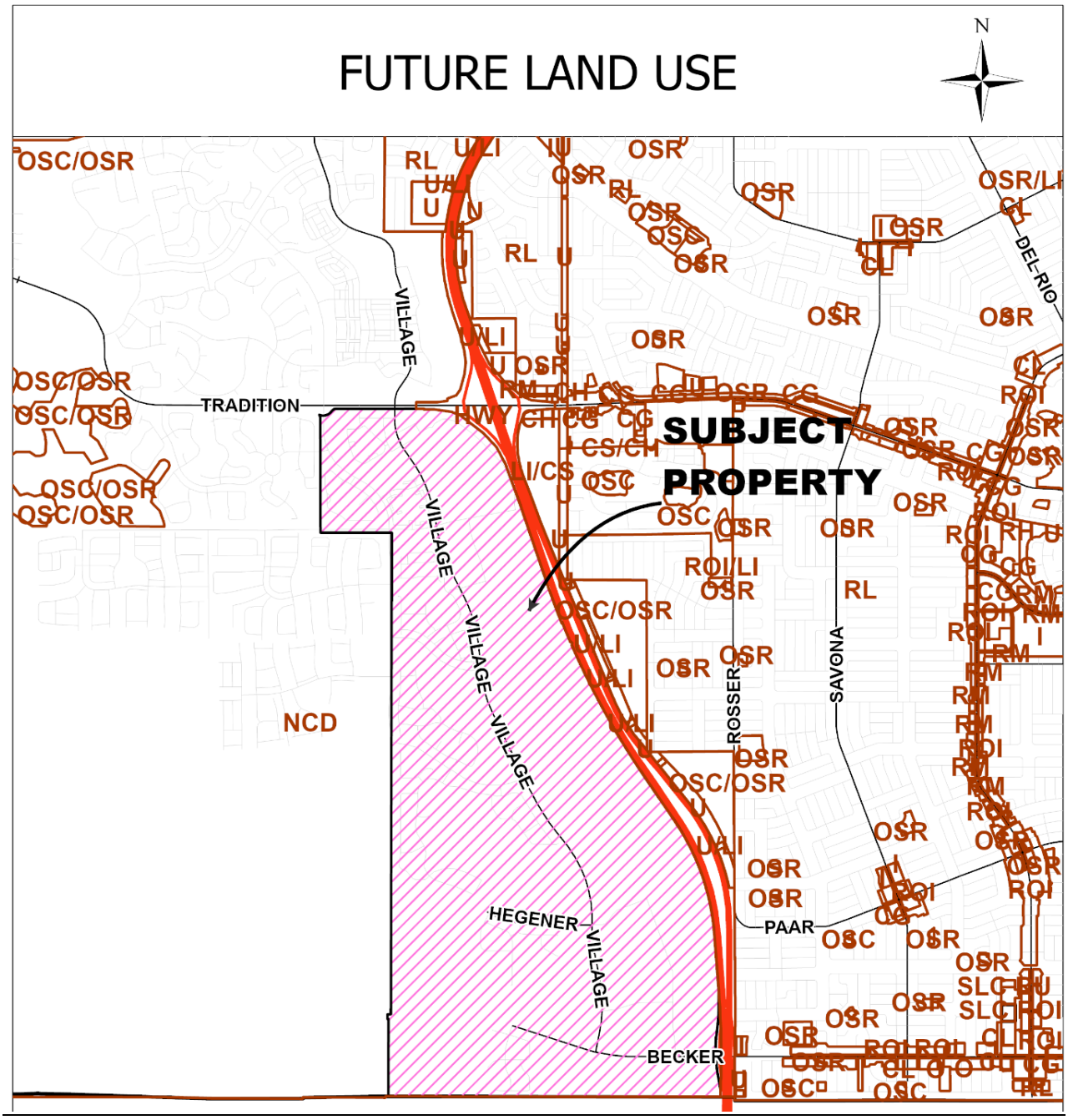
2. The proposed re-alignment of Tom Mackie Boulevard north of Marshall Parkway. As a result of the realignment of SW Anthony F. Sansone Sr Boulevard, a slight adjustment has been made to the alignment of Tom Mackie Boulevard north of Marshall Parkway so that the road connects to SW Anthony F. Sansone Sr. Blvd on the west side of the existing 110-foot-wide FPL easement.
3. The proposed re-alignment of SW Anthony F. Sansone Sr. Blvd. results in a slight change to the total acreage for the Employment Center land use sub-district and the Mixed-Use land use sub-district. The Mixed-Use sub-district acreage is decreased by one acre for a total of 398 acres and the Employment Center acreage is increased by one acre for a total of 886 acres.

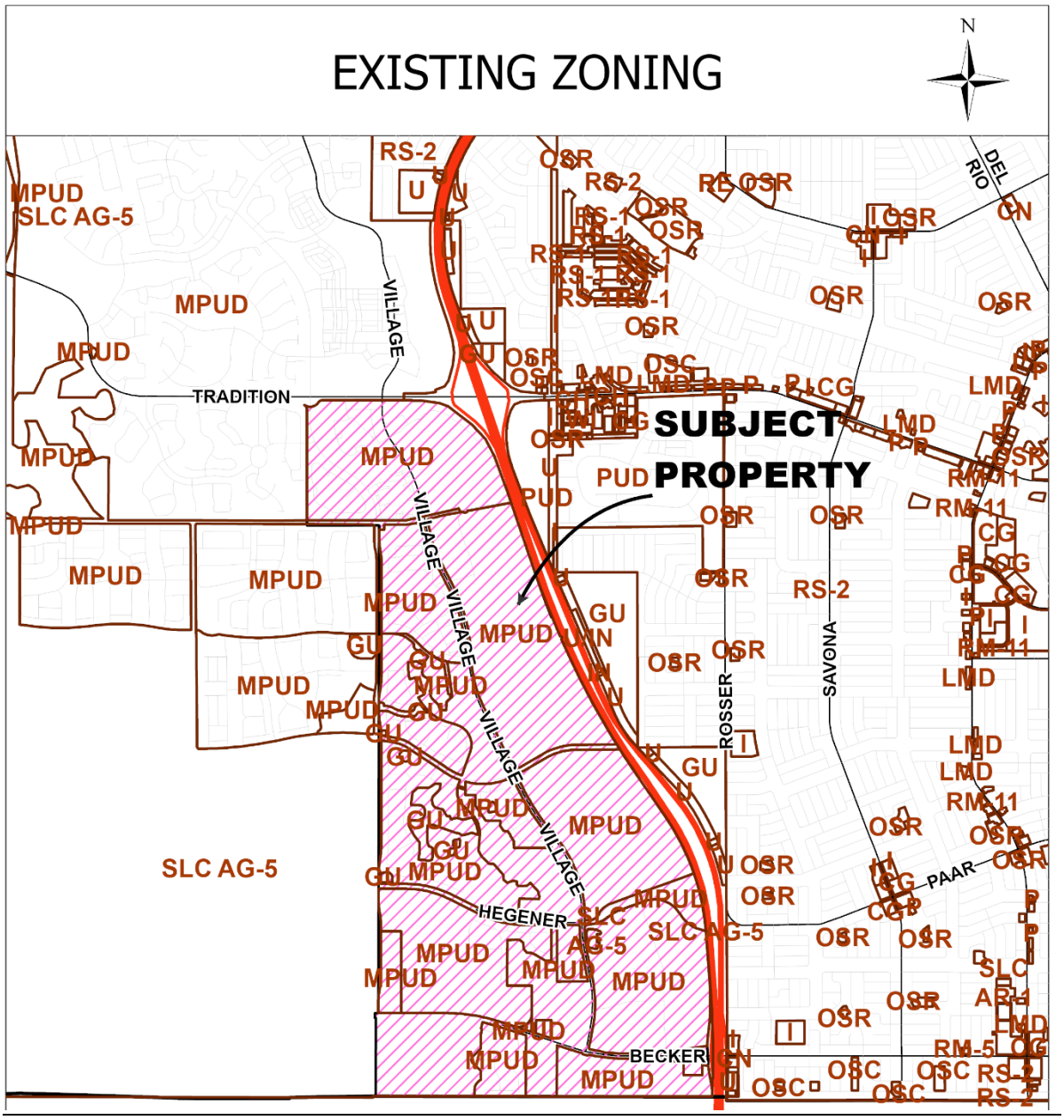
The site acreage data has been adjusted under the legend to reflect the proposed changes. All acreages have been rounded to the nearest whole number. No changes are proposed to the acreages for the Residential sub-district, Neighborhood Village Commercial sub-district, and the Regional Business Center sub-district.

The adopted Figure 1-4 is provided as Attachment “A” to the staff report and the proposed amendment to Figure 1-4 is provided as Attachment “B” to the staff report.

Previous Actions and Prior Reviews

Figure 1-4 of the comprehensive plan was last amended on October 24, 2022 through Ordinance 22-20.


FUTURE LAND USE
N
SUBJECT PROPERTY
TRADITION
VILLAGE
VILLAGE
VILLAGE
VILLAGE
HEGENER
BECKER
PAAR
ROSSER
SAVONA
DEL RIO
NCD
OSC/OSR
OSR
RL
ROI/LI
CG
CS/CH
LI/CS
OSC


EXISTING ZONING
N
SUBJECT
PROPERTY
TRADITION
VILLAGE
HEGENER
BECKER
ROSSER
SAVONA
PAAR
DEL RIO
MPUD
SLC AG-5
RS-2
RS-1
OSR
OSC
LMD
RM-11
RM-5
CG
CN
GU
U
I
SLC

ANALYSIS: As stated in Policy 1.2.2.1 of the Comprehensive Plan, an NCD District must contain a minimum of three land use sub-districts. Policy 1.2.9.1 states that the Southern Grove NCD District shall, at a minimum, contain the Residential, Mixed Use and Employment Center as the three areas required by Policy 1.2.2.1. The proposed amendment to Figure 1-4 maintains the Residential, Mixed Use, and Employment Center sub-districts as well as the Neighborhood/Village Commercial and Regional Business Center sub-districts that are shown on the existing approved Figure 1-4 and the approved DRI Development Order Map H. It provides for the realignment of certain roadways depicted on Figure 1-4 to accommodate new development proposals for the area. In association with the application for a proposed comprehensive plan text amendment, the City has received an application for an amendment to the Southern Grove DRI (P23-141). The amendment to the DRI amends Map H and Map H-2 to provide for the re-alignments of SW Anthony F. Sansone Sr Boulevard and Tom Mackie Boulevard and other minor changes.

If the proposed large scale text amendment is approved by the Planning and Zoning Board, it will be transmitted to the state land planning agency, Department of Commerce for review and comment. Following state review, the adoption hearing for the proposed amendment will be scheduled for the City Council. Once the comprehensive plan is adopted, the adoption hearing for the proposed changes to Map H and Map H-2 can be scheduled for City Council.

RELATED PROJECTS
P23 -141 – Southern Grove DRI Amendment

STAFF RECOMMENDATION

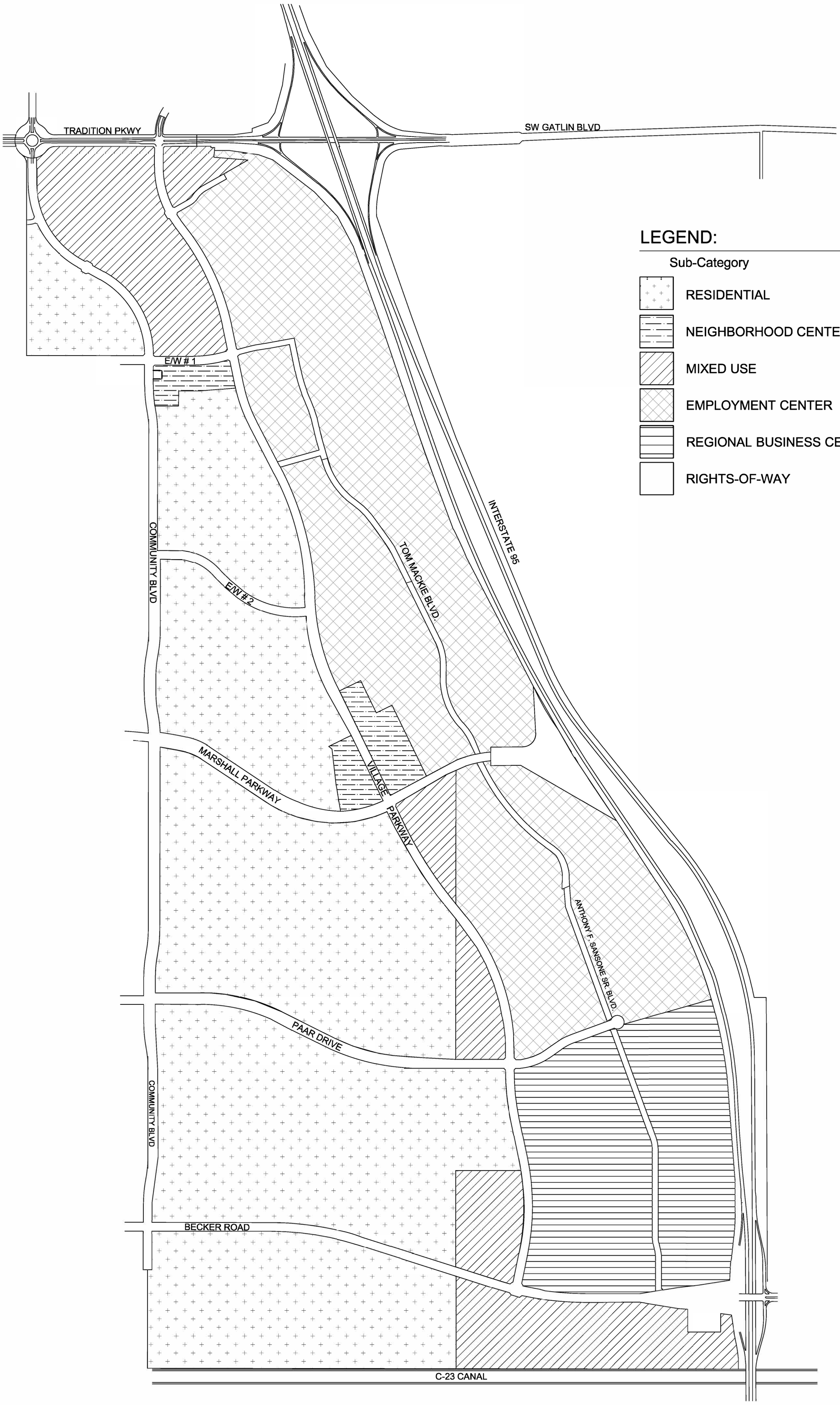
The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval of the proposed comprehensive plan text amendment as depicted in Attachment "B" to the staff report.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

FIGURE 1-4



LEGEND:

Sub-Category	Acres
RESIDENTIAL	1,548
NEIGHBORHOOD CENTER	59
MIXED USE	399
EMPLOYMENT CENTER	885
REGIONAL BUSINESS CENTER	350
RIGHTS-OF-WAY	365
	3,606 ac

SOUTHERN GROVE NCD

FIGURE 1-4 CONCEPTUAL LAND USE PLAN

February 17, 2022

Scale: 1" = 10,000'

0 10,000' 20,000'

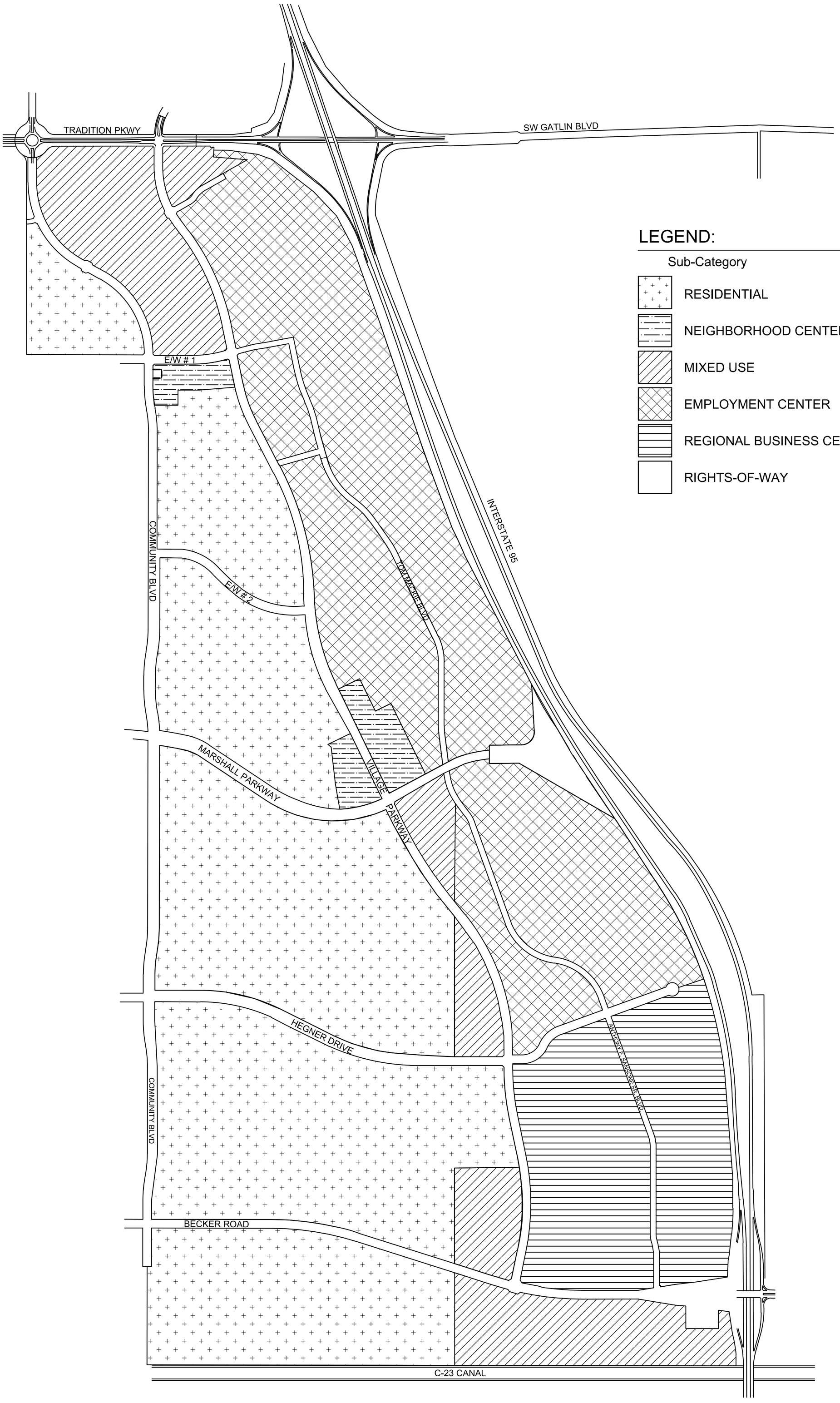
NORTH

LA#: 19-200

Disclaimer: Area calculations are approximate and not based upon surveyed parcel boundaries. Refer to the Southern Grove Master Plan and MPUD Concepts Plans for the acreage of specific development areas.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

PROPOSED FIGURE 1-4



LEGEND:

Sub-Category	Acres
RESIDENTIAL	1,548
NEIGHBORHOOD CENTER	59
MIXED USE	398
EMPLOYMENT CENTER	886
REGIONAL BUSINESS CENTER	350
RIGHTS-OF-WAY	365
	3,606 ac

SOUTHERN GROVE NCD

FIGURE 1-4 CONCEPTUAL LAND USE PLAN

August 2023

Scale: 1" = 10,000'

0 10,000' 20,000'

NORTH

LA#: 19-200

Disclaimer: Area calculations are approximate and not based upon surveyed parcel boundaries. Refer to the Southern Grove Master Plan and MPUD Concepts Plans for the acreage of specific development areas.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Fusion Planning & Zoning Public Works Utility Engineering  Bridget Kean

Planning / Applications / P#: P23-142

Legal Request

Application | Comments | Submittals | Inspections | Meetings | Allowed Users | BlueBeam | History | Fees | Conditions | Files | Reports

UE Application Save

Project Name:
Southern Grove-CPA Large Scale - Text Amendment - Figure 1-4

Management/Property Information | Reviewers

Management

Project Type: * COMPREHENSIVE PLAN TEX...

Status: P&Z MEETING SCHEDUL...

Approved Date:

Project Number: * P23-142

Amended Number:

Utility File Number : Type file number...

Building Type : Select...

Primary Email Address: dmurphy@ct-eng.com

Describe Request:
to amend the figure 1-4 to reflect realignment of Sansone Blvd./ Mackie Blvd from north of Hegener Drive to north of Marshal Blvd.

Check this if Exempt from Public Records Request:

Current Land Use: Select...

Current Zoning: Select...

Proposed Zoning: Select...

Acreage:

Administrative:

Architectural Elevations:

Agent/Applicant | Property Owners | Authorized Signatory of Corporation | Project Architect/Engineer

Agent First Name: **Agent Last Name:** **Agent Business Name:** **Agent Phone:**

Dennis	murphy	Culpepper & Terpeni	(772) 464-3537

Agent Address:

2980 south 25th street

Agent City:	Agent State:	Agent Zip:	Agent Email:
Ft Pierce	FLORIDA	34981	dmurphy@ct-eng.com

Save

© 2023 Port St. Lucie I.T.

Port St. Lucie Governmental Finance Corporation
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

AGENT CONSENT FORM

Project Name(s): P23-142 Southern Grove Comprehensive Plan Text Amendment and associated P23-141 Southern Grove DRI Amendment

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida

I hereby give CONSENT to Lucido & Associates and Culpepper and Terpening, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

Signature	CEO Title	8/22/23 Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of ☒ physical presence or ☐ online notarization**, this 22 day of August, 2023, by Jesus Merejo, CEO, who is personally known to me.

Signature of Notary Public

SALOME ANGRAND
Commission # HH 372649
Expires March 13, 2027

NOTARY SEAL/STAMP

Salome Angrand
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires March 13, 2027

Southern Grove Figure 1-4
Large Scale Comprehensive Plan Text Amendment

(P23-142)
Planning and Zoning Board Public Hearing
September 5, 2023
Bridget Kean, AICP
Senior Planner

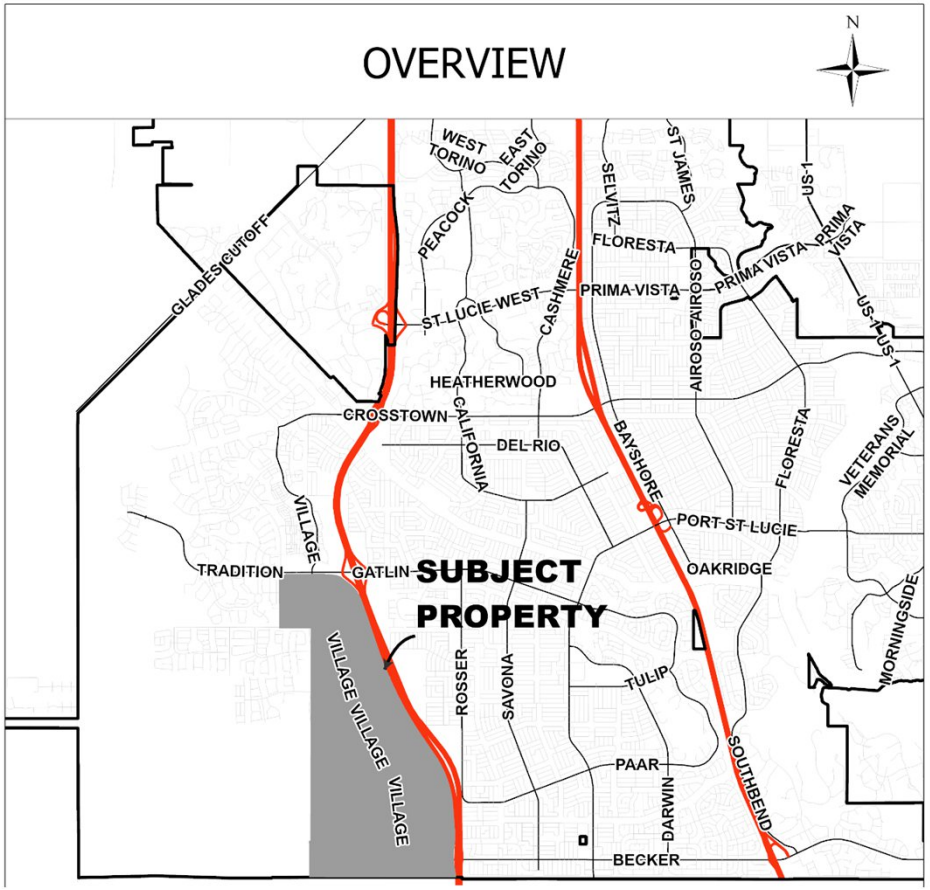
Request Summary

Applicant's Request:	A large scale comprehensive plan text amendment (CPA) to amend Figure 1-4 of the Future Land Use Element.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc. with assistance from Lucido and Associates
Applicant /Property Owner:	Port St. Lucie Governmental Finance Corporation (GFC) with assistance from Mattamy Palm Beach, LLC, as the master developer of the Southern Grove DRI
Location:	The subject property is generally located west of Interstate 95, south of Tradition Parkway, north of the C-23 canal, and bordered by SW Community Boulevard to the west.

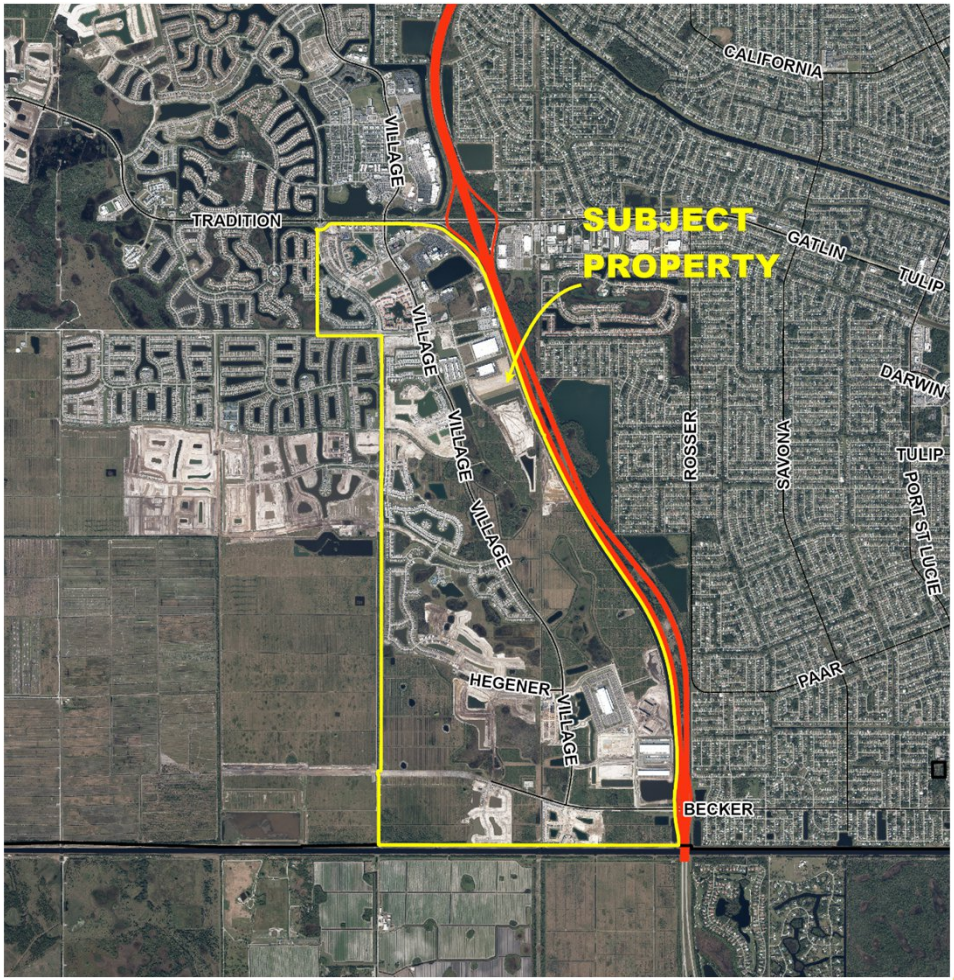
Project Background

- Southern Grove is an approved Development of Regional Impact (DRI) and approximately 3,606 acres in size.
- Southern Grove DRI is approved for: 7,674 residential dwelling units; 1.8 million sq ft of retail use; 1.4 million sq ft of office use; 1.2 million sq ft of research and development; 8.7 million sq ft of warehouse/industrial use; 1,051 hotel rooms; and 300 hospital beds
- The future land use classification for the Southern Grove DRI is New Community Development District (NCD).
- NCD is a future land use classification for developments of regional impact to facilitate the development of mixed-use communities.
- Each NCD District is divided into defined sub-districts.
- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

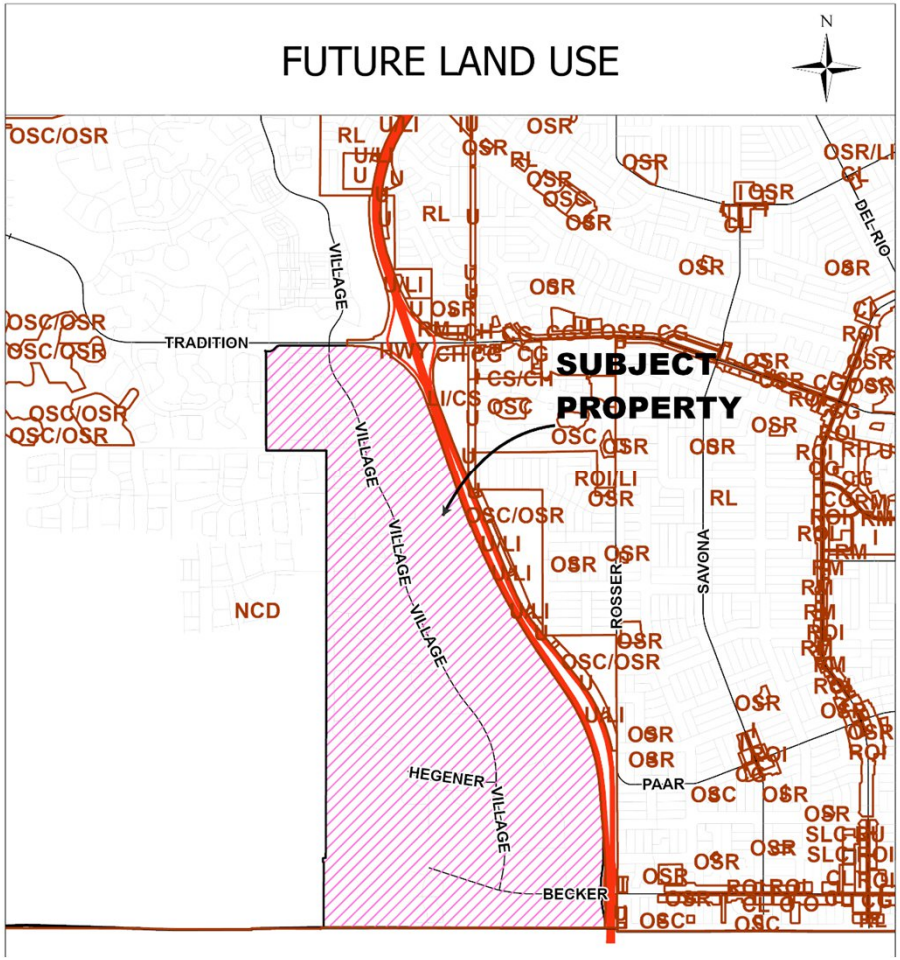
Location


OVERVIEW
N
WEST TORINO
EAST TORINO
PEACOCK
GLADES CUTOFF
ST LUCIE WEST
CASHMERE
SELVITZ
FLORESTA
ST JAMES
US-1
PRIMA VISTA
AIROSO
HEATHERWOOD
CROSSTOWN
CALIFORNIA
DEL RIO
BAYSHORE
FLORESTA
VETERANS MEMORIAL
PORT ST LUCIE
OAKRIDGE
MORNINGSIDE
VILLAGE
TRADITION
GATLIN
SUBJECT PROPERTY
VILLAGE VILLAGE VILLAGE
ROSSER
SAVONA
TULIP
SOUTHBEND
PAAR
DARWIN
BECKER

Aerial


SUBJECT PROPERTY
CALIFORNIA
TRADITION
VILLAGE
VILLAGE
VILLAGE
VILLAGE
HEGENER
VILLAGE
GATLIN
TULIP
DARWIN
ROSSER
SAVONA
TULIP
PORT ST LUCIE
PAAR
BECKER

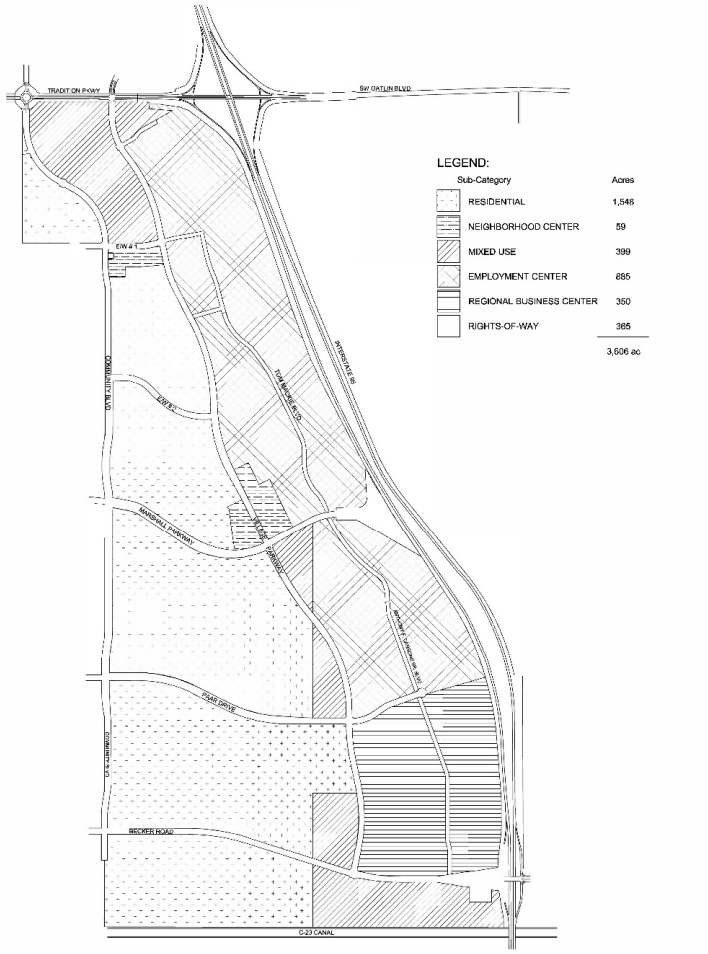
Future Land Use



Proposed Project

- As depicted on Figure 1-4, the Southern Grove NCD District includes the Residential, Mixed Use, Employment Center, Neighborhood Village Commercial, and Regional Business Center sub-districts.
- The proposed text amendment will amend Figure 1-4 to adjust the alignment of certain roadways located between SW Village Parkway and Interstate 95 to accommodate revised development plans in this area.
  - Re-alignment of the extension of SW Anthony F. Sansone Sr Boulevard between SW Hegener Drive and Marshall Parkway
  - Re-alignment of the southern extension of Tom Mackie Boulevard north of Marshall Pkwy
- As a result of the roadway re-alignments, the Mixed Use sub-district acreage is decreased by one acre for a total of 398 acres and the Employment Center acreage is increased by one acre for a total of 886 acres.

FIGURE 1-4



SOUTHERN GROVE NCD

FIGURE 1-4 CONCEPTUAL LAND USE PLAN

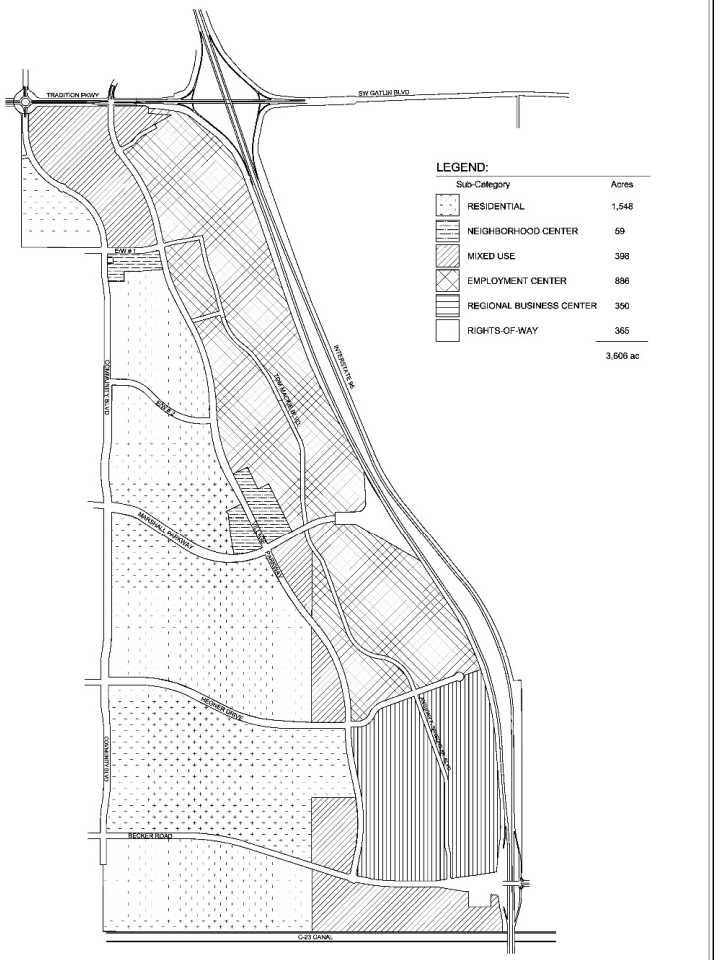
February 17, 2022

Scale: 1" = 10,000'
0 10,000' 20,000'
LA#: 19-200

Disclaimer: Area calculations are approximate and not based upon surveyed parcel boundaries. Refer to the Southern Grove Master Plan and MPUD Concepts Plans for the acreage of specific development areas.

lucido & associates

PROPOSED FIGURE 1-4



SOUTHERN GROVE NCD

FIGURE 1-4 CONCEPTUAL LAND USE PLAN

August 2023

Scale: 1" = 10,000'
0 10,000' 20,000'
LA#: 19-200

Disclaimer: Area calculations are approximate and not based upon surveyed parcel boundaries. Refer to the Southern Grove Master Plan and MPUD Concepts Plans for the acreage of specific development areas.

lucido & associates

Impacts and Findings

- Policy 1.2.1.3 of the Comprehensive Plan requires the adoption of a conceptual land use plan for a DRI with the NCD Future Land Use classification.
- The conceptual plan is to illustrate how the land use sub-categories are allocated, where they are located, and how they would function in relation to each other.
- Policy 1.2.2.1 of the Comprehensive Plan requires an NCD District to contain a minimum of three land use subdistricts.
- Policy 1.2.9.1 states that the Southern Grove NCD District shall, at a minimum, contain the Residential, Mixed Use and Employment Center as the three areas required by Policy 1.2.2.1.
- The proposed text amendment to Figure 1-4 is consistent with these policies.

Recommendation

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

- Planning and Zoning Board Action Options:

  Motion to recommend approval to the City Council
  Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

"A City for All Ages"

Agenda Summary

2023-782

Agenda Date: 9/5/2023 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-278 LTC Ranch (West) Residential - Planned Unit Development (PUD) Amendment

Location: The property is located south of Midway Road and northwest of Glades Cut Off Road.
Legal Description: All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC ranch West Phase 2 plat.
This is a request to amend the conceptual plan and zoning regulation document.

Submitted By: Anne Cox, Assistant Director of Planning and Zoning

Executive Summary: Amending the conceptual plan and zoning regulation document to reflect the recent comprehensive plan and DRI amendment applications to change the future land use for 140 acres from ROI (Residential, Office, Institutional) to RH (High Density Residential) for 140 acres; realign the E/W #5 right-of-way between Wylder Parkway and Glades Cut Off Road; and remove a 3.91-acre wetland, which will be mitigated through the purchase of offsite credits and onsite wetland enhancement. Also includes updating the development standards and legal description and adding roadway cross sections for the arterial and local roadways.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board not recommend approval.

Background: The Site Plan Review Committee recommended approval at their January 11, 2023 meeting.

Issues/Analysis: See staff report.

Special Consideration: N/A

Location of Project: The property is located south of Midway Road and northwest of Glades Cut Off Road.

Attachments: 1. Staff Report, 2. PUD Document, 3. Application, 4. Staff Presentation

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Anne Cox, Assistant Director of Planning and Zoning

DATE: August 29, 2023

RE: LTC Ranch PUD Amendment
Request to Table Application (P22-278)

- The applicant is requesting to **table this application to the October 3, 2023, Planning and Zoning Board meeting.**

- The Planning and Zoning Department advertised this application for the September 5, 2023, board hearing on August 24, 2023.

"A City for All Ages"

Agenda Summary

2023-773

Agenda Date: 9/5/2023 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-326 St. Lucie Lands Planned Unit Development (PUD) Amendment No. 5

Location: The subject property is generally located on the south side of Becker Road and east of the Florida Turnpike.

Legal Description: St. Lucie Lands PUD, Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-I & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A.

This is a request for the approval of the Fifth Amendment to the St. Lucie Lands PUD.

Submitted By: Bethany Grubbs, Planner III

Executive Summary: This is the fifth amendment to the St. Lucie Lands PUD document and conceptual plan. The proposed application amends the following: 1) includes drive-thrus as a permitted use, 2) revises the parking requirements for multi-family dwelling units, 3) revises the maximum permitted length of multi-family buildings from 200 feet to 300 feet, 4) depicts a land use change from ROI to RGC, 5) establishes refuse collection and recycling areas for multi-family and institutional uses, 6) establishes the height for multi-family and institutional uses and provides a typical cross-section.

Presentation Information: Staff will provide a presentation.

Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Background: The Site Plan Review Committee (SPRC) recommended approval of this PUD amendment on November 23, 2022.

Issues/Analysis: See the attached staff report.

Special Consideration: N/A

Location of Project: The subject property is generally located on the south side of Becker Road and east of the Florida Turnpike encompassing approximately 96.82 acres.

Attachments:

1. Staff Report
2. PUD Document
3. Application
4. Staff Presentation

St. Lucie Lands
Planned Unit Development Amendment No. 5
P22-326



Project Location Map

SUMMARY

Applicant's Request:	This is a request for the approval of the fifth amendment to the St. Lucie Lands PUD (Planned Unit Development) document and conceptual plan.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicant:	St. Lucie Lands Property Owner's Association, Inc.
Property Owner(s):	VF I, LLC; VF II, LLC; Prime Storage Port St. Lucie, LLC; Florida Coast Medical and Surgical Center, Inc; AG EHC II (LEN) Multi State 1, LLC; St. Lucie Lands Property Owner's Association, Inc.
Location:	The property is generally located on the south side of Becker Road and east of the Florida's Turnpike.
Project Planner:	Bethany Grubbs, Planner III

Project Description

St. Lucie Lands is a 96.82-acre Planned Unit Development (PUD) located in southeastern Port St. Lucie, lying between Becker Road and the South Florida Water Management Districts, C-23 Canal, immediately east of the Florida Turnpike. The PUD is comprised of various land uses. Per the Development Agreement, the project site is entitled for non-residential uses up to 457,057 square feet and 120 hotel rooms and for residential use up to 581 dwelling units.

This a request for the fifth amendment to the St. Lucie Lands PUD document and conceptual plan.

The changes included with this amendment are as follows:

1) Includes drive-thrus as a permitted use.
2) Revises the parking requirements for multi-family dwelling units.
3) Revises the maximum permitted length of multi-family buildings from 200 feet to 300 feet.
4) Depicts a land use change from Residential, Office, Institutional (ROI) to Residential Golf Course (RGC).
5) Establishes refuse collection and recycling areas for multi-family and institutional uses,
6) Establishes the height for multi-family and institutional uses and provides a typical cross-section.

A complete list of the proposed changes is included in the attached PUD document and the changes are shown as ~~strike-through~~ and underlined.

The St. Lucie Lands PUD has satisfied all obligations for parks and native habitat preservation. It is further vested for transportation concurrency, providing for adherence to the PUD and Becker Road Agreement trip generation impacts. At this time no additional transportation improvements are proposed, further evaluation of site access, off-site improvements, or mobility solutions shall be accomplished at the time of any site plan approvals.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the PUD amendment on November 23, 2022.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on August 24, 2023, and the file was included in the published notification for the Planning & Zoning Board's agenda.

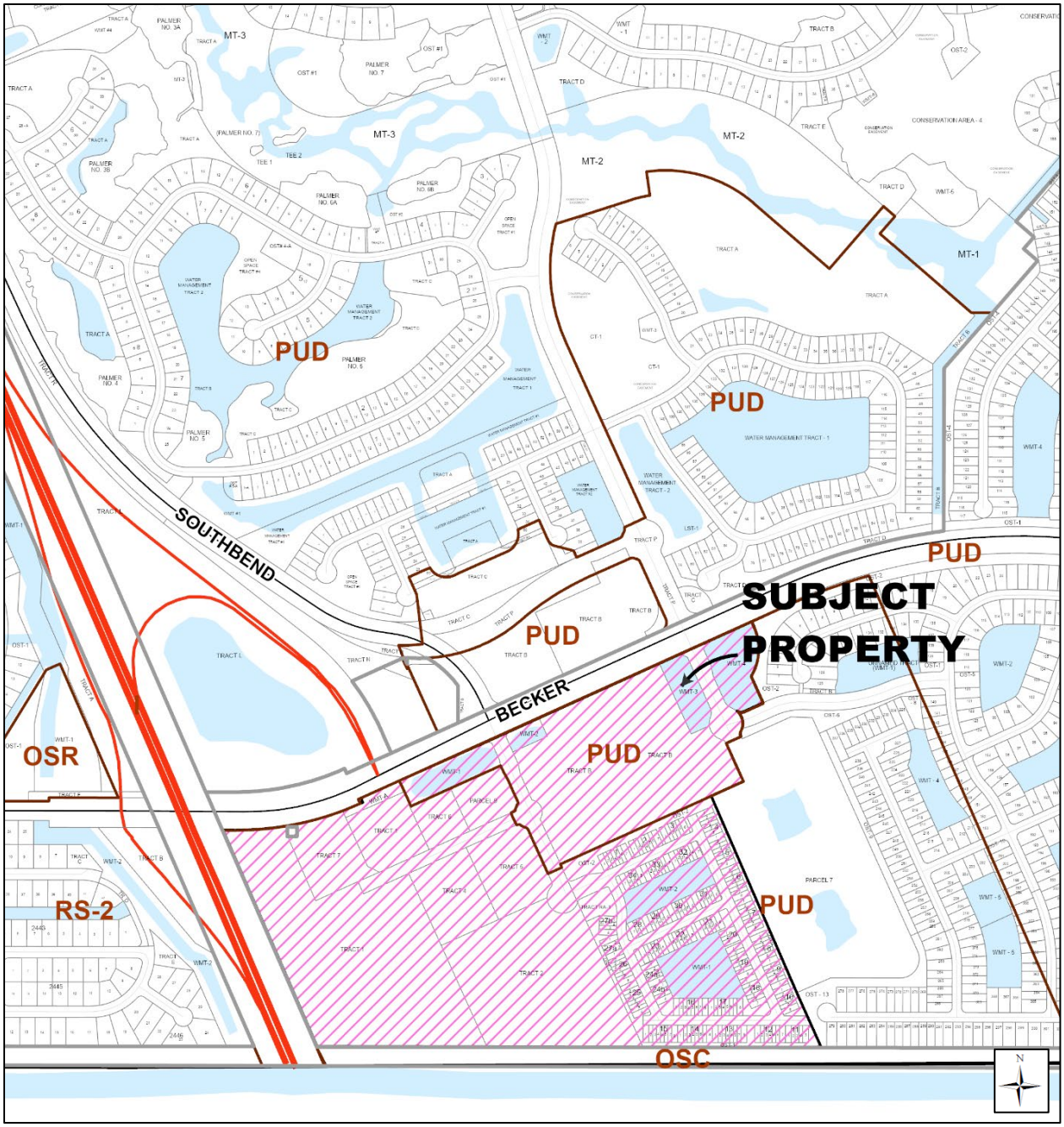
Location and Site Information

Property Size:	96.82-acres
Legal Description:	See PUD Development Agreement.
Future Land Use:	CH/CG/ROI; CS/ROI; CS; CG; CG/CS/ROI; CG/ROI; ROI
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Storage facility, gas station, and vacant land
Proposed Use:	A mix of shopping retail, residential, assisted living residential, hospital and diagnostic services, medical and general office, and hotel uses.

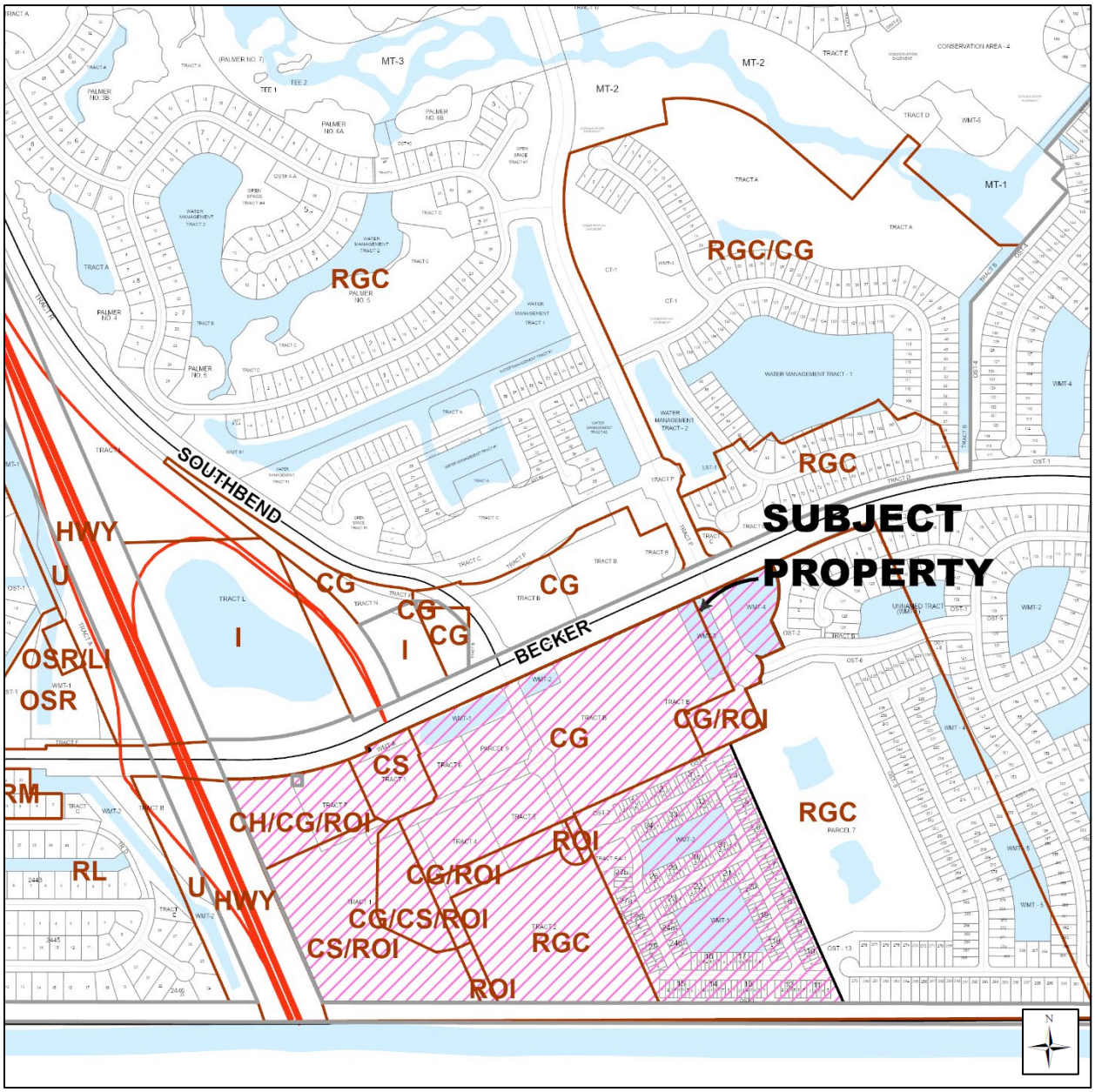
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC, I, CG	PUD	Tesoro Community and Accessory Uses, Fire Station
South	OSC, PUD	RGC	Water Mgmt. Dist. Canal
East	RCG	PUD	Vacant - Veranda Volaris Multifamily (pending)
West	I	U	Florida's Turnpike

RGC-Residential Golf Course; PUD-Planned Unit Development; OSC-Open Space Conservation; I-Institutional; U-Utility



Zoning Map


SUBJECT PROPERTY
SOUTHBEND
BECKER
RGC/CG
RGC
CG
CG/ROI
CS
CH/CG/ROI
CG/ROI
ROI
CG/CS/ROI
CS/ROI
RGC
ROI
HWY
U
OSR/LI
OSR
I
RM
RL
U
HWY
MT-1
MT-2
MT-3
N

Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This PUD amendment and the conceptual plan are consistent with the direction and policies of the Comprehensive Plan.

- **Policy 1.1.4.10** – The project complies with the maximum density requirements for development.
- **Policy 1.1.4.13** - PUD is a compatible zoning district with the various future land use designations of CH/CG/ROI; CS/ROI; CS; CG; CG/CS/ROI; CG/ROI; ROI.
- **Policy 1.1.4.1 -** A minimum of twenty percent and a maximum of thirty-five percent of the residential dwellings within the land area of each development designated RGC shall be multifamily dwelling units.

Related Projects

- P22-356 St. Lucie Lands/Veranda-Large Scale – On June 26, 2023, City Council approved a Large-Scale Amendment to the Future Land Use Map for St. Lucie Lands/Veranda to change the Future Land Use designation of approximately 84 acres from ROI and CG/ROI to RGC per Ordinance 23-25.
- P22-357 St. Lucie Lands (VF II, LLC) – On June 26, 2023, City Council approved a Small-Scale Amendment to the Future Land Use Map for 12.4 acres from CG/ROI and ROI to RGC.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD amendment on November 23, 2022.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

ST. LUCIE LAND PUD

APPLICATION FOR
PLANNED UNIT DEVELOPMENT (P.U.D.)
REZONING AMENDMENT & CONCEPT PLAN

for

St. Lucie Land, Ltd., VF I, LLC & VF II, LLC
~~**450 Las Olas Boulevard, Suite 1500**~~
~~**Ft. Lauderdale, FL 33301**~~
515 N Flagler Dr.; Ste. 1500
West Palm Beach FL. 33401-4327

Exhibit A

Adopted January 24, 2005 Ordinance 05-06 / P04-73

Amendment No. #1
Adopted October 13, 2008 Ordinance 08-96 / P08-156

Amendment No. #2
Adopted November 12, 2013 Ordinance 13-60 / P13-089

Amendment No. #3
Adopted January 13, 2020 Ordinance 19-179 / P19-104

Amendment No. #4
Adopted May 23, 2022 Ordinance 22-044 / P21-281

Amendment No. #5
Adopted xxx,xx, 2023 Ordinance 23-0xx/ P22-326

Prepared by
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City of Port St. Lucie Project No. P22-326
CT20-083.001

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LIST OF AMENDMENTS

(Deletions are ~~strike thru~~ (Red) and additions are **bold** and underlined (Blue))

AMENDMENT NO. 1:

Revisions to the Master PUD Concept Plan regarding land use changes of 5.35 acres from CS/ROI to CG/CS/ROI and 4.64 acres from ROI to CG/ROI located at the SE corner of the Becker Road overpass at the Florida Turnpike, as adopted by Ordinance 07-06

Definition of Veterinary Clinic added to Item 3. Acceptable Uses (page 5).

Definition and criteria for Dry Cleaning facilities added to Item 3. Acceptable Uses (page 5).

Table of Contents added to document.

AMENDMENT NO. 2:

Deleted a total land area of 61.70 acres, of which 39.11 acres were ROI land use and 14.20 acres were CG/ROI land from the St. Lucie Land PUD. This land will be included in the Proposed Amendment No. 3 for the Veranda PUD which will be submitted to the City under a separate application;

Deleted reference to St. Lucie Lands Plat No. 1;

Amended the Minimum Side Yards & Setback Table;

Amended the Habitat Preservation Requirements;

Amended the Anticipated Phasing Schedule;

Amended the Anticipated Development Matrix;

Updated the Binding PUD Letter to include VF 1, LLC;

Updated the Environmental Assessment;

Revised the Legal Description;

Revised the Conceptual Land Use Plan;

Reduced the maximum number of residential units;

Reduced the total land area size;

Updated the name of Becker Commons to Veranda Falls;

Updated the Traffic Impact Statement;

Updated the Residential and Non-Residential land acreages;

Added Bus shelter locations and requirements;

Added Typical driveway details; and

Added building articulation notes.

Added City Project Number to all PUD documents.

Updated Development Threshold & Schedule and vesting

AMENDMENT NO. 3:
Revise the Concept Master Plan to reallocate approximately 2.9 acres from the CG/CH/CS/ROI future land use options to the CS future land use option (see revised map graphics).

AMENDMENT NO. 4:
Amend the Introduction Section of this PUD to clarify the uses expected to be found in the St. Lucie Land, Planned Unit Development.

Clarify in the list of conditions for the St Lucie Lands PUD the responsibility of the St Lucie Lands Property Owners Association to enforce any private deed restriction or covenants.

Add a development standards table to address the minimum criteria for non-residential (commercial) development activities.

Expand this list of acceptable zoning districts (acceptable uses) to include those in the Institutional zoning district and its permitted/ special exception uses as identified therein.

Add clarification on the applicability of the master property owners association to enforce internal architectural and landscape design controls, per the approved PUD.

Add clarification to the landscape and urban design section to define the applicability of the master property owners association to enforce the internal community architectural and landscape design controls, per the approved PUD.

To add recognition that the master SFWMD permit for the St Lucie Land PUD site may be amended, without the need to further amend this PUD document.

Updating the summary status of the competed projects within the St. Lucie Land PUD.

Adding use reference to Master Plan Maps.

AMENDMENT NO. 5:

Amend the development standards table to add the maximum build heights, per use type, as requested by the City of Port St. Lucie.

Amend list of acceptable uses to clarify that Drive-Thru uses are a permitted use within the St. Lucie Land PUD.

Amend the parking formulas for application for multi-family housing units within the St. Lucie Land PUD.

Amend the Landscape and Urban Design Standards address screening requirements between commercial and residential uses. In the St. Lucie Land PUD.

Add a clarifying language section on the solid waste collection facility options that cabin be carried out in the St. Lucie Land PUD.

Update Table and Paragraph numbering, as necessary

Update the Binding Letter and property owner identification/ consent statements.

Update Lot Type 'O' to clarify that the maximum length of any one side of a Multi-Family structure can be 350 feet, subject to compliance with all other applicable City and PUD design standards.

Update the PUD Master Plan graphics to reflect that this is the Fifth Amendment to the PUD. No site plan layout or location adjustments are part of this amendment.

ST. LUCIE LAND
PLANNED UNIT DEVELOPMENT

INTRODUCTION

St. Lucie Land is a 96.82 acre Planned Unit Development (PUD) located in southeastern Port St. Lucie, lying between Becker Road and the South Florida Water Management Districts, C-23 Canal, immediately east of the Florida Turnpike.

The St. Lucie Land Planned Unit Development (PUD) will include a mix of shopping retail, residential, assisted living residential, hospital and diagnostic services, medical and general office, and hotel uses within its overall 96.82 acre project area. The central focal point of the St Lucie Land PUD will be the 24.99-acre commercial center known as Veranda Falls (referenced as Parcel 1 in the attached land use exhibits), which includes a major grocery store, fine local retail, banking and restaurants. The residential uses identified within the PUD will directly impact a maximum of 70.18 acres of the project site (to be found in either Parcel 2 or 3 as depicted in the attached land use exhibits) and will accommodate up to 581 residential units. These areas may be developed with either single or multi-family product types.

The non-residential land uses in this PUD will directly impact a maximum of 96.82 acres, (and may be located in either Parcels 2 and 3 of the project site). There may be up to 457,057sf of non-residential development use in this project area and including a 120-room hotel along with other uses consistent with the City of Port St. Lucie future land use designations of, Commercial Highway (CH), Commercial General (CG), Residential/Office/Institutional (ROI) and Service Commercial (CS).

[go to next page]

We hereby propose the following conditions in accordance with the approval of the proposed PUD.

ST. LUCIE LAND PUD CONDITIONS

Surveys for listed plant and animal species shall be submitted for review prior to issuance of clearing permits. Management plans for the preserve areas shall be submitted for review and approval prior to approval of any site plan or plat, which contains preserve areas.

Wetland and upland preservation areas shall be roped off in the field and this roping approved by the Planning and Zoning Department prior to issuance of clearing permits.

A minimum of 15 foot and average 50-foot native upland buffer shall be provided around any preserved wetlands delineated pursuant to ACOE permits and South Florida Water Management District wetland determinations. A minimum 15-foot and average 50-foot native upland buffer shall be provided around all created wetlands.

The St. Lucie Land PUD Property Owners Association (POA) will be responsible for all architectural review of signage and building. The signage and architectural standards will meet or exceed the City of Port St. Lucie Citywide Design Standards.

The City shall not be responsible for enforcing signage and lighting standards which exceed the requirements of the City Code. All signage and lighting proposed for location in the St. Lucie Land PUD shall be subject to applicable City of Port St. Lucie Building and Electrical Codes.

Those land uses agreed to by the applicant as set forth in the composite Exhibit attached hereto and by reference incorporated herein.

The City of Port St. Lucie shall not be held responsible for the enforcement of any private development restrictions, codes or standards as applied by the St. Lucie Lands Property Owners Association to the St. Lucie Land PUD.

[go to next page]

ST. LUCIE LAND
PUD DEVELOPMENT STANDARDS

1. General Theme Conveyance

St. Lucie Land (the "P~~-~~U~~-~~D~~-~~") is a planned unit development. The PUD's commercial theme is focused on the Veranda Falls Commercial Center consisting of a supermarket and other fine retail merchants. Additionally, a hotel, office, institutional, residential, and accent retail facilities may be included.

2. Development Continuity and Concept Implementation

It is the intent of St. Lucie Lands, Ltd. and VF 1, LLC (the "Owner") to develop and/or sell all the residential pods in the St. Lucie Land PUD and likewise develop or sell other platted tracts to quality, experienced builders or developers. Continuity of theme, neighborhood integrity, and PUD concept, followed through to fruition will be assured, through covenants and deed restrictions.

RESIDENTIAL DEVELOPMENT STANDARDS

Product Type	Min. Lot Square Footage (sf)	Lot Width at Bldg. Line	Front(1)	Rear	Side	Street Side [2]	Maximum Impervious Area [3]	Maximum Building Coverage [4]	Maximum Building Height[11]
O	4,125	55'	15'	20'	6'	15'	80%	41%	35'
L	3,375	45'	15'	20'	6'	15'	80%	38%	35'
L	2,340	39'	15'	20'	6'	15'	80%	27%	35'
G	1,540	22'	15'	20'	6'	15'	80%	47%	35'
H	1,400	20'	15'	20'	6'	15'	80%	47%	35'
L	11,700	100'	15'	20'	10'	20'	80%	60%	60'
L	20,000	100'	15'	20'	10'	20'	80%	60%	60'
K	9,000	30'	15'	20'	0'	20'	80%	60%	35'
L	13,500	39'	15'	20'	0'	20'	80%	73%	35'
M	8,280	20'	6'	20'	0'	20'	80%	57%	35'
N	5,400	45'	15'	20'	0'	20'	80%	60%	35'
O	10,000	n/a	15'	20'	20'	20'	80%	60%	60'

NONRESIDENTIAL DEVELOPMENT STANDARDS

Product Type	Min. Lot Square Footage (sf)	Lot Width at Bldg. Line	Front(1)	Rear	Side	Street Side [2]	Maximum Impervious Area [3]	Maximum Building Coverage [4]	Maximum Building Height[11]
	20,000	65'	25'	25'	10	25'	80%	30%	75'

NOTES:

(1) . Front setback at garage is a minimum of 20 feet.

(2) Side yard setback for corner lot.

(3) The impervious area percent's listed in this column are is based on the impervious area within the individual lot and includes pools, pool decks regardless of the materials, walks and driveways.

(4) . Maximum building coverage includes all areas under roof, including garages and a lanai.

(5)	All Single -family product has a minimum square footage (s.f.) of 1,400 s.f. of area (1,200 s.f. living area plus 200 s.f. for garage or carport).
(6)	All Multi-family product has a minimum square footage (s.f.) of 700 s.f. for one bedroom, 800 s.f. for two bedrooms, 900 s.f. for 3 bedrooms or more of area, and 600 s.f. of area for efficiency and golf and spa villas.
(7) .	All multi-family product (G,H,I,J,L,and O) shall have a 20' minimum building separation.
(8) .	All multi-family product (G,H,I,J,L,and O) shall have a 25' side yard setback from property line when abutting other plated parcels.
(9) .	Accessory uses such as pool decks, patios and screen enclosures shall have a minimum setback of 10'.
(10)	Duplex lot Product Type (N) is considered the combination of two lots with one duplex unit (two dwelling units).
	All multi-family product (G,H,I,J,L and O) shall have façades that articulate in accord with the ROI design standards set forth in the City of Port St. Lucie's Citywide Design Standards (refer to Chapter 4, Part D, Citywide Design Standards (last revised Ord. 09-038))
(11)	Any structure greater than thirty-five (35) feet in height shall be required to maintain a setback from the property line of the PUD of one hundred (100) percent of the building height. As part of the final site plan for any site plan within the PUD, elevation drawings, which illustrate that the proposed height is compatible with the surrounding land uses shall be provided.

(amended Oct 2023)

~~NONRESIDENTIAL DEVELOPMENT STANDARDS~~

Product Type	~~Min. Lot Square Footage (sf)~~	~~Lot Width at Bldg. Line~~	~~Front~~	~~Rear~~	~~Side~~	~~Street Side~~	~~Maximum Impervious Area~~	~~Maximum Building Coverage~~	
	~~20,000~~	~~65'~~	~~25'~~	~~25'~~	~~10~~	~~25'~~	~~80%~~	~~30%~~	

~~(amended May 2022).~~

****

3. Acceptable Uses: **(amended May 2022).**

All permitted and special exception uses that are identified within the City of Port St. Lucie Zoning Code, Chapter 158, as may be amended, for the following zoning districts are acceptable;

General Commercial	(CG)
Highway Commercial	(CH)
Service Commercial	(CS)
Warehouse Industrial	(WI)
Professional	(P)
Institutional	(I)
Residential Districts	(RE) (RS1 thru-RS-3) (RM5 thru-RM-11)

In addition to these acceptable uses listed above:

- Helicopter landing areas may be permitted, provided a site plan is approved which demonstrates adequate safety measures and compliance with all local, state and federal regulations.

- Outdoor dining areas as accessory use to restaurants provided that pedestrian and handicapped access is available.
- Drive-thru services. (amended October 2023)
- Veterinary Clinic: A place maintained by a licensed Veterinarian where animals are given medical care and boarding is limited to short term care.
- Dry Cleaning: Modern facilities with solvent recovery systems, closed loop air circulation systems, and vapor recovery filters. Any hazardous waste project by such operations will be disposed of in accordance with applicable regulations.

4. Unacceptable Uses: (amended May 2022).
The following uses shall not be permitted within the St. Lucie Land PUD and shall be enforced through the establishment of specific covenants and deed restrictions.

- Automotive, Boat or Truck Sales
- Stand Alone Car Washes
- Kennels
- Bingo Halls
- Disposal & Recycling Facilities

5. Homeowner's Association: (amended May 2022).
The St. Lucie Land PUD will be governed by a Master Property Owner's Association~~s~~ which may provide for supplemental development guidelines applicable to the community through specific covenants and deed restrictions. The Associations' Management will be responsible for maintaining all common areas, stand accountable for collection of assessments, provide financial reports, and file appropriate reports with governmental agencies as needed.

The Property Owner's Association~~s~~ will maintain architectural and landscape design control over the residential and non-residential use areas in the PUD. As part of the building permit process for individual structures within the PUD, the Property Owner's Association shall provide the City with written acknowledgment of consistency of the proposed architecture with the overall theme of the PUD.
(amended Oct 2023)

Enforcement of any Association established protective covenant in that may exceed minimum City Codes or standards, will be the responsibility of the Association, their successor's or assigns.

6. Access:
St. Lucie Land PUD may be a gated community with respect to its residential areas.

A minimum of a 100-foot stacking distance from the Becker Road right-of-way to the gates shall be provided.

The access roadways into the proposed PUD shall align themselves with the intersections of Southbend Boulevard and Via Tesoro.

All roadways within the PUD will be owned and maintained by the Property Owners Association.

Access to Parcels 2 and 3 will be limited to the access roadways located in Parcel 1, which align themselves with Southbend Boulevard and Via Tesoro.

The developer agrees to construct Becker Road as a four-lane divided roadway section with an 8 ft. bike-path on the south side and 6 ft. sidewalk on the north side, including landscaping and lighting in accordance with the Development Agreement approved by the City of Port St. Lucie on August 9, 2004, and amended on August 8, 2005 and March 10, 2008.

The developer has constructed a bus stop and provided shelter under the abutting logia at Veranda Falls. In addition after discussion with the St. Lucie County School Board an additional Bus Shelter and bicycle racks will be constructed as depicted on the Conceptual Master Plan.

7. Utilities:

All utilities shall be installed and maintained underground, including sanitary sewer, water, electric, telephone, and cable. Natural gas is being considered. Transformers, equipment, and meters shall be sited to minimize negative aesthetic impact. The St. Lucie Land PUD will be supplied with water and wastewater services by the City of Port St. Lucie Utility Systems Department and will abide by and comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such service. The St. Lucie Land PUD acknowledges that the City of Port St. Lucie may require reuse water be utilized for irrigation, equal to the amount of wastewater generated by the PUD, upon availability to the City.

8. Signage and Lighting:

A master sign and lighting program will be implemented for the PUD properties which provides for the design details and other associated standards for such and must be approved by the City of Port St. Lucie prior to or in conjunction with site plan approvals within the project.

9. Pedestrian Systems:

Pedestrian systems shall be comprised of:

a) Becker Road:

An 8-ft wide pedestrian/bicycle way on the south side of Becker Road with crosswalk connection to Southbend Blvd.

b) Project Collector Roads:

Minimum requirements are one 8-foot wide sidewalk on one side of the road, or alternatively one 4-foot sidewalk on each side of the road.

c) Local Residential Roads:

Minimum requirements are one 4-foot sidewalk on one side of the road.

d) Other requirements:

Pedestrian crossings at all street intersections shall be marked with signage and pavement striping or with a change in pavement materials, such as concrete paver stone. Arcades, verandas, gazebos, kiosks or similar urban design features may be included in project site plans provided they are not used for outdoor storage of goods or materials, recreational play equipment or games. Such areas may be further restricted by Property Owners' Association regulations.

10. Parking and Vehicle Storage:

Single-family detached product shall require a minimum one (1) car garage plus space for two (2) cars parking (either tandem or side by side) on the driveway of each residence.

~~Multi-family product shall meet the minimum parking requirements of the City of Port St. Lucie, as applicable~~.

Townhomes/ Attached 2 Family (Duplex) Dwelling Units (ITE Code220):

- Dwelling with one-car garage: One (1) exterior parking (driveway) spaces.
- Dwelling with two-car (or more) garage: One (1) exterior parking (driveway) space.

Dwelling with no garage:

- 1.5 spaces per dwelling unit for one (1) bedroom homes.
- 2 spaces per dwelling unit with two (2) or more bedrooms hpmes.

Guest parking: At least one (1) guest parking space shall be provided for every five (5) units.

On-street parking: On-street parking shall be counted toward the required number of parking spaces provided that the distance between driveways is at least twenty-five (25) feet and provided the that appropriate right-of-way width for on-street parking is provided. On-street parking must be approved by the engineering department.

Garden Style Flats, Apartments or Condominiums (ITE Code 221):

- 1.6 spaces per dwelling unit for one (1) bedroom or efficiency apartments.
- 1.8 spaces per dwelling unit with two (2) or more bedrooms.

Guest parking: At least one (1) guest parking space shall be provided for every five (5) units.

On-street parking: On-street parking shall be counted toward the required number of parking spaces provided that the distance between driveways is at least twenty-five (25) feet and provided the that appropriate right-of-way width for on-street parking is provided. On-street parking must be approved by the engineering department.
(amended Oct 2023)

Non-residential pods shall meet the minimum parking requirements of the City of Port St. Lucie, as applicable. Such parking areas will minimize the overall pavement expanse by the use of landscape overhangs, landscape islands or medians, and preservation of existing vegetation.

Combined or shared parking may be considered when it is demonstrated that that peak hours of operation do not overlap and that full access to such parking areas is available.

No recreational vehicle, mobile home, boat, or travel trailer shall be parked or stored on any lot, common area, or public street in the residential pods of St. Lucie Land PUD for a period in excess of 48 hours during any calendar month, unless the same is in a garage, completely out of view, or in an approved storage area.

Arcade, verandas, gazebos, kiosks or similar urban design enhancements are not required to be counted for required parking onsite development plans.

11. Landscape and Urban Design Standards: (amended May 2022).
It is the intent of the owners to utilize landscaping which shall meet or exceed minimum city code requirements to enhance the overall quality of the project and to establish a high degree of aesthetic appearance upon entry to the site. The project will include:

- The use of trees, water and rock as design elements incorporated into the landscaped areas at the major entryways.
- The use of bridges at key locations as decorative themes and design features.

Except as noted below, a~~A~~t a minimum, all landscape plans for non-residential and multi-family buildings shall be designed in conformance with the City of Port St. Lucie Landscape code. The owner reserves the right to apply supplemental landscape standards through the Associations' protective covenants and deed restrictions. Enforcement of any Association established protective covenant or restriction in regard onsite landscape that may exceed minimum City Codes will be the responsibility of the Association, their successors or assigns

The project m~~M~~ay include the use of other architectural or urban design features such as gazebos, pedestrian benches or shelters to enhance the appearance and quality of the project. All landscaping shall meet the requirements of the City of Port St. Lucie Design Standards as well as the Florida Department of Transportation Standards for sight distance and clear zones.

Required landscaped buffering or architectural walls may be shared or located on only one of two abutting properties provided it can be demonstrated that such will meet or exceed the minimum code requirements and intent for such and that continued maintenance responsibilities is defined and documented.

Architectural buffer wall which separate commercial and residential uses may extend up to 14 feet in height from the finished floor elevation in the rear of the buildings only when a landscaped berm is included as a part of the design on the residential side. The height of the wall on the residential side shall not exceed 8 feet above the ground or the landscaped berm.

Landscaping or entry design features which include water bodies may be included on out-parcel sites prior to approval of site development plans for such sites in order to enhance and improve the overall appearance of the project.

Landscape planters of at least 5 feet in depth may be used in lieu of landscape strips between the front of buildings and vehicular use areas for projects which utilize arcades or verandas as pedestrian access ways.

12. **Solid Waste Collection:**

In general, all uses within the St Lucie Land PUD shall comply with the applicable solid waste collection practices and procedures of the City of Port St. Lucie, except that:

- Single family and Townhome land use activities shall comply with City of Port St. Lucie Solid Waste Collection procedures and practices (as may be amended).
- Multi-family residential uses may make use of interior waste collection areas in lieu of typical outdoor dumpster collection points. Sites making use of interior waste collection systems shall indicate on the project site plan the points of collection of the waste receptacles that are brought out for pick up. Any site plan use proposing an interior waste collection system shall include a complete description of the waste collection and disposal process, including recycling.
- Stand-alone residential amenity centers, less than 15,000 sq. feet in building area, are not required to have dedicated dumpster collection sites. Waste collection may be via cans of a size and type approved by the City of Port St. Lucie waste haulers. Recycling cans shall conform to the requirements of the City of Port St. Lucie.
- Commercial trash compactors may be used within the non-residential use areas of the PUD, if addressed on the specific sites project site plan.

(amended Oct 2023)

~~12~~ 13. **Waterways:** (amended May 2022/renumbered in Oct 2023).

A lake drainage system may be provided on the property to allow safe and efficient drainage while providing aesthetically pleasing water features to the community. The drainage system will be maintained by the Property Owner's Association.

The PUD shall maintain all historic surface water management flows and conform to the requirements of South Florida Water Management District Permit No. 56-00332-S, as may be amended.

~~13~~ 14. **Habitat Preservation Requirements:** (renumbered in Oct 2023).

The native habitat preservation requirement for the St. Lucie Land PUD has been fulfilled pursuant to the Development Agreement and no onsite or offsite habitat preservation or offsite mitigation is required.

~~14~~ 15. **Anticipated Phasing Schedule:** (amended May 2022/renumbered in Oct 2023).

St. Lucie Land PUD - Phase I, The Veranda Falls Shopping Center was completed in the Fall of 2007 and contains approximately 99,927 square foot shopping & retail center. In June 2012 the Veranda Falls Service Station, a 4,992 sq. ft. convenience store was completed. In December of 2021, the Veranda Falls Storage Center (120,000 sq. ft. household goods storage center) was completed.

Future phases will be developed based on the market demand and shall be based, generally, on the following distribution of uses.

Development Matrix*	
Office/Retail	367,057 s.f.
Warehouse	90,000 s.f.
Hotel	120 Rooms
Residential	581 Units

* This table represents the maximum development thresholds available to the St. Lucie Land PUD as set forth in Exhibit 5 of the Third Amendment to the Developers Agreement, as recorded in OR Book 3581 Page 2791 of the Official Records of St. Lucie County. Development thresholds and uses may be converted per the approved Development Agreement (Refer to Development Agreement approved August 9, 2004, Exhibit E, as recorded in OR Book 2056, page 0810, St. Lucie County Land Records, and as subsequently amended.) and as consistent with the land uses of the project site.

The following summary tables indicates the status, through May of 2022, of the level of entitlement consumption in the St. Lucie Lands PUD and the remaining entitlements to be applied based upon the current development program.

Table ~~14-1~~ 15-1 below provides for a conversion of the Base Site Entitlements granted through City Ordinance 05-06, to a maximum number of vehicular trips, based on the ITE Trip Generation Manual 7th Edition, which was the Edition that was in effect, and used, to develop the projects original transportation impact assessment. ~~Continued use of the 7th Edition trip rates is warranted since the project entitlements authorized under Ord. 05-06 were based on that document.~~ Per the direction of the City (May 2023) these Trip Tables have been adjusted to reflect application of the ITE 11th Edition, however, no change is being made to the base project entitlements as authorized through the use of the ITE 7th Edition.
(amended Oct 2023)

TABLE ~~14-1~~ 15-1
TRIPS ASSIGNED (ALL TRIPS RATES AREA BASED ITE 7TH EDITION)

	base unit of measure		ITE code (7th ed)	rate per abbriv fmt	trips assigned
Office/Retail (includes c-store)	367,057	sf	820	42.94	15,761
Warehouse	90,000	sf	151	2.50	225
Hotel	120	rooms	310	8.92	1,070
Residential	581	units	230	5.86	3,405
total assigned trips					**20,461**

To date (May 2023), Table ~~14-2~~ 15-2 below indicates that the St Lucie Land PUD has seen the following level of site development, where 7,773 trips of the base approval number of 20,461

trips, have been assigned through individual site plan approval actions. There remain 12,688 trips to be formally assigned through any type of final site plan action.

TABLE ~~14-2~~ 15-2
TRIPS ASSIGNED THROUGH MAY 2023
(BASE, LESS THOSE ASSIGNED THROUGH MAY 2022 - BASED ON 11TH EDITION)

	UNIT OF MEASURE		ITE code (11th ed)	rate per abbriv fmt (11th ed)	change in rate	trips assigned (7th ed rate)	revised trips (11th ed rate)	net change from 7th ed	remaining trips (gross)
Office/Retail (includes c-store)									
shopping center	99.927	(000) sf	820	37.01	-5.93	4,291	3,698	-593	
c-store w/ gas	12	fuel post.	945	265.12	102.34	1,953	3,181	1,228	
Institutional/ Medical									
Institutional (medical office)	60	(000) sf	720	36	n/a	N/A	2,160	N/A	
Institutional (medical)	182	(000) sf	610	10.77	n/a	N/A	1,960	N/A	
Warehouse									
base	90	(000) sf	151	1.45	-1.05	225	131	-95	
thru trip transfer	30	(000) sf	151	1.45	-1.05	75	44	-32	
Hotel	120	room	310	7.99	-0.93	1,070	959	-112	
Residential	230	unit	230	6.74	0.88	1,348	1,550	202	
						8,962	**13,683**		**6,778**

Table ~~14-3~~ 15-3 below provides for a distribution of the remaining site development entitlements as outlined in this section of authorized use. Note that the sum of the total trips represented in Table ~~14-3~~ 15-3 is the combination of the committed trips (site plan approved) as shown in Table ~~14-2~~ 15-2 and the estimated trips available as shown in Table ~~14-3~~ 15-3. This sum matches the sum of trips identified in Table ~~14-1~~ 15-1.

TABLE ~~14-3~~ 15-3.
REMAINING (THROUGH MAY 2023) AVAILABLE LAND USE ASSIGNMENTS/DISTRIBUTIONS (BASED ON TRIPS) BASED ON ITE 11TH EDITION

	REMAINING unit of measure		ITE code (11th ed)	rate per (11th ed)	REMAINING TRIPS	Total Trips from Designated Activities	
Office/Retail (includes c-store)						existing	pending
shopping center	15.5	(000) sf	820	37.01	574	3,698	574
c-store w/ gas	0	fuel post.	945	265.12	0	3,181	0
Institutional/ Medical						0	0
Institutional (medical office)	80	(000) sf	720	36	2,880	2,160	2,880

Institutional (medical)	0	(000) sf	610	10.77	0	1,960	0
Warehouse						0	0
base	0	(000) sf	151	1.45	0	131	0
thru trip transfer	0	(000) sf	151	1.45	0	44	0
Hotel	120	room	310	7.99	959	959	959
Residential	351	unit	230	6.74	2,366	1,550	2,366
					6,778	13,683	6,778
Total Trips							**20,461**

Section 3 (D) of the Development Agreement approved by the City of Port St. Lucie on August 9, 2004, provides that the Developer shall have five (5) years from the effective date of the ordinance rezoning the Property to PUD, within which to submit an application for a final development plan for all or part of that PUD. This condition has been met by the application for, approval and construction of the Veranda Falls shopping center in 2007.

Exhibit A1: Binding PUD Agreement

CITY OF PORT ST. LUCIE
BINDING PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT

Project Name: St. Lucie Land PUD

Legal Description: See Attached

I HEREBY DECLARE THAT, the St. Lucie Land PUD, as described in the attached Exhibit A, is under unified control and hereby agree to proceed with the proposed PUD development according to the provisions of the City of Port St. Lucie zoning regulations and conditions as may be attached to the zoning of the land to PUD. In addition, I will provide agreements, contracts, deed restrictions and such relevant securities as may be required by the City for completion of the development according to the design parameters approved at the time of rezoning to PUD, and also agree to provide continuing operation and maintenance of such areas, functions, and facilities as are not to be provided, operated or maintained at public expense. In addition, I agree to bind all successors in title to any commitments made hereunder in this paragraph.

St Lucie Lands Property Owner's Association, Inc.

By: _____
Alex Muxo, Jr.
President

****

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ✓ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY _ALEX MUXO, JR., PRESIDENT OF THE ST LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION. HE IS [✓] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF May, 2022.

GG 178484
COMMISSION NO. &
EXPIRATION DATE May 9. 2022

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: Elena Livingood

ELENA LIVINGOOD
MY COMMISSION # GG 178484
EXPIRES: May 9, 2022
Bonded Thru Notary Public Underwriters

CITY OF PORT ST. LUCIE
BINDING PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT

Project Name: St. Lucie Land PUD

Legal Description: See Attached

I HEREBY DECLARE THAT, the St. Lucie Land PUD, as described in the attached Exhibit A, is under unified control and hereby agree to proceed with the proposed PUD development according to the provisions of the City of Port St. Lucie zoning regulations and conditions as may be attached to the zoning of the land to PUD. In addition, I will provide agreements, contracts, deed restrictions and such relevant securities as may be required by the City for completion of the development according to the design parameters approved at the time of rezoning to PUD, and also agree to provide continuing operation and maintenance of such areas, functions, and facilities as are not to be provided, operated or maintained at public expense. In addition, I agree to bind all successors in title to any commitments made hereunder in this paragraph.

St Lucie Lands Property Owner's Association, Inc.

By: _____
Alex Muxo, Jr.
President

****

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY _ALEX MUXO, JR., PRESIDENT OF THE ST LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., ON BEHALF OF THE ASSOCIATION. HE IS [✓] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED ALEX MUXO AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 31st DAY OF OCTOBER, 2022.

GG 286520 JAN 09, 2023
COMMISSION NO. &
EXPIRATION DATE

_____
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: CARMEN KRAMER

CARMEN KRAMER
Notary Public-State of Florida
Commission # GG 286520
My Commission Expires
January 09, 2023

Exhibit A

LEGAL DESCRIPTION
ST LUCIE LAND PUD

Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-I & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 65°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet, a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21°23'17"; thence northwesterly along the arc, a distance of 31.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet; thence North 24°18'18" West, a distance of 70.00 feet; thence North 65°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet; thence North 28°41'05" West, a distance of 68.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 65°41'42" West, a distance of 233.75 feet; thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 96.817 acres, more or less.

Exhibit A2: Statement of Property Owners Consent:

Property Ownership within the St. Lucie Land PUD as of ~~May 1, 2022~~ November 1, 2022

~~Parcel ID~~	~~Owner~~			Acres
~~4434-701-0003-000-8~~	~~VF I LLC~~	~~Boca Raton~~	~~Fl~~	1.71
~~4434-701-0004-000-5~~	~~VF I LLC~~	~~Boca Raton~~	~~Fl~~	0.47
~~4434-701-0005-000-2~~	~~VF I LLC~~	~~Boca Raton~~	~~Fl~~	1.31
~~4434-701-0006-000-9~~	~~VF I LLC~~	~~Boca Raton~~	~~Fl~~	2.12
~~4434-701-0008-000-3~~	~~VF I LLC~~	~~Boca Raton~~	~~Fl~~	15.74
~~4434-702-0011-000-0~~	~~VF I LLC~~	~~Boca Raton~~	~~Fl~~	1.64
~~4434-703-0001-000-0~~	~~VF II LLC~~	~~Boca Raton~~	~~Fl~~	0.41
~~4434-703-0002-000-7~~	~~Twain GL XIV LLC~~	~~Saint Louis~~	~~MO~~	2.48
~~4434-704-0001-000-3~~	~~VF II LLC~~	~~Boca Raton~~	~~Fl~~	19.03
~~4434-704-0002-000-0~~	~~VF II LLC~~	~~Boca Raton~~	~~Fl~~	12.39
~~4434-704-0003-000-7~~	~~AG EHC II (LEN) Multi State 1 LLC~~	~~Scottsdale~~	~~AZ~~	23.76
~~4434-704-0004-000-4~~	~~AG EHC II (LEN) Multi State 1 LLC~~	~~Scottsdale~~	~~AZ~~	0.53
~~4434-704-0005-000-1~~	~~VF II LLC~~	~~Boca Raton~~	~~Fl~~	3.10
~~4434-704-0006-000-8~~	~~VF II LLC~~	~~Boca Raton~~	~~Fl~~	3.10
~~4434-704-0007-000-5~~	~~VF II LLC~~	~~Boca Raton~~	~~Fl~~	1.31
~~4434-704-0008-000-2~~	~~VF II LLC~~	~~Boca Raton~~	~~Fl~~	2.77
~~4434-704-0009-000-9~~	~~ST LUCIE LANDS PROPERTY OWNER`S ASSOCIATION INC~~	~~Boca Raton~~	~~Fl~~	1.40
~~4434-704-0010-000-9~~	~~ST LUCIE LANDS PROPERTY OWNER`S ASSOCIATION INC~~	~~Boca Raton~~	~~Fl~~	0.57

~~Note: ST LUCIE LANDS PROPERTY OWNER`S ASSOCIATION INC., is the applicant.~~

Parcel ID	Owner	Acres
4434-701-0003-000-8	VF I LLC	1.71
4434-701-0004-000-S	VF I LLC	0.47
4434-701-000S-000-2	VF I LLC	1.31
4434-701-0006-000-9	VF I LLC	2.12
4434-701-0008-000-3	VF I LLC	1S.74
4434-702-0011-000-0	VF I LLC	1.64
4434-703-0001-000-0	VF II LLC	0.41
4434-703-0002-000-7	Prime Storage Port St Lucie LLC	2.48
4434-704-0001-000-3	Florida Coast Medical and Surgical Center Inc	19.03
4434-704-0002-000-0	VF II LLC	12.39
4434-704-0003-000-7	AG EHC II (LEN) Multi State 1 LLC	34.76
4434-704-0004-000-4	AG EHC II (LEN) Multi State 1 LLC	0.S3
4434-704-000S-000-1	Florida Coast Medical and Surgical Center Inc	3.10
4434-704-0006-000-8	Florida Coast Medical and Surgical Center Inc	3.10
4434-704-0007-000-S	VF II LLC	1.31
4434-704-0008-000-2	VF II LLC	2.77
4434-704-0009-000-9	ST LUCIE LANDS PROPERTY OWNER`S ASSOCIATION INC	1.40
4434-704-0010-000-9	ST LUCIE LANDS PROPERTY OWNER`S ASSOCIATION INC	0.S7

Note: ST LUCIE LANDS PROPERTY OWNER`S ASSOCIATION INC., is the applicant.

City of Port St Lucie Planning Department
121 SW Port St Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: St Lucie Land PUD

To Whom it May Concern:

Please be advised that VF I, LLC, A Florida Limited Liability Company,, as the owner of the lands, described on Exhibit A, attached hereto, which are a part of the St. Lucie Land PUD, has no objections to the proposed revisions to the St. Lucie Land PUD, contemplated by the Fourth Amendment thereof. Furthermore, the undersigned, on behalf of VF I, LLC, A Florida Limited Liability Company, acknowledges that the execution of the Fourth Amendment to the St. Lucie Land PUD by the St. Lucie Lands Property Owner's Association, Inc., shall have the same effect as if executed by VF I, LLC, A Florida Limited Liability Company,.

If you have any questions, please let me know

Sincerely:

ALEX MUXO
Vice President

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me by means of ✓ physical appearance or ___ online notarization, this 12th day of May, 2023 by Alex Muxo (Affiant), who is personally known to me or has produced _____ identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

My commission expires: 1/9/2023

Commission No.: GG 286520

CARMEN KRAMER
Notary Public-State of Florida
Commission # GG 286520
My Commission Expires
January 09, 2023

ACTIVE:15382094.1

City of Port St Lucie Planning Department
121 SW Port St Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: St Lucie Land PUD – 5th Amendment

To Whom it May Concern:

Please be advised that VF I, LLC, A Florida Limited Liability Company, as the owner of the lands, described on Exhibit A, attached hereto, which are a part of the St. Lucie Land PUD, has no objections to the proposed revisions to the St. Lucie Land PUD, contemplated by the Fifth Amendment thereof. Furthermore, the undersigned, on behalf of VF i, LLC, A Florida Limited Liability Company, acknowledges that the execution of the Fifth Amendment to the St. Lucie Land PUD by the St. Lucie Lands Property Owner's Association, inc., shall have the same effect as if executed by VF i, LLC, A Florida Limited Liability Company.

If you have any questions, please let me know

Sincerely:

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of ✓ physical appearance or __ online notarization, this 31ST day of OCTOBER, 202_ by ALEX MUXO (Affiant), who is personally known to me or has produced _____ identification.

Signature of Notary Public
Print, Type/Stamp Name of Notary

GC 286520 JAN 09, 2023
My commission expires: _____
Commission No.: _____

CARMEN KRAMER
Notary Public-State of Florida
Commission # GG 286520
My Commission Expires
January 09, 2023

Parcel ID	Owner	Acres
4434-701-0003-000-8	VF I LLC	1.71
4434-701-0004-000-5	VF I LLC	0.47
4434-701-0005-000-2	VF I LLC	1.31
4434-701-0006-000-9	VF I LLC	2.12
4434-701-0008-000-3	VF I LLC	15.74
4434-702-0011-000-0	VF I LLC	1.64

City of Port St Lucie Planning Department
121 SW Port St Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: St Lucie Land PUD

To Whom It May Concern:

Please be advised that VF II, LLC, A Florida Limited Liability Company, as the owner of the lands, described on Exhibit A, attached hereto, which are a part of the St. Lucie Land PUD, has no objections to the proposed revisions to the St. Lucie Land PUD, contemplated by the Fourth Amendment thereof. Furthermore, the undersigned, on behalf of VF II, LLC, A Florida Limited Liability Company, acknowledges that the execution of the Fourth Amendment to the St. Lucie Land PUD by the St. Lucie Lands Property Owner's Association, Inc., shall have the same effect as if executed by VF II, LLC, A Florida Limited Liability Company,.

If you have any questions, please let me know

Sincerely:

Alex Muxo
Vice President

STATE OF FLORIDA

COUNTY OF Palm Beach

Sworn to and subscribed before me by means of ✓ physical appearance or __ online notarization, this 12th day of May, 2023 by Alex Muxo (Affiant), who is personally known to me or has produced _____ identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

My commission expires: 1/9/2023

Commission No.: GG286520

CARMEN KRAMER
Notary Public-State of Florida
Commission # GG 286520
My Commission Expires
January 09, 2023

ACTIVE:15382094.1

City of Port St Lucie Planning Department
121 SW Port St Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: St Lucie Land PUD – 5th Amendment

To Whom It May Concern:

Please be advised that VF II, LLC, A Florida Limited Liability Company, as the owner of the lands, described on Exhibit A, attached hereto, which are a part of the St. Lucie Land PUD, has no objections to the proposed revisions to the St. Lucie Land PUD, contemplated by the Fifth Amendment thereof. Furthermore, the undersigned, on behalf of VF II, LLC, A Florida Limited Liability Company, acknowledges that the execution of the Fifth Amendment to the St. Lucie Land PUD by the St. Lucie Lands Property Owner's Association, Inc., shall have the same effect as if executed by VF II, LLC, A Florida Limited Liability Company.

If you have any questions, please let me know

Sincerely:

STATE OF FLORIDA
COUNTY OF PALM BEACH
Sworn to and subscribed before me by means of ✓ physical appearance or __ online notarization, this 31ST day of OCTOBER, 202_ by ALEX MUXO (Affiant), who is personally known to me or has produced _____ identification.

Signature of Notary Public
Print, Type/Stamp Name of Notary

My commission expires: GG 286520
Commission No.: JAN 09 2023

CARMEN KRAMER
Notary Public-State of Florida
Commission # GG 286520
My Commission Expires
January 09, 2023

Parcel ID	Owner	Acres
4434-703-0001-000-0	VF II LLC	0.41
4434-704-0002-000-0	VF II LLC	12.39
4434-704-0007-000-5	VF II LLC	1.31
4434-704-0008-000-2	VF II LLC	2.77

City of Port St Lucie Planning Department
121 SW Port St Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: St Lucie Land PUD

To Whom It May Concern:

Please be advised that Twain GL XIV LLC, as the owner of the lands, described on Exhibit A, attached hereto, which are a part of the St. Lucie Land PUD, has no objections to the proposed revisions to the St. Lucie Land PUD, contemplated by the Fourth Amendment thereof. Furthermore, the undersigned, on behalf of Twain GL XIV LLC, acknowledges that the execution of the Fourth Amendment to the St. Lucie Land PUD by the St. Lucie Land Property Owner's Association, Inc., shall have the same effect as if executed by Twain GL XIV LLC.

If you have any questions, please let me know.

Sincerely:

Twain GL XIV, LLC
Julia Diller Authorized Representative

STATE OF Missouri
COUNTY OF St Louis

Sworn to and subscribed before me by means of ✓ physical appearance or __ online notarization, this 20th day of May, 2022 by Julia Diller (Affiant), who is personally known to me or has produced _____ identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

My commission expires: 12/18/22
Commission No.: 13447449

KELLY A. TROUT
Notary Public, Notary Seal
State of Missouri
Saint Louis County
Commission # 13447449
My Commission Expires 12-18-2022

ACTIVE 15382094 1

Prime Storage Port St Lucie LLC
85 Railroad Place, Saratoga Springs, NY 12866

City of Port St Lucie Planning Department
121 SW Port St Lucie Boulevard
Port St. Lucie, Florida 34984

June 6, 2023

Subject: St Lucie Land PUD comprising approximately 96 acres located in southern Port St. Lucie, lying between Becker Road and the South Florida Water Management Districts, C-23 Canal

To Whom It May Concern:

Please be advised that Prime Storage Port St Lucie LLC, as the owner of the lands, described on Exhibit A, attached hereto, which are a part of the above-referenced St. Lucie Land PUD, has no objections to the proposed revisions to the St. Lucie Land PUD, contemplated by the Fifth Amendment thereof. Furthermore, the undersigned, on behalf of Prime Storage Port St Lucie LLC, acknowledges that the execution of the Fifth Amendment to the St. Lucie Land PUD by the St. Lucie Lands Property Owner's Association, Inc., shall have the same effect as if executed by Prime Storage Port St Lucie LLC.

If you have any questions, please let contact me at (518) 615-0552 or Bob.Moser@goprimegroupo.com.

Sincerely:

Prime Storage Port St Lucie LLC

By: _____
Robert J. Moser
Authorized Signatory

55174/0316-45292148v3

STATE OF NEW YORK

COUNTY OF SARATOGA

On the 6 day of June in the year 2023 before me, the undersigned, personally appeared **ROBERT J. MOSER**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Jennifer H. Seeley
Signature of Notary Public
Print, Type/Stamp Name of Notary
My commission expires: 1/21/2026

JENNIFER H. SEELEY
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Saratoga County
01HO6296004
MY COMMISSION EXPIRES 01/21/2026

55174/0316-45292148v3

EXHIBIT A

Legal Description of Property

Tract 1 of Veranda Plat No. 7, as recorded in Plat Book 86, Page 14 of the Public Records of St. Lucie County, Florida.

TOGETHER WITH: Those easements granted in that certain Easement Agreement recorded in Official Records Book 4399, Page 1825, Public Records of St. Lucie County, Florida.

55174/0316-45292148v3

Tenet Health

June 26, 2023

City of Port St. Lucie Planning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Re: St. Lucie Land PUD

To Whom It May Concern:

Please be advised that Florida Coast Medical and Surgical Center Inc., as the owner of the lands, described on Exhibit A, attached hereto, which are a part of the St. Lucie Lands PUD, has no objections to the proposed revisions to the St. Lucie Land PUD, contemplated by the Fifth Amendment thereof.

Furthermore, the undersigned, on behalf of Florida Coast Medical and Surgical Center Inc, acknowledges that the execution of the Fifth Amendment to the St. Lucie Land PUD by the St. Lucie Lands Property Owner's Association, Inc., shall have the same effect as if executed by Florida Coast Medical and Surgical Center Inc.

If you have any questions, please contact me at 469-893-8097.

Sincerely,

Perry Guinn
Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Sworn to and subscribed before me by means of ✓ physical appearance or __ online notarization, this 26 day of June, 2023 by Perry Guinn (Affiant), who is personally known to me or has produced _____ identification.

Leslie Monroy
Signature of Notary Public
Print, Type/Stamp Name of Notary

My commission expires: April 4, 2027
Commission No.: _____

LESLIE MONROY
Notary ID #126033255
My Commission Expires
April 4, 2027

Parcel ID	Owner	Acres
4434-704-0001-000-3	Florida Coast Medical and Surgical Center Inc	19.03
4434-704-0005-000-1	Florida Coast Medical and Surgical Center Inc	3.10
4434-704-0006-000-8	Florida Coast Medical and Surgical Center Inc	3.10

City of Port St. Lucie Planning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: St Lucie Land PUD

To Whom It May Concern:

Please be advised that AG EHC II (LEN) Multi State 1 LLC, as the owner of the lands, described on Exhibit A, attached hereto, which are a part of the St. Lucie Lands PUD, has no objections to the proposed revisions to the St. Lucie Land PUD, contemplated by the Fourth Amendment thereof. Furthermore, the undersigned, on behalf of AG EHC II (LEN) Multi State 1 LLC, acknowledges that the execution of the Fourth Amendment to the St. Lucie Land PUD by the St. Lucie Lands Property Owner's Association, Inc., shall have the same effect as if executed by AG EHC II (LEN) Multi State 1 LLC.

If you have any questions, please let me know

Sincerely:

Wendy Stoeckel

Wendy Stoeckel, Authorized Representative of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC

STATE OF Arizona

COUNTY OF Maricopa

Sworn to and subscribed before me by means of ✓ physical appearance or ___ online notarization, this 17 day of May, 2022 by Wendy Stoeckel (Affiant), who is personally known to me or has produced _____ identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

My commission expires: 07/01/2025

Commission No.: 607030

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

ACTIVE 15382094 1

AG EHC II (LEN) Multi State 1 LLC

City of Port St Lucie Planning Department
121 SW Port St Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: St Lucie Land PUD

To Whom It May Concern:

Please be advised that AG EHC II (LEN) Multi State 1 LLC, as the owner of the lands, described on Exhibit A, attached hereto, which are a part of the St. Lucie Lands PUD, has no objections to the proposed revisions to the St. Lucie Land PUD, contemplated by the Fifth Amendment thereof. Furthermore, the undersigned, on behalf of AG EHC II (LEN) Multi State 1 LLC, acknowledges that the execution of the Fifth Amendment to the St. Lucie Land PUD by the St. Lucie Lands Property Owner's Association, Inc., shall have the same effect as if executed by AG EHC II (LEN) Multi State 1 LLC.

If you have any questions, please let me know

Sincerely,

Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC

STATE OF Arizona
COUNTY OF Maricopa
Sworn to and subscribed before me by means of ✓ physical appearance or __ online notarization, this 21 day of July, 2023 by Steven S Benson (Affiant), who is personally known to me or has produced _____ identification.

Signature of Notary Public
Print, Type/Stamp Name of Notary
My commission expires: 07/01/2025
Commission No.: 607030

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

Parcel ID	Owner	Acres
4434-704-0003-000-7	AG EHC II (LEN) Multi State 1 LLC	34.76
4434-704-0004-000-4	AG EHC II (LEN) Multi State 1 LLC	0.53

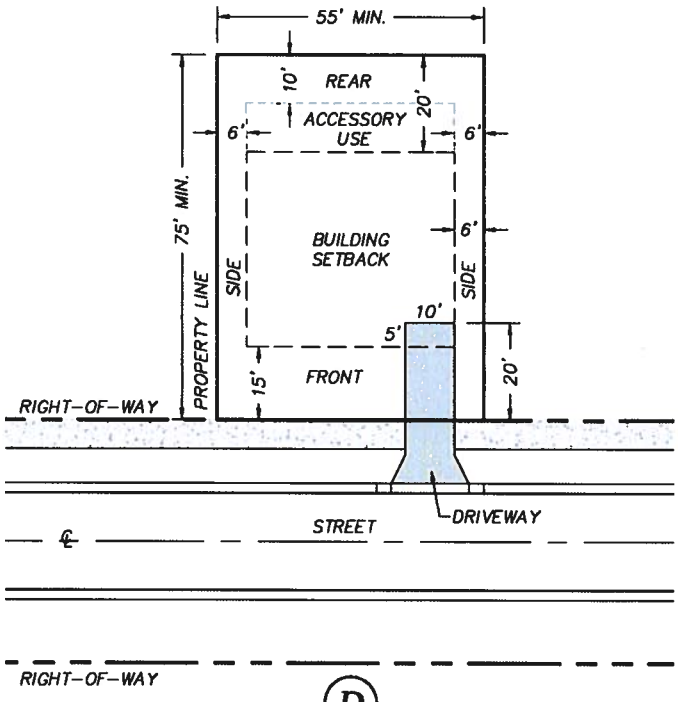
Exhibit B: Lot Type Building Setback

LOT TYPE D
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – SINGLE FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE – A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SETBACK OF 8 FEET TO PROPERTY LINE – CORNER HOMES 15 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 4,125 S.F. – MAXIMUM BUILDING COVERAGE 41% – MAXIMUM IMPERVIOUS AREA 80%

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



Ⓓ

PARK HOMES

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STATE OF FLORIDA CERTIFICATION No. LB 4186

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE D

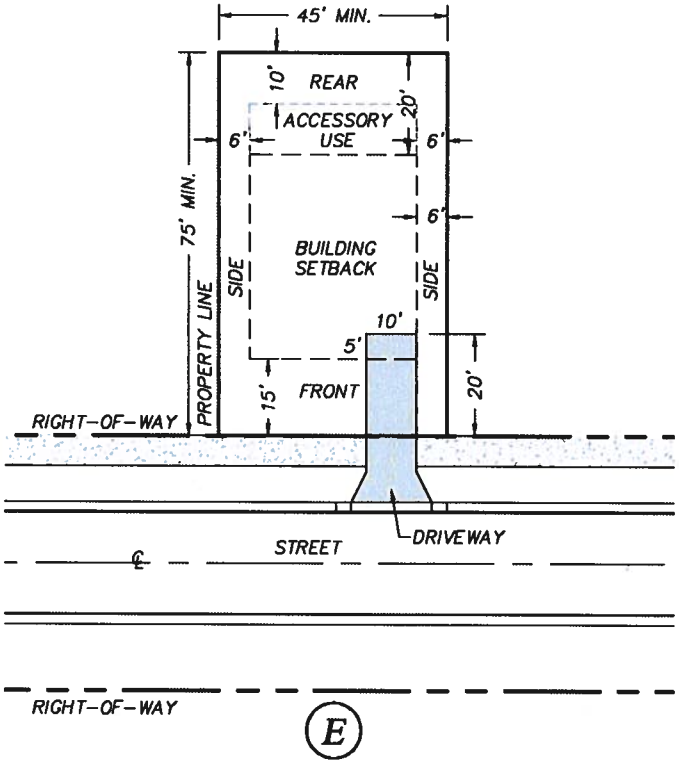
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

LOT TYPE E
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – SINGLE FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE – A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SETBACK OF 6 FEET TO PROPERTY LINE – CORNER HOMES 15 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 3,375 S.F. – MAXIMUM BUILDING COVERAGE 38% – MAXIMUM IMPERVIOUS AREA 80%

NOTES:
– THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
– MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
– IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
– ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



E

COTTAGE HOMES

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STATE OF FLORIDA CERTIFICATION No. LB 4286

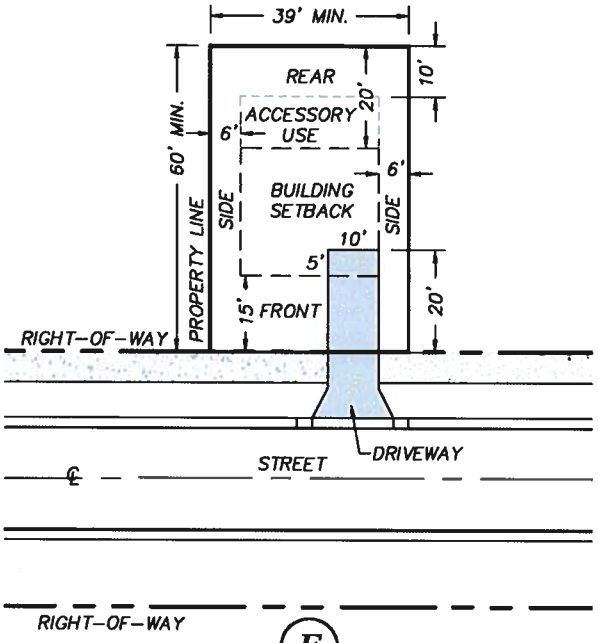
ST. LUCIE LAND PUD	
BUILDING SETBACKS	
LOT TYPE E	
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

LOT TYPE F
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – SINGLE FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE – A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SETBACK OF 6 FEET TO PROPERTY LINE – CORNER HOMES 15 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 2,340 S.F. – MAXIMUM BUILDING COVERAGE 27% – MAXIMUM IMPERVIOUS AREA 80%

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



F

GARDEN BUNGALOW

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STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE F

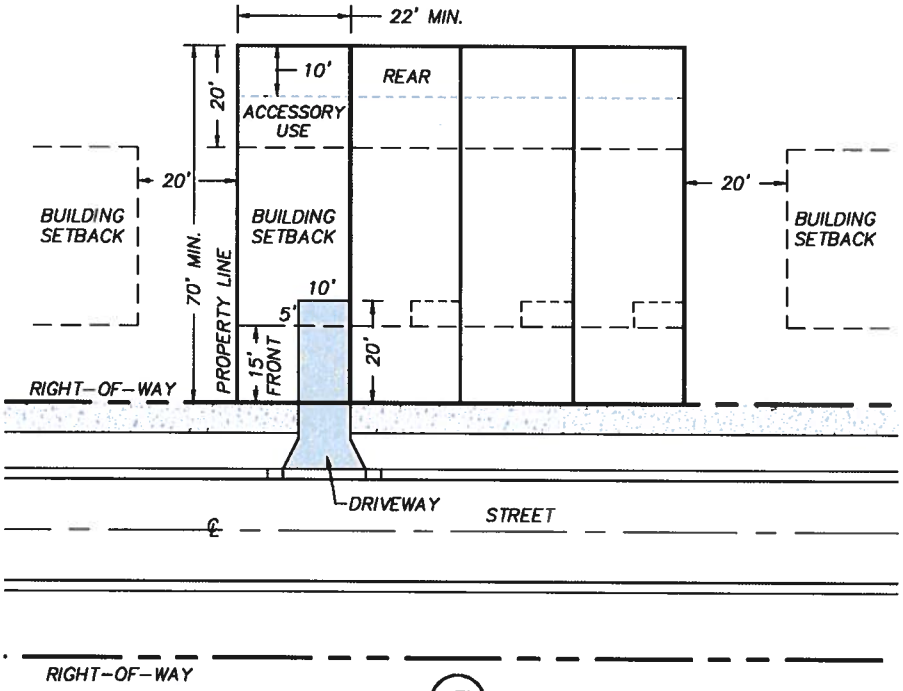
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

LOT TYPE G
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – TOWNHOUSE

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE – A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDING – CORNER BUILDINGS 15 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 1,540 S.F. – MAXIMUM BUILDING COVERAGE 47% – MAXIMUM IMPERVIOUS AREA 80%
BUILDINGS:	– MINIMUM NUMBER OF UNITS 4 – MAXIMUM NUMBER OF UNITS 8

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



G
TOWNHOME

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STATE OF FLORIDA CERTIFICATION No. LB 4286

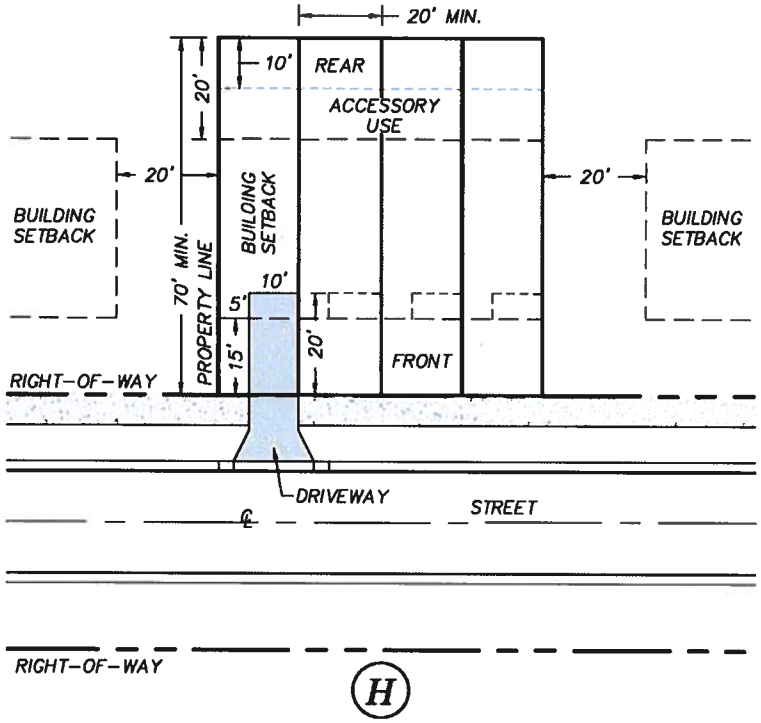
ST. LUCIE LAND PUD	
BUILDING SETBACKS	
LOT TYPE G	
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

LOT TYPE H
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – TOWNHOUSE

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE – A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDING – CORNER BUILDINGS 15 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 1,400 S.F. – MAXIMUM BUILDING COVERAGE 47% – MAXIMUM IMPERVIOUS AREA 80%
BUILDINGS:	– MINIMUM NUMBER OF UNITS 4 – MAXIMUM NUMBER OF UNITS 8

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



(H)

CITY HOME

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STATE OF FLORIDA CERTIFICATION No. LB 4286

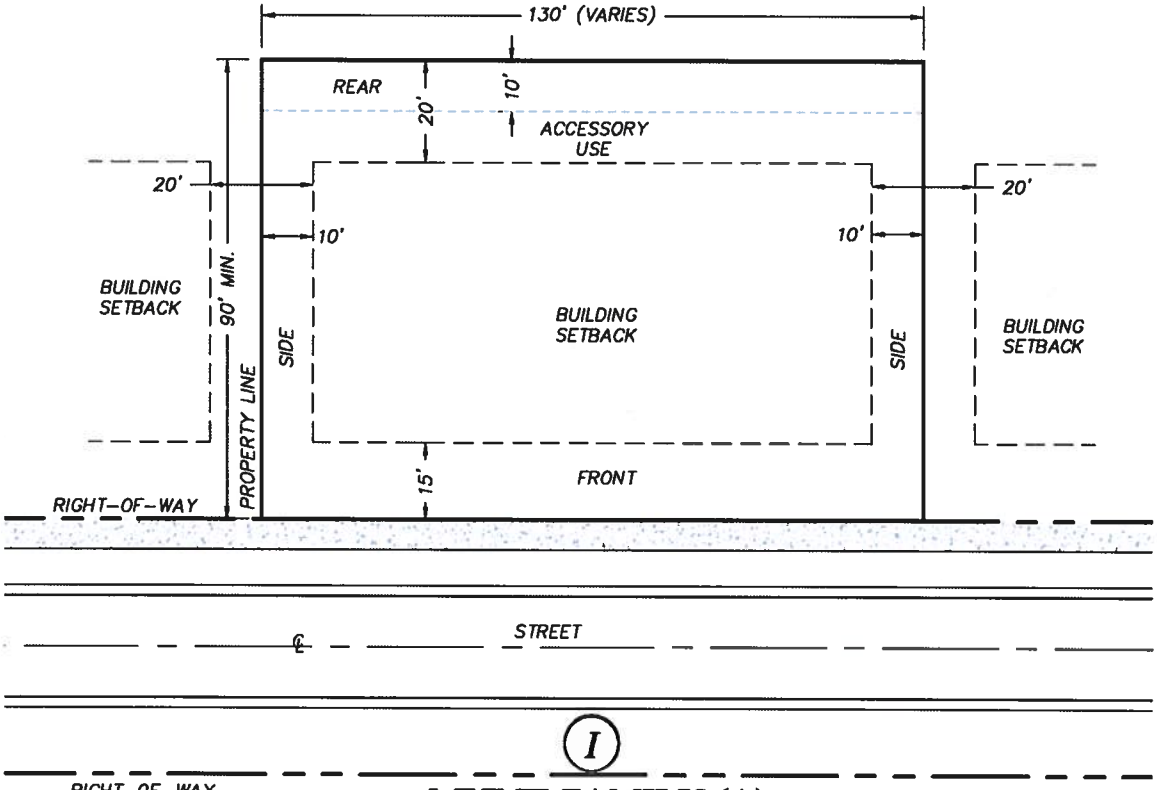
ST. LUCIE LAND PUD	
BUILDING SETBACKS	
LOT TYPE H	
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

LOT TYPE I
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – MULTI FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDINGS – CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
LOTS:	– A MINIMUM LOT SIZE OF 11,700 S.F. – MAXIMUM BUILDING COVERAGE 60% – MAXIMUM IMPERVIOUS AREA 80%
BUILDING:	– MAXIMUM BUILDING LENGTH 200 FEET

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



MULTI-FAMILY (A)
(CONDO)

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STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE I

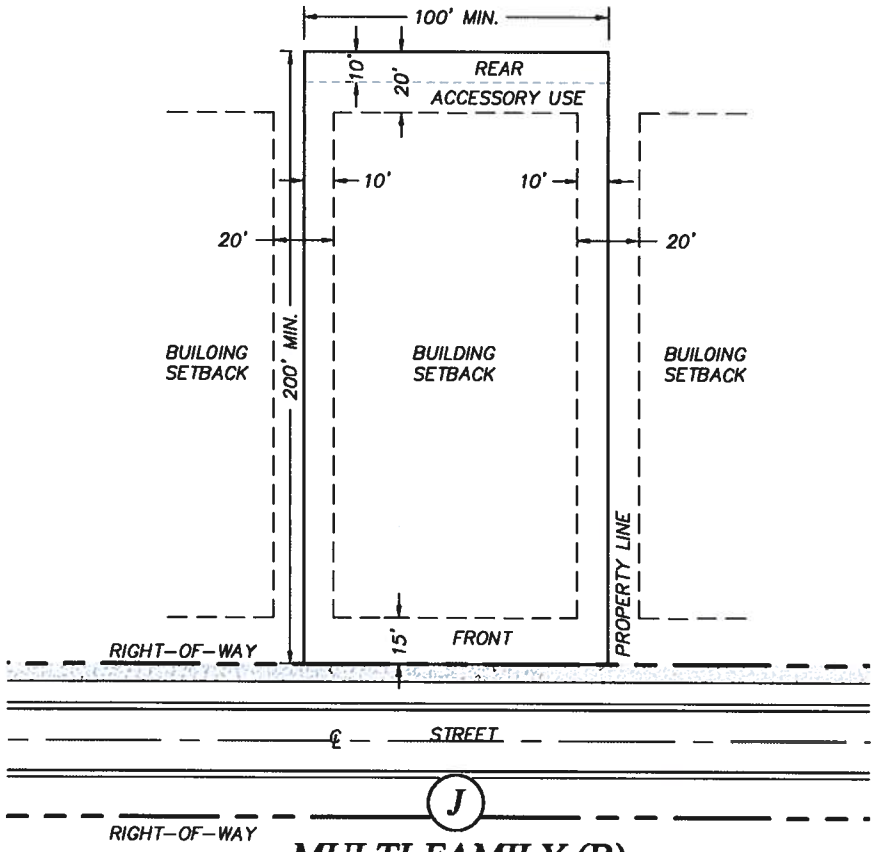
JOB NO: 04–008.018	SCALE: N.T.S.
FILE: 04–008.018 LOT EXHIBIT	DATE: 9–11–2013

LOT TYPE J
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – MULTI FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDINGS – CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
LOTS:	– A MINIMUM LOT SIZE OF 20,000 S.F. – MAXIMUM BUILDING COVERAGE 66% – MAXIMUM IMPERVIOUS AREA 80%
BUILDING	– MAXIMUM BUILDING LENGTH 200 FEET

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



MULTI-FAMILY (B)
(CONDO)

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STATE OF FLORIDA CERTIFICATION No. LB 4286

ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE J

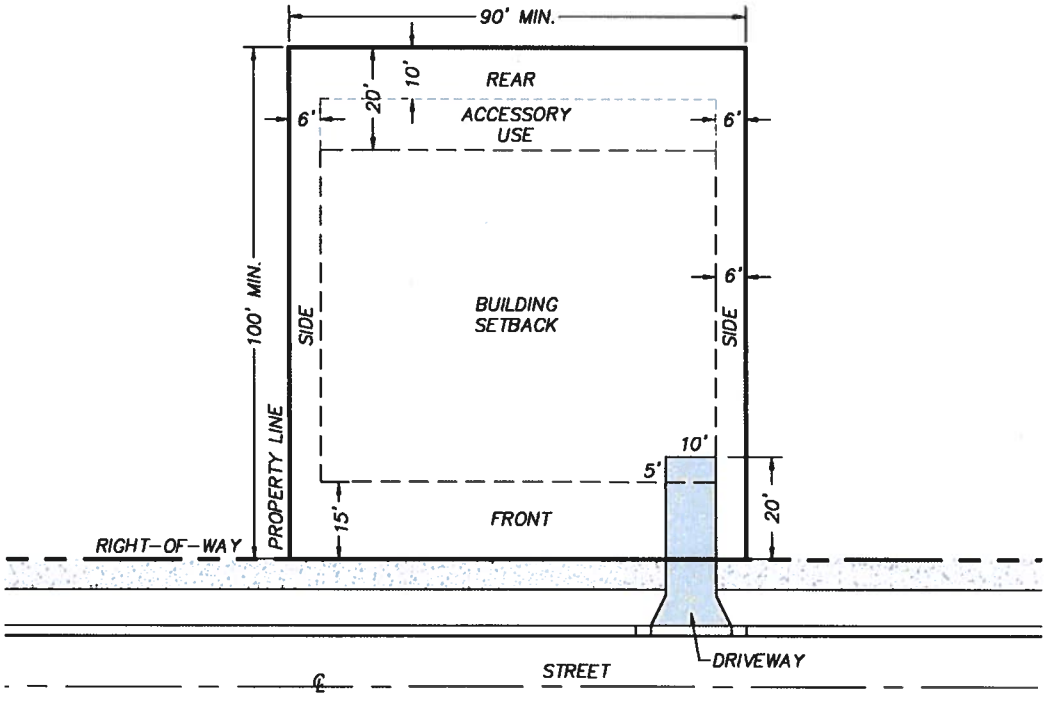
JOB NO: 04–008.018	SCALE: N.T.S.
FILE: 04–008.018 LOT EXHIBIT	DATE: 9–11–2013

LOT TYPE K
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – SINGLE FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE – A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SETBACK OF 6 FEET TO PROPERTY LINE – CORNER HOMES 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 9,000 S.F. – MAXIMUM BUILDING COVERAGE 56% – MAXIMUM IMPERVIOUS AREA 80%

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



K

GOLF COTTAGE
(SINGLE FAMILY)

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ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE K

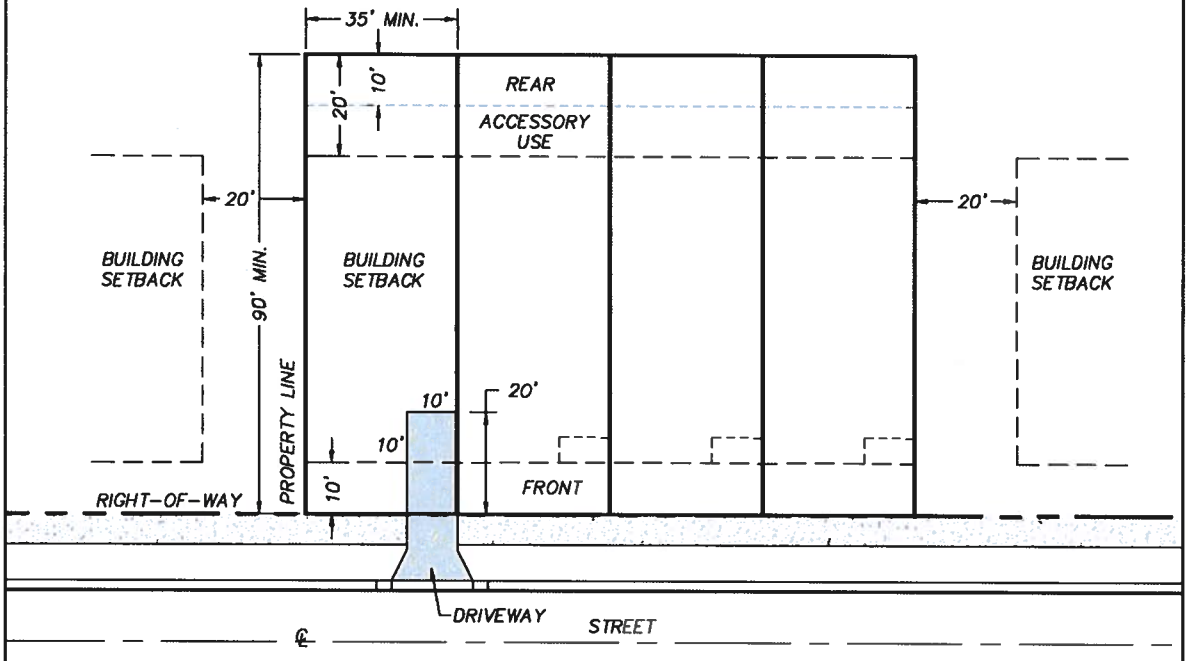
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

LOT TYPE L
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – TOWNHOUSE

FRONT:	– A MINIMUM SETBACK OF 10 FEET TO PROPERTY LINE – A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDINGS – CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 13,500 S.F. – MAXIMUM BUILDING COVERAGE 73% – MAXIMUM IMPERVIOUS AREA 80%
BUILDINGS:	– MINIMUM NUMBER OF UNITS 4 – MAXIMUM NUMBER OF UNITS 8

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



L

RIGHT-OF-WAY

GOLF TOWNHOMES

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ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE L

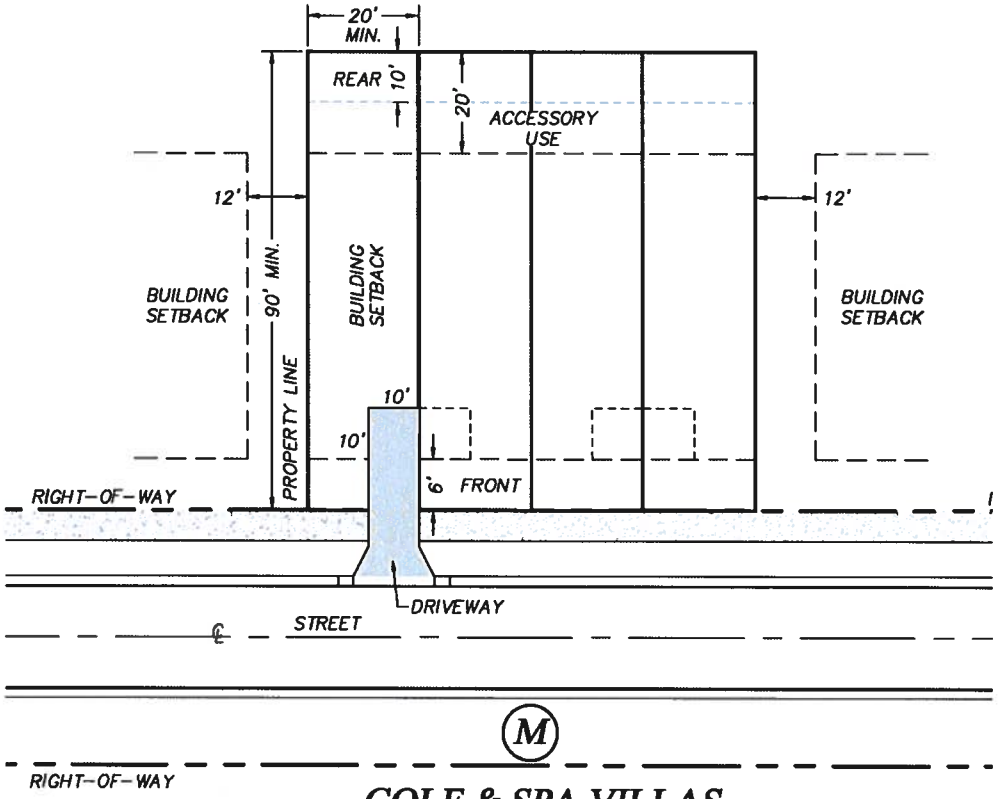
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

LOT TYPE M
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – MULTI FAMILY

FRONT:	– A MINIMUM SETBACK OF 6 FEET TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 12 FEET BETWEEN BUILDINGS – CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS:	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 8,280 S.F. – MAXIMUM BUILDING COVERAGE 57% – MAXIMUM IMPERVIOUS AREA 80%
BUILDINGS:	– MINIMUM NUMBER OF UNITS 4 – MAXIMUM NUMBER OF UNITS 8

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- 700 S.F. FOR ONE BEDROOM, 800 S.F. FOR TWO BEDROOMS, 900 S.F. FOR 3 BEDROOMS OR MORE, 600 S.F. FOR EFFICIENCY AND SPA VILLAS.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



GOLF & SPA VILLAS

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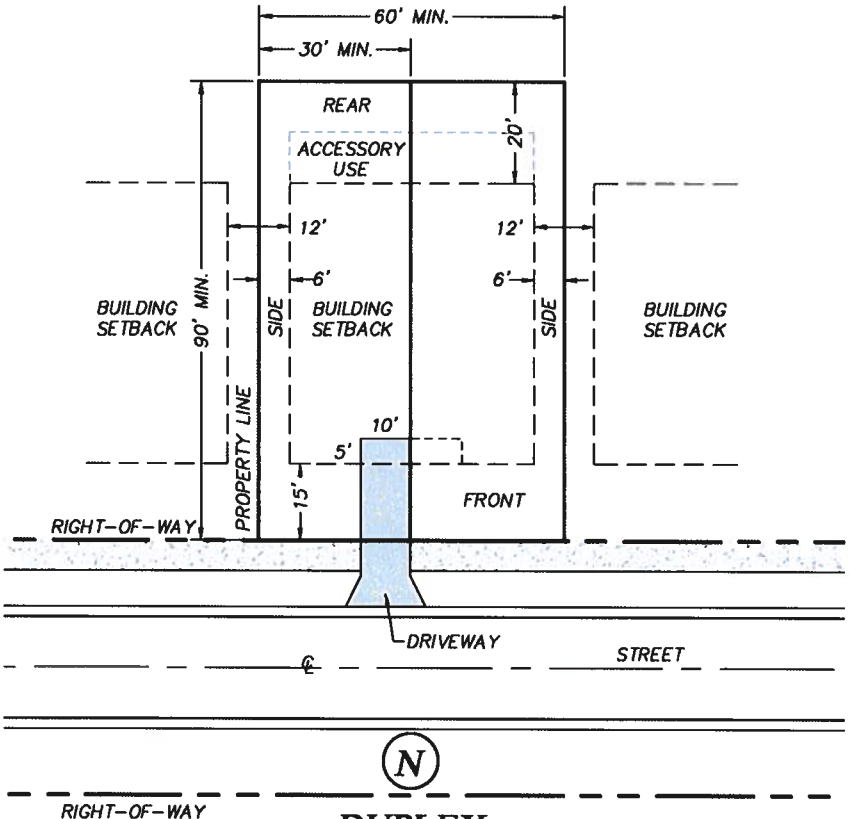
ST. LUCIE LAND PUD	
BUILDING SETBACKS	
LOT TYPE M	
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

LOT TYPE N
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – MULTI FAMILY

FRONT:	– A MINIMUM SETBACK OF 10 FEET TO PROPERTY LINE – A MINIMUM SETBACK OF 20 FEET AT THE FRONT OF THE GARAGE TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 12 FEET BETWEEN BUILDINGS – CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
DRIVEWAYS	– A MINIMUM WIDTH OF 10 FEET, SEE TYPICAL DRIVEWAY DETAIL
LOTS:	– A MINIMUM LOT SIZE OF 5,400 S.F. – MAXIMUM BUILDING COVERAGE 50% – MAXIMUM IMPERVIOUS AREA 80%

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.
- DUPLEX LOT IS CONSIDERED THE COMBINATION OF TWO LOTS WITH ONE DUPLEX UNIT (TWO DWELLING UNITS.)



DUPLEX

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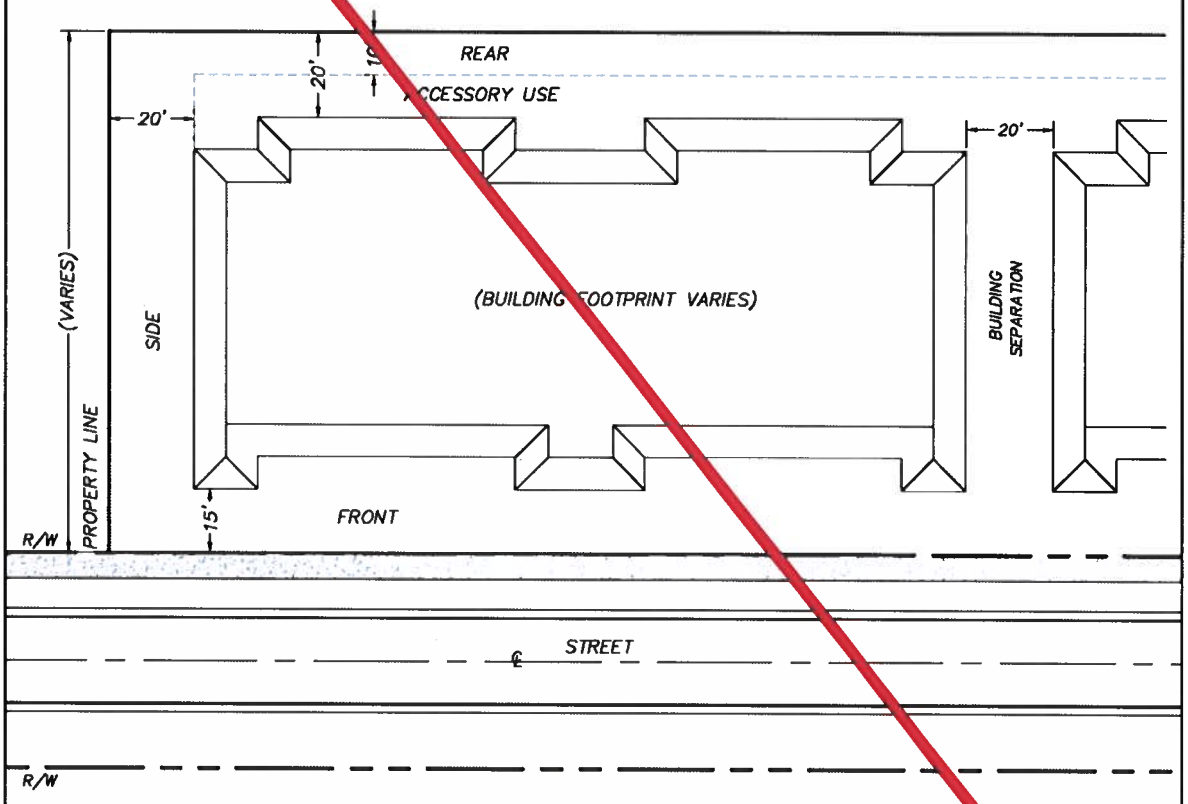
ST. LUCIE LAND PUD	
BUILDING SETBACKS	
LOT TYPE N	
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

LOT TYPE O
ST. LUCIE LAND PUD

SETBACK CRITERIA: TYPE – MULTI FAMILY

FRONT:	– A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
SIDES:	– A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDINGS – CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR:	– A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE
LOTS:	– A MINIMUM LOT SIZE OF 10,000 S.F. – MAXIMUM BUILDING COVERAGE 65% – MAXIMUM IMPERVIOUS AREA 80%
BUILDINGS:	– MAXIMUM BUILDING LENGTH 200 FEET

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



(O)
RENTAL APARTMENTS

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ST. LUCIE LAND PUD	
BUILDING SETBACKS	
LOT TYPE O	
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

LOT TYPE O
ST. LUCIE LAND PUD

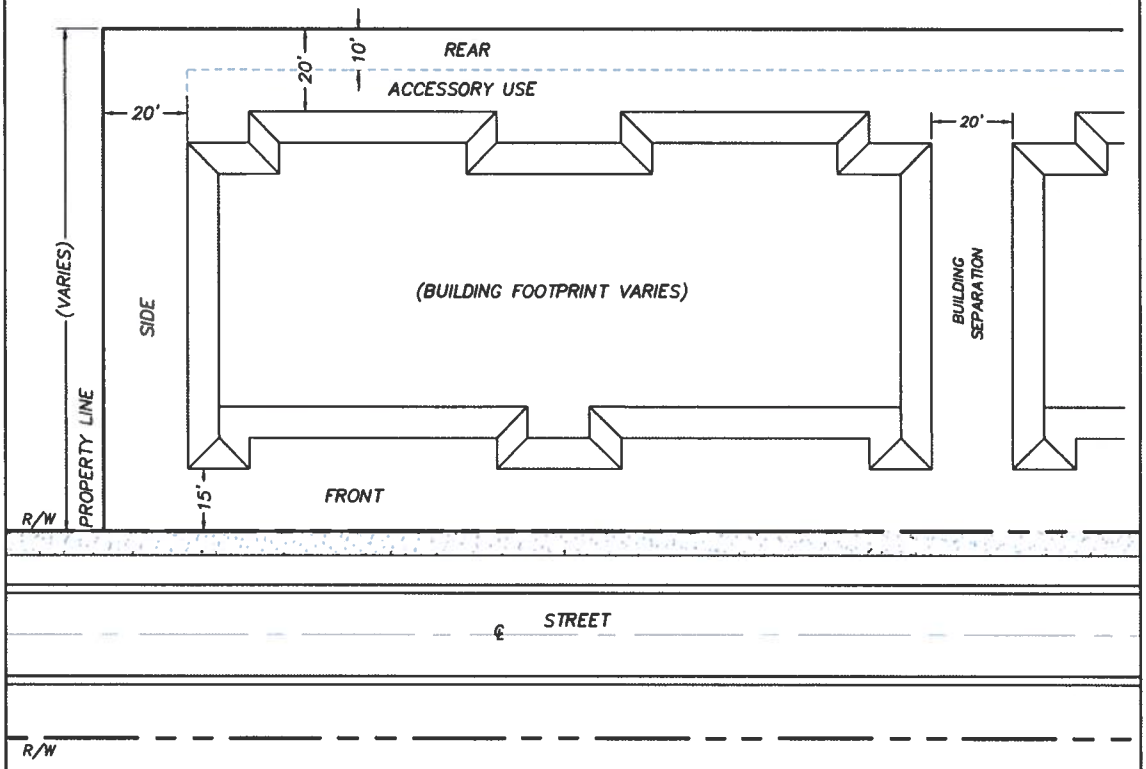
SETBACK CRITERIA: TYPE – MULTI FAMILY

FRONT: – A MINIMUM SETBACK OF 15 FEET TO PROPERTY LINE
SIDES: – A MINIMUM SEPARATION OF 20 FEET BETWEEN BUILDINGS
– CORNER BUILDINGS 20 FEET FROM STREET RIGHT OF WAY
REAR: – A MINIMUM SETBACK OF 20 FEET TO PROPERTY LINE

LOTS: – A MINIMUM LOT SIZE OF 10,000 S.F.
– MAXIMUM BUILDING COVERAGE 65%
– MAXIMUM IMPERVIOUS AREA 80%

BUILDINGS: – MAXIMUM BUILDING LENGTH (PER BUILDING LEG) ~~200~~ 300 FEET

NOTES:
- THE IMPERVIOUS AREA LISTED IS BASED ON THE IMPERVIOUS AREA WITHIN THE INDIVIDUAL LOT.
- MAXIMUM BUILDING COVERAGE INCLUDES ALL AREAS UNDER ROOF, INCLUDING GARAGES AND A LANAI.
- IMPERVIOUS AREAS ARE DEFINED AS POOLS, POOL DECKS REGARDLESS OF THE MATERIAL, WALKS AND DRIVEWAYS.
- SIDE SETBACK WHEN ADJOINING SINGLE FAMILY AREAS IS 25' FEET.
- ACCESSORY USES SUCH AS POOL DECKS, PATIOS AND SCREEN ENCLOSURES SHALL HAVE A MINIMUM SETBACK OF 10 FEET.



(O)

RENTAL APARTMENTS

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ST. LUCIE LAND PUD
BUILDING SETBACKS
LOT TYPE O

JOB NO: 04-006.018	SCALE: N.T.S.
FILE: 04-006.018 LOT EXHIBIT	DATE: 9-11-2013

Exhibit B: Driveway Detail (Figure 1)

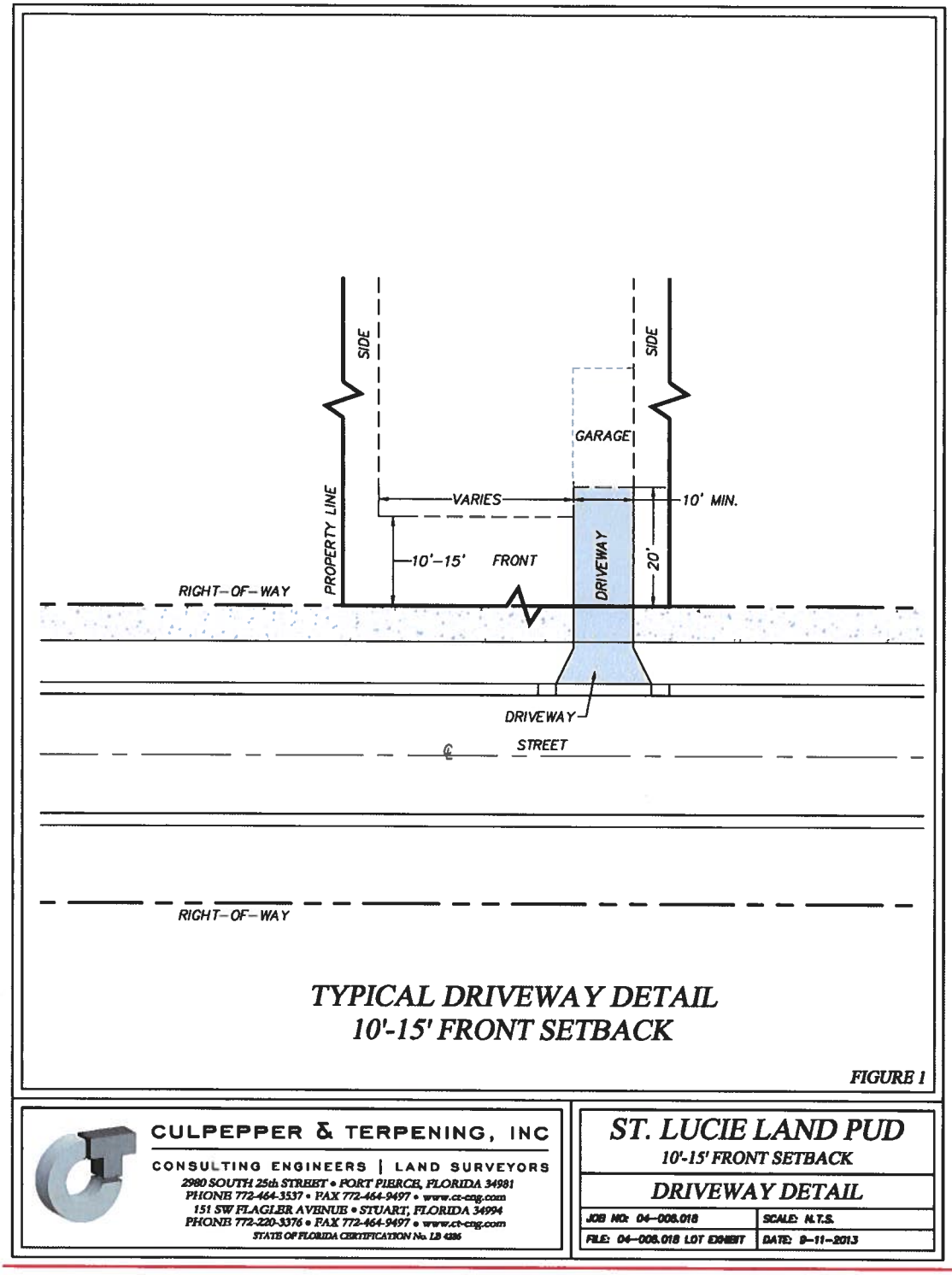
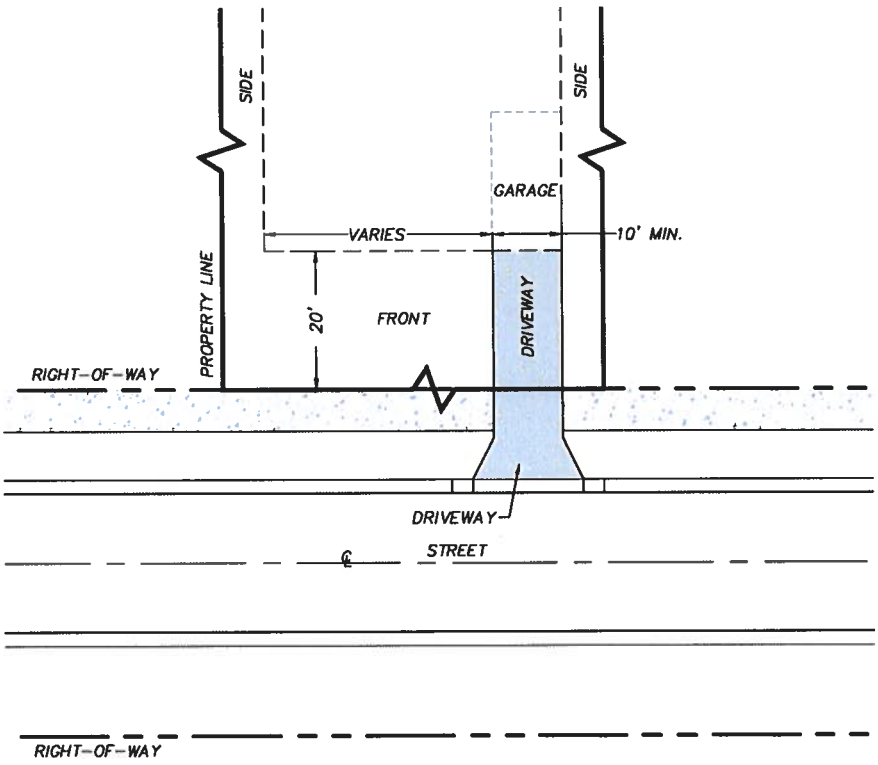


Exhibit B: Driveway Detail (Figure 2)



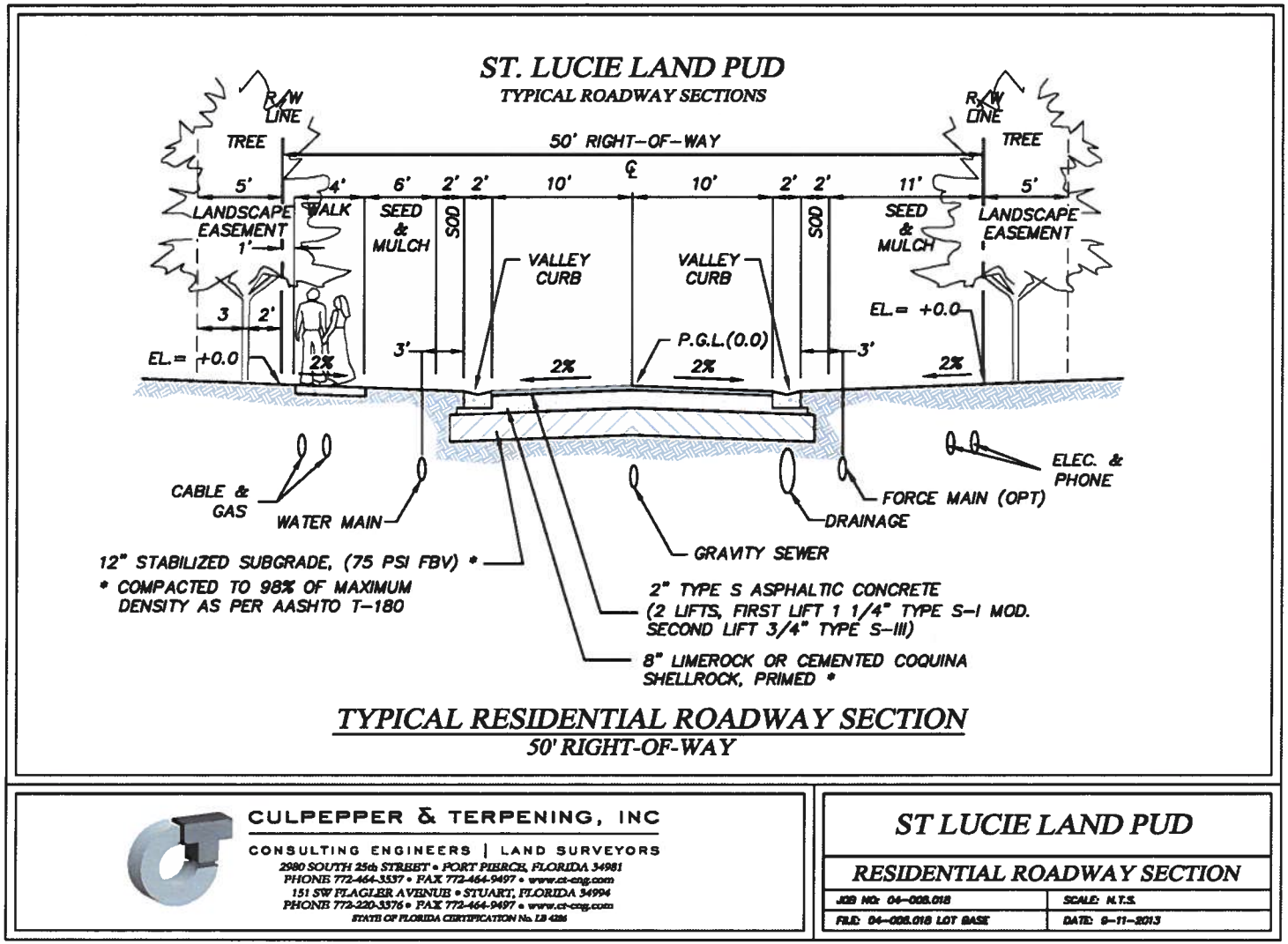
TYPICAL DRIVEWAY DETAIL
20' FRONT SETBACK

FIGURE 2

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ST. LUCIE LAND PUD	
20' FRONT SETBACK	
DRIVEWAY DETAIL	
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT EXHIBIT	DATE: 9-11-2013

Exhibit C. Typical Roadway Section – Graphics

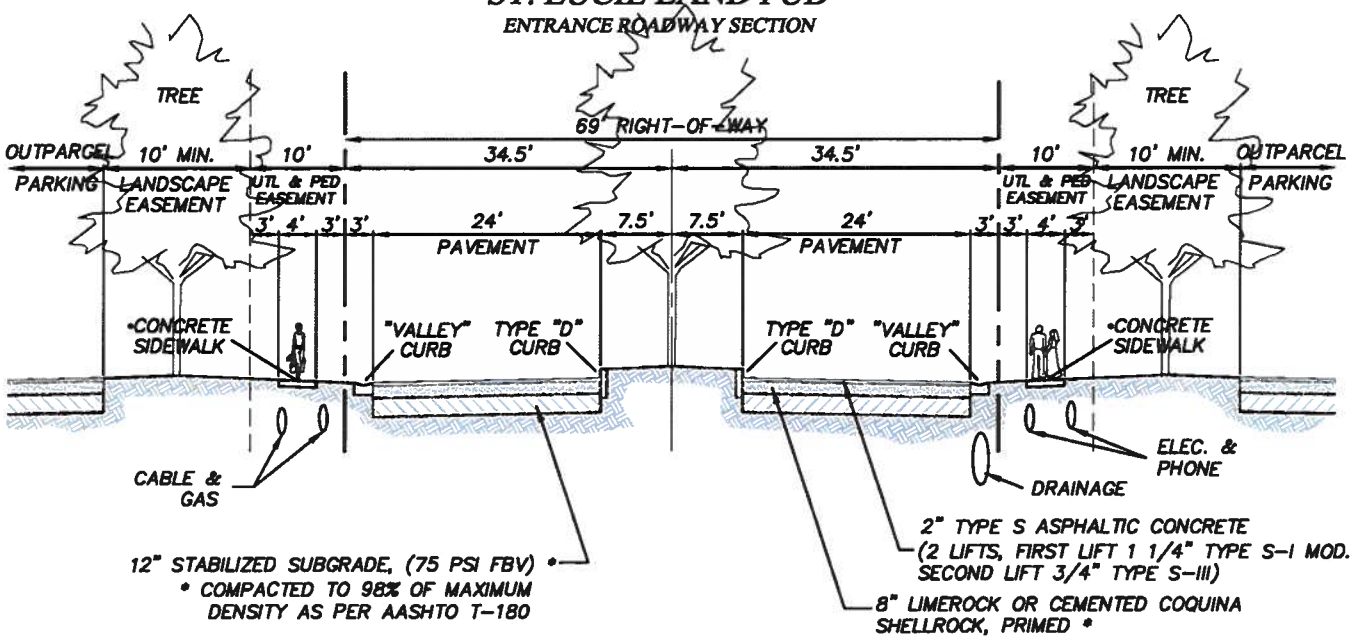


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STATE OF FLORIDA CERTIFICATION No. LB 4286

ST LUCIE LAND PUD	
RESIDENTIAL ROADWAY SECTION	
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT BASE	DATE: 9-11-2013

ST. LUCIE LAND PUD

ENTRANCE ROADWAY SECTION



ENTRANCE ROADWAY SECTION

69' RIGHT-OF-WAY

* ONE 8' FOOT WIDE SIDEWALK ON ONE SIDE OF THE ROAD MAY BE USED IN LIEU OF A 4 FOOT SIDEWALKS ON EACH SIDE OF THE ROAD.

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STATE OF FLORIDA CERTIFICATION No. LB 4226

ST LUCIE LAND PUD	
ENTRANCE ROADWAY SECTION	
JOB NO: 04-008.018	SCALE: N.T.S.
FILE: 04-008.018 LOT BASE	DATE: 8-11-2013

Exhibit D: Environmental Assessment

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services



ST. LUCIE LAND, LTD. PUD

ENVIRONMENTAL ASSESSMENT

PREPARED FOR:

ST. LUCIE LAND, LTD.

PREPARED BY:

EW CONSULTANTS, INC.

JULY 2013

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INTRODUCTION

This environmental assessment has been prepared in support of an application for a Planned Unit Development (PUD) by St. Lucie Land, Ltd. The St. Lucie Land, Ltd. PUD is a 1,003 +/- acre parcel in southeastern St. Lucie County, Florida. The proposed project site is located in Sections 34, 36, and 36, Township 37 South, Range 40 East. It is bounded on the north by Tesoro and Harbour Ridge, on the west by Tesoro and Florida's Turnpike, on the east by Gilson Road, and on the south by the C-23 Canal and Windstone subdivision (in Martin County). The site is primarily undeveloped with the exception of an existing shopping center as well as constructed street and drainage patterns from a previous development project. Please refer to the Appendix of this report for a Location Map (Figure 1) and an Aerial Photo Map (Figure 2) of the site.

SOILS

A Custom Soil Resource Report for the subject property is provided in the Appendix. This report, prepared by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) provides complete descriptions of all soil types within the St Lucie Land, Ltd. PUD property along with acreage summaries, soil limitation information, and recommended soil treatments for various proposed land uses.

VEGETATIVE COMMUNITIES

The following is a summary of the vegetation communities found on the proposed St. Lucie Land PUD site. Vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Extensive field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property. The vegetative community descriptions include discussions of potential wildlife habitat provided by the various resources available in those communities. Detailed observations and occurrences of wildlife are discussed in subsequent sections.

There were 13 different FLUCFCS classifications observed on the site which are described below. A land cover map of the observed community types is included as Figure 3 in the Appendix of this report. The communities observed on the property are described as follows:

241 – Tree Nursery –

There is an existing tree nursery area in the southeastern portion of the project site. This area is actively managed for production of trees, primarily oaks.

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411 - Pine Flatwoods -

This upland forest classification includes areas where the tree canopy closure of slash pine is 10% or more. The vegetative understory that occurs in these areas includes saw palmetto, wax myrtle, and gallberry. The soil is typically moderately well drained with occasional organic layers associated with the primarily sandy layers. The native areas of pine flatwoods extend throughout the subject property and comprise the largest combined native upland type on the site.

This common upland forest type provides habitat to a variety of common wildlife species that include white-tailed deer, wild turkeys, feral hogs, a variety of songbirds as well as large raptors such as hawks. Listed species with potential to occur within this habitat type include gopher tortoise and their associated commensal burrow dwellers.

413 – Sand Pine –

This upland forest classification is characterized by a tree canopy dominated by sand pine although slash pine often occur mixed into the canopy. Understory vegetation is comprised of saw palmetto, gallberry, and lyonia. Soils are typically well drained sands. This vegetation cover type occurs in a single location at the eastern end of the subject property.

This upland vegetation association provides habitat to a variety of wildlife species that include white-tailed deer, wild turkeys, and a variety of songbirds. Listed species with potential to occur within this habitat type include gopher tortoise and their associated commensal burrow dwellers.

421 – Xeric Oak –

This upland forest classification has a mixed canopy of xeric oak species including live oak and scrub oak species. The understory is often sparse or absent, or comprised of immature species of the canopy composition. Where present, the understory includes saw palmetto, lyonia, and gallberry. Soils are typically well drained sands. This vegetation association occurs in small isolated patches in several locations throughout the property.

422 – Brazilian Pepper –

This land cover type comprises areas dominated by the invasive exotic species Brazilian pepper. These areas occur on locations that were previously cleared or disturbed and re-grow in Brazilian pepper. This cover type occurs in perimeter areas of the property, primarily along the C-23 Canal. These areas have little or no habitat value.

510 – Ditches –

These are man-made water conveyance features constructed as part of the previous development activities on the subject property.

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524 – Lakes Less than 10 Acres –

These are man-made excavations constructed for stormwater treatment and/or water storage within the property. They occur in association with the tree nursery in the southeast portion of the property.

611 – Bay Swamps –

This wetland community type is characterized by a forested canopy of red bay, loblolly bay, and maple with an understory that includes sawgrass, giant leather fern, and other wetland species. There is one bay swamp area that occurs in the eastern limits of the subject property.

625 – Hydric Pine Flatwoods –

This wetland community type is similar to the upland pine flatwoods forest except that due to topographic positioning, it experiences short term flooding and/or saturated soil condition resulting in a wetland ground cover community type with a sparse canopy of slash pine. Wetland ground cover includes rhynchospora, wetland grasses, and transitional species such as broom sedge and amphicarpum. The hydric pine flatwoods on the site occur in the southwestern portion of the property.

641 – Freshwater Marsh –

The freshwater marsh wetland community is typically the deeper hydrologic regime of depressional wetlands that occur on the site. These areas are inundated for 300 to 365 days per year and are dominated by wetland grasses and sedges including saw grass, bulrush, spikerush and other species tolerant of near constant inundation. These areas provide feeding and forage habitat for a wide variety of wading bird species as well as fish and amphibians. The primary occurrence of freshwater marsh on the property is the north-south oriented slough system through the central portion of the site.

643 – Wet Prairies –

The wet prairie community type is generally comprised of shorter hydroperiod wetlands that are inundated during the wet season and dry down as rainfall frequency and duration decreases with seasonal changes. Inundation is typically from 180 to 200 days per year. Typical vegetation includes St. Johns wort, corkwood, rhynchospora, hat pins, and other wetland species with a wide range of tolerance for inundation and dry down. These wetland areas provide feeding and forage for wading bird species as well as small mammals such as raccoons. Wet prairie areas are scattered throughout the subject property in small patches and isolated depressional areas.

740 - Disturbed Land -

This land cover classification describes areas that have been changed due primarily to human activities. On the subject property the disturbance was due to previous land clearing and off-road vehicle activity. Secondary growth has occurred within some of the disturbed areas and this re-vegetation consists of ruderal woody and herbaceous species. This category also includes roadways and off-road vehicle trail damage within the subject property. The secondary growth canopy species include slash pine and melaleuca. The sub-canopy vegetation includes Brazilian pepper, saw palmetto, wax myrtle, willow, earleaf acacia, goldenrod, dog fennel, wedelia, old world climbing fern, and chalky blue stem. This category includes the old right of way of Becker Road, numerous previously constructed subdivision rights of way, and the southern portion of the parcel along the C-23 canal. It is the result of land clearing and development preparation activities undertaken by previous owners of the property.

The disturbed nature of these areas reduces their potential as wildlife habitat.

WILDLIFE

Wildlife survey activity on the St. Lucie Land, Ltd. PUD property has been ongoing at varying levels of intensity for more than 10 years ranging from occasional site visits to intensive daily survey activities and species specific data collection. The seasonal coverage over this period has included the migratory and nesting periods for numerous avian species. It has also included sufficiently warm weather for observing reptile and amphibian species. The mammals encountered are active throughout the year. There was also an opportunity to encounter wetlands progressing through dry down, which facilitated sampling for representative fish species. There were no unexpected species encountered during the surveys, and the predictable suite of resident, seasonal and migratory wildlife appears to utilize the site. A tabular summary of observed species as well as expected species that were not observed during field survey is provided in the Appendix.

A variety of common avian were observed within the property and several others have been included in the table because they are likely to occur on a resident, seasonal or migratory basis. Although not a complete list of all possible species for the site, these birds can be considered typical and representative. The following species are those most commonly observed throughout the property and seen on most or all site visits: black vulture, boat-tailed grackle, eastern meadowlark, mourning dove, northern bobwhite, red-winged blackbird, and northern mockingbird. Wading birds that were also commonly observed included great blue heron, little blue heron, white ibis, tri-colored heron, glossy ibis and wood stork.

Other birds typically associated with wetland and aquatic habitats included American coot, anhinga, belted kingfisher, blue-winged teal, common moorhen, and common snipe. Florida sandhill cranes are also dependent on wetlands for nesting and foraging opportunities, and this species has been observed regularly during field reconnaissance.

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Raptors were not observed as frequently as anticipated, but a number of species were represented. Occasional northern harriers were observed hunting over the site. Bald eagles are known to nest on several adjacent properties (Harbour Ridge and Tesoro) and both adults and immature individuals have been observed on several occasions. Red-shouldered and red-tailed hawks were also commonly observed birds of prey.

Songbirds included the northern mockingbird, red-winged blackbird and eastern meadowlark, the northern cardinal, Carolina wren and white-eyed vireo were observed or heard regularly. Woodpeckers were observed on a variety of occasions, typically including the red-bellied woodpecker, pileated woodpecker and northern flicker. Birds observed during migration included the American robin, blue-gray gnateatcher, common snipe, white-throated sparrow and tree swallow. Wild turkeys were observed on several occasions, and ospreys were observed soaring over the site.

A variety of mammal species were observed or otherwise confirmed as occurring on-site. All of the observed species were expected, as are others, particularly rodents. Extensive pedestrian and vehicular surveys throughout the site resulted in observations of river otter during pedestrian crepuscular survey activity and numerous live sightings and observed "rooting" by feral hogs. Both eastern cottontail and marsh rabbits were occasionally flushed during pedestrian and vehicular surveys. White-tailed deer were observed on several occasions and recorded on the basis of field indicators such as tracks and scat.

The amphibian species confirmed on site included Florida cricket frogs, little grass frogs, southern leopard frogs and pig frogs which were seen or heard calling with regularity. Green tree frogs, pinewoods tree frogs and squirrel tree frogs were occasionally heard calling.

By far the most commonly observed reptile species was the American alligator, which was which was observed in several water bodies. Individuals were encountered ranging in size from less than one foot to approximately eight feet in length. The only snake species seen with regularity was the southern black racer and several peninsular ribbon snakes, rough green snakes and an eastern garter snake were also observed. A Florida water snake and brown water snake were the only other snake species observed. The Florida soft shell turtle was observed on several occasions. Florida box turtles are known to occur, and green anoles were observed along with Cuban brown anoles.

Fish species on site were identified on the basis of dip net sampling and direct observation. Florida gar, largemouth bass and warmouth can be readily observed in the permanent water bodies. The mosquito fish, least killifish and flag fish are by far the most common species in both wetland and aquatic systems.

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Listed Species Inventory and Evaluation –

The survey methodologies used for determining the status of state and/or federally listed wildlife and plant species occurrence on the site followed generally accepted protocols as specified in state and Federal guidance documents. The geographic range of the property and its associated habitats, vegetative cover types, and natural or disturbed status were the primary considerations in assessing potential occurrence of listed species.

Pedestrian and vehicular surveys were employed to visit wetlands to assess their relative quality, jurisdictional status, seasonal high water and normal pool elevations, and wildlife utilization. The site investigations have been conducted any time between before first light to after last light, under sunny, partly cloudy and rainy conditions, before and after the passage of cold fronts, and during temperatures ranging from the low 50s to the low 90s Fahrenheit.

In addition, the protected species evaluations and survey methodologies have been, and will continue to be, addressed on a species-specific basis in accordance with FFWCC and USFWS requirements and techniques relative to the species under consideration. State and federal guidelines for the field investigations for listed species, such as species-specific protocol and a minimum area of suitable habitat survey coverage, will be met where applicable and practical. As the project proceeds toward Environmental Resource Permit (ERP) application, additional field investigation is anticipated and thus the listed species evaluations and findings will continue to be updated beyond this submittal in order to take into account additional seasonal surveys and other permitting requirements.

The state and/or federally listed wildlife species known or expected to occur on the subject site are summarized in the following table. Likelihood of occurrence has been indicated based on species-specific evaluations and best professional judgment and noted as either observed during site review or likelihood of occurrence as high, medium or low.

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Table 1 Known and Potentially Occurring Listed Faunal Species

Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status** *State/Federal*
American alligator	*Alligator mississippiensis*	Wetland and aquatic habitat	Pedestrian and vehicular transects	O[2]	SSC/T/SA
Bald Eagle	*Haliaeetus leucocephalus*	Nest in tall trees (usually pine) near coasts, rivers, lakes and wetlands	Pedestrian and vehicular transects	O[1]	T/T
Burrowing Owl	*Athene cunicularia*	Sandhills, ruderal communities, dry prairies	Pedestrian and vehicular transects	L	SSC/-
Eastern indigo snake	*Drymarchon corais couperi*	A diversity of upland/low land habitat	Pedestrian and vehicular transects	M	T/T
Florida Sandhill Crane	*Grus canadensis pratensis*	Breed in emergent palustrine wetlands; forage in pastures/prairies	Pedestrian and vehicular transects; aerial nest survey	O	T/-
Gopher frog	*Rana capita*	Xeric oak scrub, sand pine scrub, pine scrub, breed in shallow grassy ponds or ditches, use tortoise burrows	Pedestrian transects; transects; inspection of burrow entrances	L	SSC/-
Gopher tortoise	*Gopherus polyphemus*	Sandhills, xeric oak scrub, sand pine scrub, scrubby flatwoods; agricultural lands	Burrow survey ≥ 15% of suitable habitat	O	T/-
Limpkin	*Aramus guarauna*	Nest in a variety of ground and tree locations, uses streams, swamps, and marshes with apple snails	Pedestrian and vehicular transects	M	SSC/-
Little Blue Heron	*Egretta caerulea*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O[1]	SSC/-
Red-cockaded Woodpecker	*Picoides borealis*	Mature pine woodlands	Pedestrian and vehicular transects	L	T/T

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Common Name	Scientific Name	Preferred Habitat	Sampling Method	Occurrence*	Listed Status**
Roseate Spoonbill	*Ajaia ajaja*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O[1]	SSC/-
Snowy egret	*Egretta thula*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O[1]	SSC/-
Southeast American Kestrel	*Falco sparverius paulus*	Sandhill and open rangeland nest in cavities of dead trees and abandoned woodpecker nests	Pedestrian and vehicular transects	L	T/-
Tricolored Heron	*Egretta tricolor*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O[1]	SSC/-
White Ibis	*Eduocimus albus*	Breeding: marshes, swamps, ponds, estuaries, rivers; nest in shrubs and small trees	Pedestrian and vehicular transects	O[1]	SSC/-
Wood Stork	*Mycteria americana*	Estuarine or freshwater wetlands; nest in tops of trees in cypress or mangrove swamps	Pedestrian and vehicular transects	O[1]	E/E

[1] Observed transient

[2] Observed nesting and/or resident

*O= Observed; H= High probability; M= Medium; L= Low; **USFWS; 50 CFR 17.11-12; FFWCC: Chapter 68A-27.002-004 F.A.C.; E = Endangered; T = Threatened; T/SA = Threatened due to similarity of appearance; SSC = Species of Special Concern

Florida sandhill cranes were regularly observed on the site, usually in pairs occasionally with young. This species is relatively common within the region and is confirmed to nest in the surrounding vicinity. On several occasions adult pairs were observed foraging without young, indicating likelihood of predation or other mortality of the fledglings. Although some marshes are naturally better suited than others for crane nesting due to vegetative and hydrologic conditions, nesting sites typically vary between years. Potential sandhill crane nesting on the site would be addressed through development of a site plan that protects wetlands where nesting has been observed. In addition, sandhill crane nesting surveys will be conducted during future nesting seasons and during construction phases to determine the breeding sites in use at that time and take proper precautions for protection of the nesting habitat.

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Bald eagles have been observed on several occasions and there are documented bald eagle nests within one mile of the site on adjacent properties. The bald eagle nesting season typically occurs between October and May, and ongoing observations will be conducted regarding activity of this species on and adjacent to the property.

The wood stork is an endangered species that was occasionally observed foraging on site but not observed or known to be nesting on the site. The site is, however, within the 18.6-mile core forage area of wood stork rookeries as per USFWS. Wood storks were observed on several occasions foraging in several marshes and canals during wetland dry down and low water conditions. The occurrence of wood storks especially as "contact feeders", as well as other wading birds, was tied to particular water levels that concentrate aquatic prey.

Several species of wading birds considered to be "species of special concern" by the FFWCC were observed on site under similar circumstances to wood storks, but considerably more often than wood storks. The species were the little blue heron, snowy egret, tri-colored heron and glossy and white ibis.

Several other potentially occurring listed avian species were not observed during the recent field studies. Red-cockaded woodpeckers previously occurred on the property, however, this species has not been observed on the property in over 15 years, and in 2003 the U.S. Fish and Wildlife Service concurred with a determination that this species was no longer present on the site. The southeastern American kestrel prefers open prairie and grasslands, but this state-threatened falcon subspecies was not observed during the studies. Upon initial observation, open grassy habitat areas seem potentially suited to the occurrence of burrowing owls, however, there were no observations or evidence of this species during surveys in potential habitat.

The pine flatwoods and some disturbed areas that occur on the site provide habitat for gopher tortoises and associated commensal species. The disturbed upland cover type can also provide habitat for the gopher tortoise and associated commensal species in and around man made berms. Active and inactive burrows were observed on the property. The gopher tortoise is listed as a threatened species by the Florida Fish and Wildlife Conservation Commission (FFWCC). Any gopher tortoises that may occur on the site in proposed development areas will be relocated to avoid impacts from development activity.

A listed reptile species that was not observed but has potential to occur on the site is the threatened eastern indigo snake. The eastern indigo snake ranges widely over a diversity of upland and wetland habitats and is known to occur in the region. The extent and quality of natural habitats is such that indigo snakes are likely to occur on the site and include the subject property in their overall home range. Because the eastern indigo snake may occur on the site, standardized and specific construction awareness and notification procedures will be implemented for the protection of this species during site development.

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WETLANDS

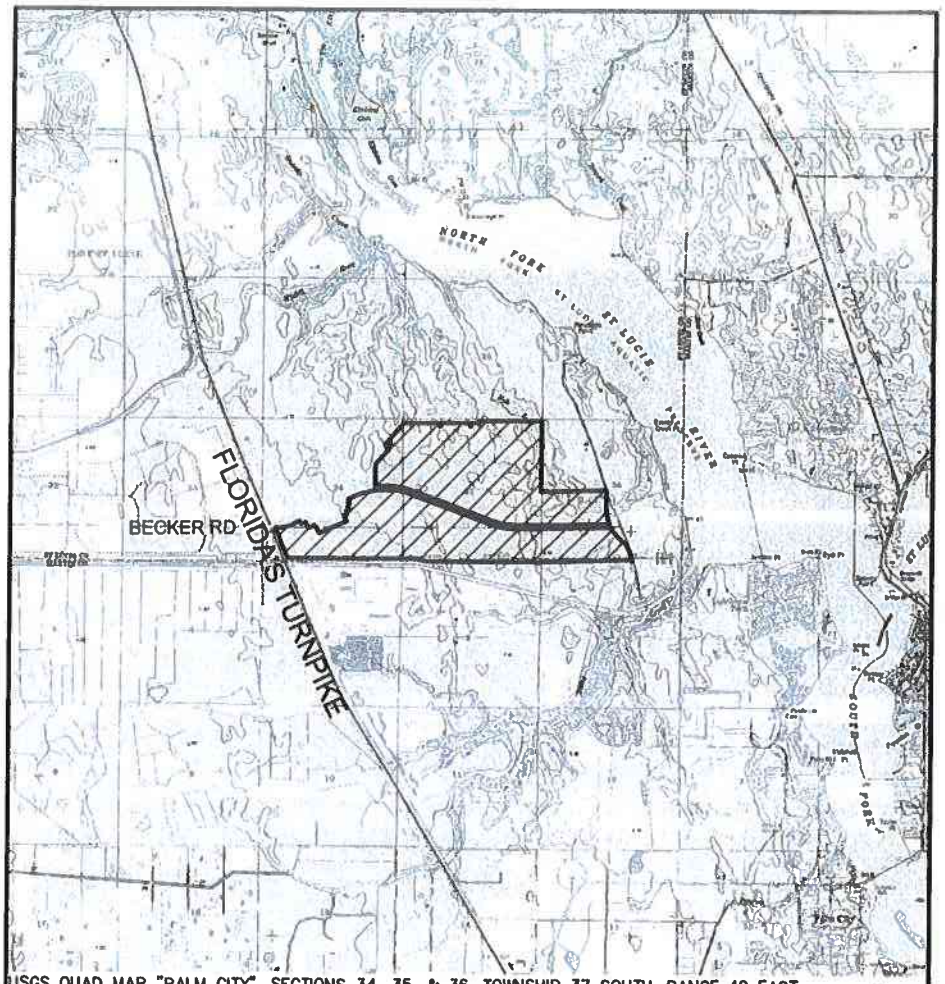
The wetlands on the subject property have been addressed though a long term in-place permit that was issued for this area of Port St. Lucie. In accordance with the requirements of this permit, issued through South Florida Water Management District and Florida Department of Environmental Protection (FDEP), all necessary mitigation for wetland impacts has been completed and accepted for these agencies. Under this permit, the majority of the subject property has been grandfathered from further wetland permitting review. In areas where the wetland are to be preserved they are currently protected by an existing conservation easement in favor of FDEP. In the eastern portion of the project site, there are several existing wetland areas that are not currently protected by conservation easement, however, these wetlands will be preserved in their entirety, thus no impacts to State jurisdictional wetlands are proposed. A separate permitting effort is under way with the U.S. Army Corps of Engineers under the permit they issued for this property in 1989.

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APPENDIX

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USGS QUAD MAP "PALM CITY", SECTIONS 34, 35, & 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, LATITUDE 27°12'42" LONGITUDE -80°18'40"

LEGEND

▨ - SITE (1,003±AC)

0 5000

SCALE IN FEET

ST LUCIE LAND, LTD. PUD

LOCATION MAP

ST LUCIE LAND LTD PUD PSL.dwg LOCATION

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STUART, FL 34996
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JUL 2013

FIGURE 1

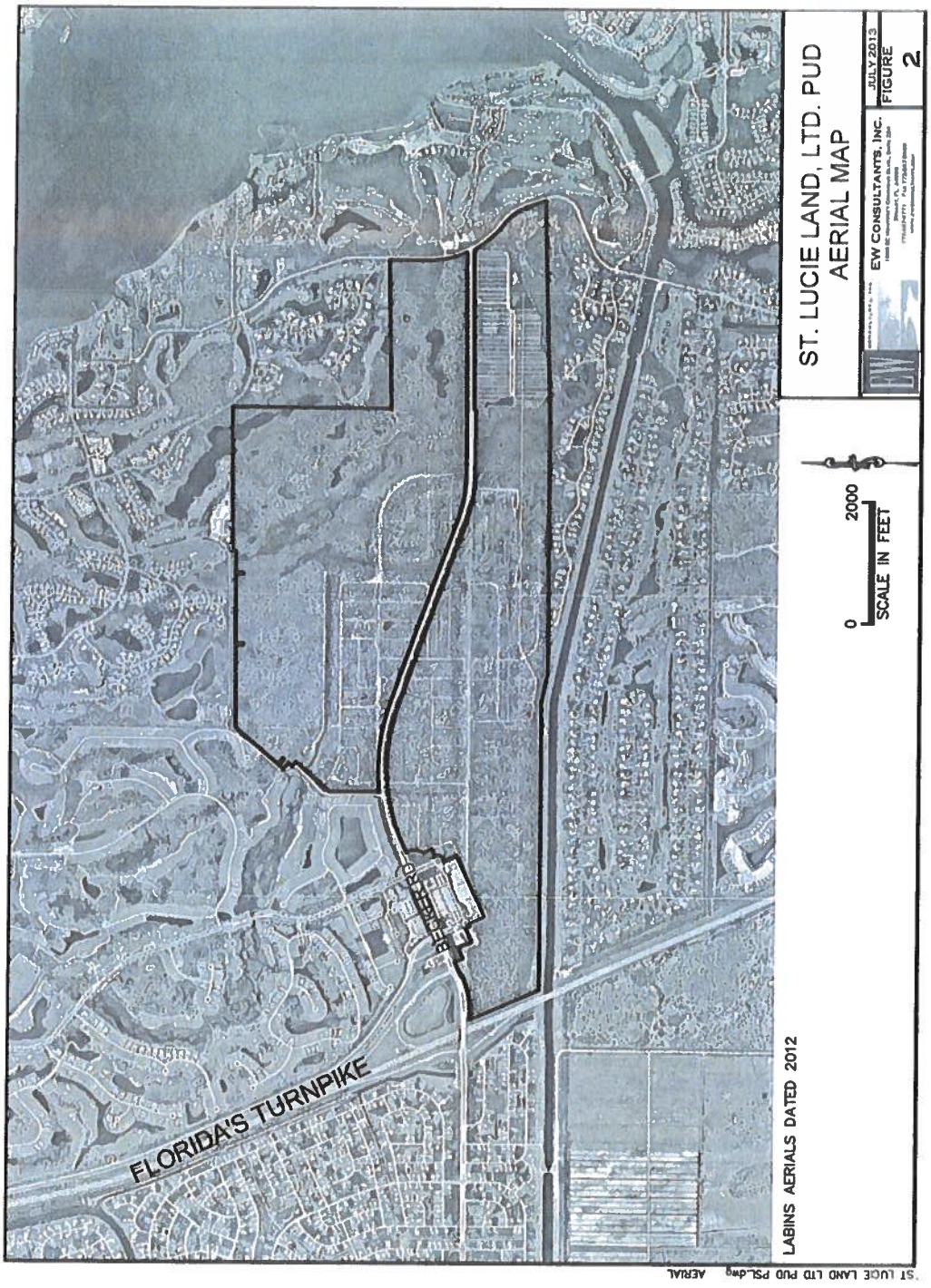

ST. LUCIE LAND, LTD. PUD
AERIAL MAP
EW CONSULTANTS, INC.
JULY 2013
FIGURE 2
0
2000
SCALE IN FEET
FLORIDA'S TURNPIKE
LABINS AERIALS DATED 2012
ST LUCIE LAND LTD PUD PSL.dwg AERIAL

Exhibit E: St. Lucie Land PUD – FLUCCS MAP

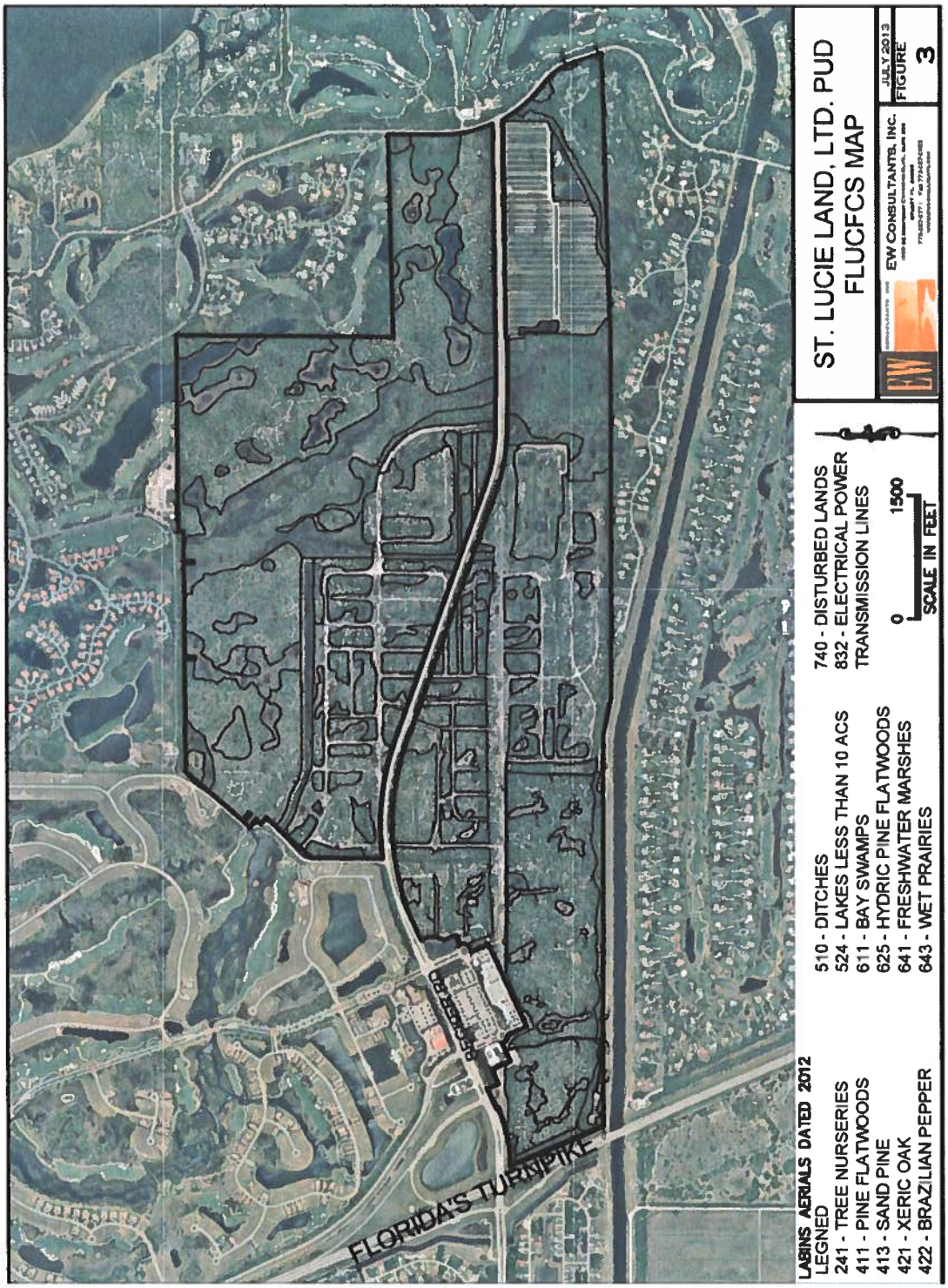


Exhibit F: St. Lucie Land PUD - Soils Resource Report

USDA United States Department of Agriculture

NRCS Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Martin County, Florida, and St. Lucie County, Florida

St Lucie Land PUD



July 9, 2013

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://soils.usda.gov/sqi/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

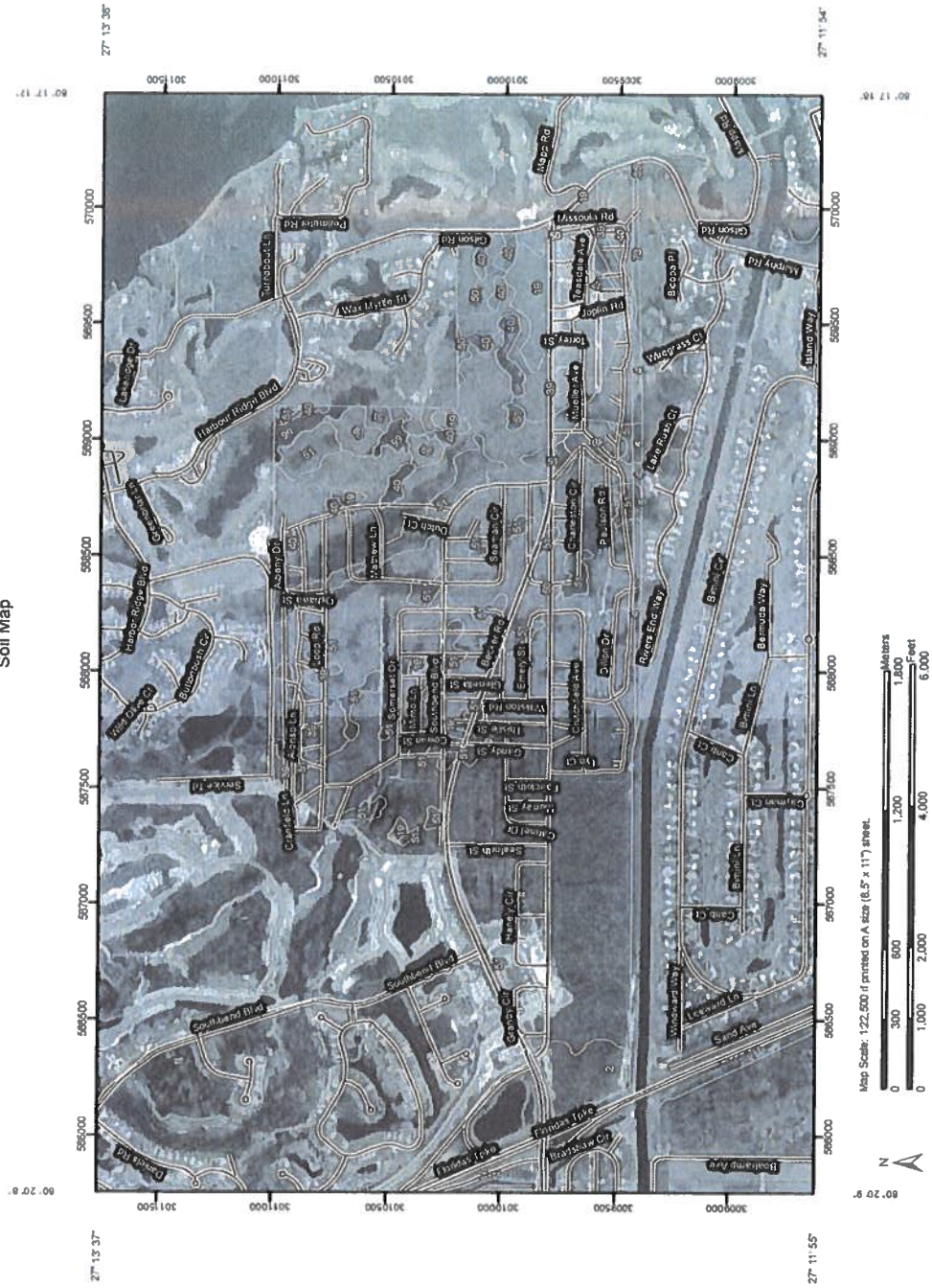
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features
- Cities

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:22,500 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 17N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 10, Jul 3, 2012

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 4, Jul 3, 2012

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Date(s) aerial images were photographed: 8/4/2007

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Martin County, Florida (FL085)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Waveland and Immokalee fine sands	11.6	1.1%
5	Waveland and Lawnwood fine sands, depressional	3.1	0.3%
35	Salerno sand	0.2	0.0%
73	Samsula muck	4.1	0.4%
Subtotals for Soil Survey Area		19.0	1.8%
Totals for Area of Interest		1,083.1	100.0%

St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	24.6	2.3%
6	Arents, 45 to 65 percent slopes	2.2	0.2%
17	Hobe sand, 0 to 5 percent slopes	7.3	0.7%
19	Jonathan sand, 0 to 5 percent slopes	50.2	4.7%
39	Salerno and Punta sands	74.5	7.0%
40	Samsula muck, depressional	48.5	4.6%
50	Waveland and Immokalee fine sands	726.5	68.3%
51	Waveland-Lawnwood complex, depressional	100.7	9.5%
99	Water	9.6	0.9%
Subtotals for Soil Survey Area		1,044.2	98.2%
Totals for Area of Interest		1,063.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be

made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Martin County, Florida

4—Waveland and Immokalee fine sands

Map Unit Setting
Landscape: Coastal plains
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition
Immokalee and similar soils: 40 percent
Waveland and similar soils: 40 percent
Minor components: 20 percent

Description of Waveland

Setting
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.0 inches)

Interpretive groups
Farmland classification: Farmland of unique importance
Land capability (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile
0 to 4 inches: Fine sand
4 to 43 inches: Fine sand
43 to 47 inches: Fine sand
47 to 77 inches: Loamy fine sand
77 to 91 inches: Fine sand
91 to 99 inches: Fine sand

Description of Immokalee

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.3 inches)

Interpretive groups

Farmland classification: Farmland of unique importance
Land capability (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 6 inches: Fine sand
6 to 35 inches: Fine sand
35 to 54 inches: Fine sand
54 to 80 inches: Fine sand

Minor Components

Lawnwood

Percent of map unit: 4 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Basinger

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: Slough (R156BY011FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Placid

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Jonathan

Percent of map unit: 3 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Nettles

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Salerno

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

5—Waveland and Lawnwood fine sands, depressional

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition
Lewnwood end similer soils: 40 percent
Waveland end similar soils: 40 percent
Minor components: 20 percent

Description of Wavelend

Setting
Lendform: Depressions on marine terraces
Lendform position (three-dimansional): Dip
Down-slope shepe: Concave
Across-slope shape: Concave
Parent materiel: Sandy marine deposits

Properties end quelities
Slope: 0 to 2 percent
Depth to restrictive feeture: 30 to 50 inches to ortstein
Drainege class: Very poorly drained
Cepecity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water teble: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Mexlmum selinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium edsorption ratio, maximum: 4.0
Available water capacity: Very low (about 0.9 inches)

Interpretive groups
Farmlend classificetion: Not prime farmland
Land capability (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecologicel site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetetive clessificetion: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Typical profile
0 to 2 inches: Fine sand
2 to 43 inches: Fine sand
43 to 77 inches: Fine sand
77 to 91 inches: Loamy fine sand
91 to 99 inches: Fine sand

Description of Lawnwood

Setting
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shepe: Concave
Perent meteriel: Sandy marine deposits

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feeture: 20 to 30 inches to ortstein
Dreinege class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water teble: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium edsorption retio, meximum: 4.0
Aveilabla water capacity: Very low (about 1.0 inches)

Interpretive groups

Farmland clessification: Not prime farmland
Lend cepebility (nonirrigeted): 7w
Hydrologic Soil Group: B/D
Ecologicel site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative clessificetion: Sendy soils on streem terraces, flood plains, or in depressions (G156BC145FL)

Typical profile

0 to 3 inches: Fine sand
3 to 22 inchas: Fine sand
22 to 29 inches: Fine sand
29 to 80 inches: Loamy fine sand

Minor Components

Basinger

Percent of map unit: 7 percent
Landform: Drainageways on marina terraces
Landform position (three-dimensionel): Dip
Down-slope shepe: Linear
Across-slope shape: Concave
Ecologicel site: Slough (R156BY011FL)
Other vegetative clessificetion: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Oldsmar

Percent of map unit: 7 percent
Lendform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shepe: Linear
Across-slope shepe: Linear
Ecologicel site: South Florida Flatwoods (R156BY003FL)
Other vegetative classificetion: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Placid

Percent of map unit: 6 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shepe: Concave
Across-slope shepe: Concave
Ecologicel site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

35—Salerno sand

Map Unit Setting
Lendscape: Coastal plains
Mean annual precipitetion: 56 to 64 inches
Meen annual air tempereture: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition
Selerno end similar soils: 80 percent
Minor components: 20 percent

Description of Salerno

Setting
Lendform: Flatwoods on marine terraces
Lendform position (three-dimensional): Talf
Down-slope shepe: Linear
Across-slope shepe: Linear
Perent meteriel: Sandy marine deposits

Properties and quelities
Slope: 0 to 2 percent
Depth to restrictive feature: 50 to 72 inches to cemented horizon
Dreinege cless: Poorly drained
Cepacity of the most limiting leyer to trensmit water (Kset): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to weter teble: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Meximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium edsorption ratio, meximum: 4.0
Available water cepecity: Very low (about 2.8 inches)

Interpretive groups
Farmland clessificetion: Not prime farmland
Lend cepebility (nonirrigeted): 4w
Hydrologic Soil Group: A/D
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile
0 to 9 inches: Sand
9 to 61 inches: Sand
61 to 76 inches: Fine sand
76 to 99 inches: Fine sand

Minor Components

Basinger
Percent of map unit: 4 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: Slough (R156BY011FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Waveland
Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Jonathan
Percent of map unit: 4 percent
Landform: Rises on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Oldsmar
Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R156BY003FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Hobe
Percent of map unit: 4 percent
Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: Sand Pine Scrub (R156BY001FL)
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

73—Samsula muck

Map Unit Setting
Landscape: Coastal plains
Mean annual precipitation: 56 to 64 inches
Mean annual air temperature: 72 to 79 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition
Samsula and similar soils: 85 percent
Minor components: 15 percent

Description of Samsula

Setting
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over sandy marine deposits

Properties and qualities
Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Moderate (about 8.8 inches)

Interpretive groups
Farmland classification: Not prime farmland
Land capability (nonirrigated): 7w
Hydrologic Soil Group: A/D
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)

Typical profile
0 to 34 inches: Muck
34 to 80 inches: Sand

Minor Components

Basinger
Percent of map unit: 4 percent

Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: Slough (R156BY011FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Placid

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Okeelanta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)

Sanibel

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: Freshwater Marshes and Ponds (R156BY010FL)
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)

St. Lucie County, Florida

2—Ankona and Farmton sands

Map Unit Setting
Landscape: Coastal plains
Elevation: 20 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition
Ankona and similar soils: 50 percent
Farmton and similar soils: 40 percent
Minor components: 10 percent

Description of Ankona

Setting
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.8 inches)

Interpretive groups
Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: C/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile
0 to 11 inches: Sand
11 to 38 inches: Sand
38 to 48 inches: Loamy sand
48 to 57 inches: Sandy loam
57 to 80 inches: Loamy fine sand

Description of Farmton

Setting
Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Interfluve, tall
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Moderate (about 6.9 inches)

Interpretive groups
Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: B/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile
0 to 7 inches: Sand
7 to 34 inches: Sand
34 to 50 inches: Sand
50 to 80 inches: Sandy loam

Minor Components

Electra
Percent of map unit: 4 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

Lewnwood
Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Tall
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Waveland
Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tall
Down-slope shape: Convex
Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

5—Arents, 45 to 65 percent slopes

Map Unit Setting

Landscape: Coastal plains
Maan annual precipitation: 49 to 58 inches
Maan annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Arents and similar soils: 100 percent

Description of Arants

Setting

Landform: Ridges on marina terraces
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Altered marine deposits

Properties and qualities

Slope: 45 to 65 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 3.6 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 7e
Hydrologic Soil Group: A
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)

Typical profile

0 to 80 inches: Variable

17—Hobe sand, 0 to 5 percent slopes

Map Unit Setting

Landscape: Coastal plains
Elevation: 20 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Hobe and similar soils: 85 percent
Minor components: 15 percent

Description of Hobe

Setting

Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 60 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 2.5 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 6s
Hydrologic Soil Group: A
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Typical profile

0 to 5 inches: Sand
5 to 55 inches: Sand
55 to 65 inches: Sand
65 to 80 inches: Sandy loam

Minor Components

Electra

Percent of map unit: 5 percent

Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

Pendarvis

Percent of map unit: 5 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

Jonathan

Percent of map unit: 5 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

19—Jonathan sand, 0 to 5 percent slopes

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Jonathan and similar soils: 90 percent
Minor components: 10 percent

Description of Jonathan

Setting

Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: 50 to 72 inches to ortstein
Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 36 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.9 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 6s
Hydrologic Soil Group: A
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Typical profile

0 to 3 inches: Sand
3 to 68 inches: Sand
68 to 80 inches: Sand

Minor Components

Pendarvis

Percent of map unit: 3 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

Hobe

Percent of map unit: 3 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Waveland

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Salerno

Percent of map unit: 2 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

39—Salerno and Punta sands

Map Unit Setting

Landscape: Coastal plains
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition

Punta and similar soils: 45 percent
Salerno and similar soils: 45 percent
Minor components: 10 percent

Description of Salerno

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 50 to 72 inches to ortstein
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 2.8 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: A/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 5 inches: Sand
5 to 55 inches: Sand
55 to 68 inches: Sand
68 to 80 inches: Sand

Description of Punta

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 2.7 inches)

Interpretive groups

Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: A/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile

0 to 4 inches: Sand
4 to 57 inches: Sand
57 to 80 inches: Sand

Minor Components

Wavland

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Pendarvis

Percent of map unit: 5 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

40—Samsula muck, depressional

Map Unit Setting
Landscape: Coastal plains
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition
Samsula and similar soils: 90 percent
Minor components: 10 percent

Description of Samsula

Setting
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Herbaceous organic material over sandy marine deposits

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: High (about 9.3 inches)

Interpretive groups
Farmland classification: Not prime farmland
Land capability (nonirrigated): 7w
Hydrologic Soil Group: A/D
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)

Typical profile
0 to 25 inches: Muck
25 to 36 inches: Mucky sand
36 to 53 inches: Sand

Minor Components

Hontoon
Percent of map unit: 10 percent

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Organic soils in depressions and on flood plains (G156BC645FL)

50—Waveland and Immokalee fine sands

Map Unit Setting
Landscape: Coastal plains
Elevation: 20 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition
Immokalee and similar soils: 44 percent
Waveland and similar soils: 44 percent
Minor components: 12 percent

Description of Waveland

Setting
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.9 inches)

Interpretive groups
Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: C/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile
0 to 4 inches: Fine sand
4 to 32 inches: Sand
32 to 40 inches: Loamy sand
40 to 53 inches: Sand
53 to 66 inches: Sand
66 to 80 inches: Sand

Description of Immokalee

Setting
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy marine deposits

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.3 inches)

Interpretive groups
Farmland classification: Not prime farmland
Land capability (nonirrigated): 4w
Hydrologic Soil Group: B/D
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Typical profile
0 to 6 inches: Fine sand
6 to 35 inches: Fine sand
35 to 54 inches: Fine sand
54 to 72 inches: Fine sand

Minor Components

Electra
Percent of map unit: 3 percent
Landform: Rises on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)

Lawnwood
Percent of map unit: 3 percent
Landform: Marine terraces on flatwoods

Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

Jonathan
Percent of map unit: 3 percent
Landform: Ridges on marine terraces, knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on rises, knolls, and ridges of mesic uplands (G156BC121FL)

Salerno
Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

51—Waveland-Lawnwood complex, depressional

Map Unit Setting
Landscape: Coastal plains
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days

Map Unit Composition
Waveland and similar soils: 55 percent
Lawnwood and similar soils: 40 percent
Minor components: 5 percent

Description of Waveland

Setting
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy marine deposits

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: 30 to 50 inches to ortstein
Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Kset): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.9 inches)

Interpretive groups
Farmland classification: Not prime farmland
Land capability (nonirrigated): 7w
Hydrologic Soil Group: C/D
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Typical profile
0 to 4 inches: Fine sand
4 to 32 inches: Sand
32 to 40 inches: Loamy sand
40 to 53 inches: Sand
53 to 66 inches: Sand
66 to 80 inches: Sand

Description of Lawnwood

Setting
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy marine deposits

Properties and qualities
Slope: 0 to 2 percent
Depth to restrictive feature: 20 to 30 inches to ortstein
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Kset): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 0.6 inches)

Interpretive groups
Farmland classification: Not prime farmland
Land capability (nonirrigated): 7w
Hydrologic Soil Group: A/D
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G156BC145FL)

Typical profile
0 to 3 inches: Sand
3 to 28 inches: Sand
28 to 52 inches: Sand

52 to 58 inches: Sand
58 to 80 inches: Sand

Minor Components

Wabasso
Percent of map unit: 5 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)

99—Water

Map Unit Composition
Water: 100 percent

Description of Water

Interpretive groups
Other vegetative classification: Forage suitability group not assigned (G156BC999FL)

References

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Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

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United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://soils.usda.gov/

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.glti.nrcs.usda.gov/

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://soils.usda.gov/

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://soils.usda.gov/

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210.

Exhibit G: Utility Capacity Letter

CITY OF PORT ST. LUCIE
UTILITY SYSTEMS DEPARTMENT
900 SE Ogden Lane
Port St. Lucie, FL 34983
(772) 873-6400
(772) 873-6405 Fax

Jesus A. Merejo, Director

CULPEPPER & TERPENING

	RML	
	SKM	
	GLB	
	EWZ	
	DRH	
	DLP	
	PPP	
	MTO	
	RWB	
	MEB	
	CAK	
	STT	

August 28, 2003

J.P. Butch Terpening, P.E.
Culpepper & Terpening, Inc.
2980 S. 25th Street
Ft. Pierce, FL 34982

Re: Stuart Holdings

Dear Mr. Terpening:

At the present time, the City of Port St. Lucie Utility Systems Department has water and wastewater plant capacity available to serve the above referenced proposed project, and service could be made available.

However, this letter should not be construed as a commitment to provide service until approvals by all regulatory agencies have been obtained; construction plans are approved; a Service Agreement / Permit To Connect has been fully executed; and all applicable fees have been paid to the Utility.

Additionally, fire flow test were performed in this area and copies are provided for your use.

Should you require additional information about the Utility's ability to provide service to the referenced project, please feel free to contact our office by calling 873-6400.

Sincerely,

Stacy A. Fowler, P.E.
Project Engineer
WV#15174

/saf

c: Roderick J. Kennedy, P.E., Utility Engineering Manager
Donna M. Rhoden, Public Information Manager
George W. DiCarlo, Project Engineer
File # 11.706.00

RECEIVED
SEP 04 2003
BY:

Exhibit H Sketch of Description

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at a the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 85°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet, a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21°23'17"; thence northwesterly along the arc, a distance of 31.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet; thence North 24°18'18" West, a distance of 70.00 feet; thence North 85°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet; thence North 28°41'05" West, a distance of 68.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 65°41'42" West, a distance of 233.75 feet; thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 868.81 feet; thence westerly along the arc of said curve, a distance of 873.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 68.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 96.817 acres, more or less.

Sheet 1 of 2

DESCRIPTION OF ST. LUCIE LAND	File: 04-006.018 PUD EXHIBIT.dwg Date: 7-15-2013 Tech: GLM	CULPEPPER & TERPENING, INC CONSULTING ENGINEERS | LAND SURVEYORS 2980 SOUTH 25th STREET FORT PIERCE, FLORIDA 34981 PHONE 772-464-3537 FAX 772-464-9497 www.ct-eng.com STATE OF FLORIDA CERTIFICATION No. LB 4286

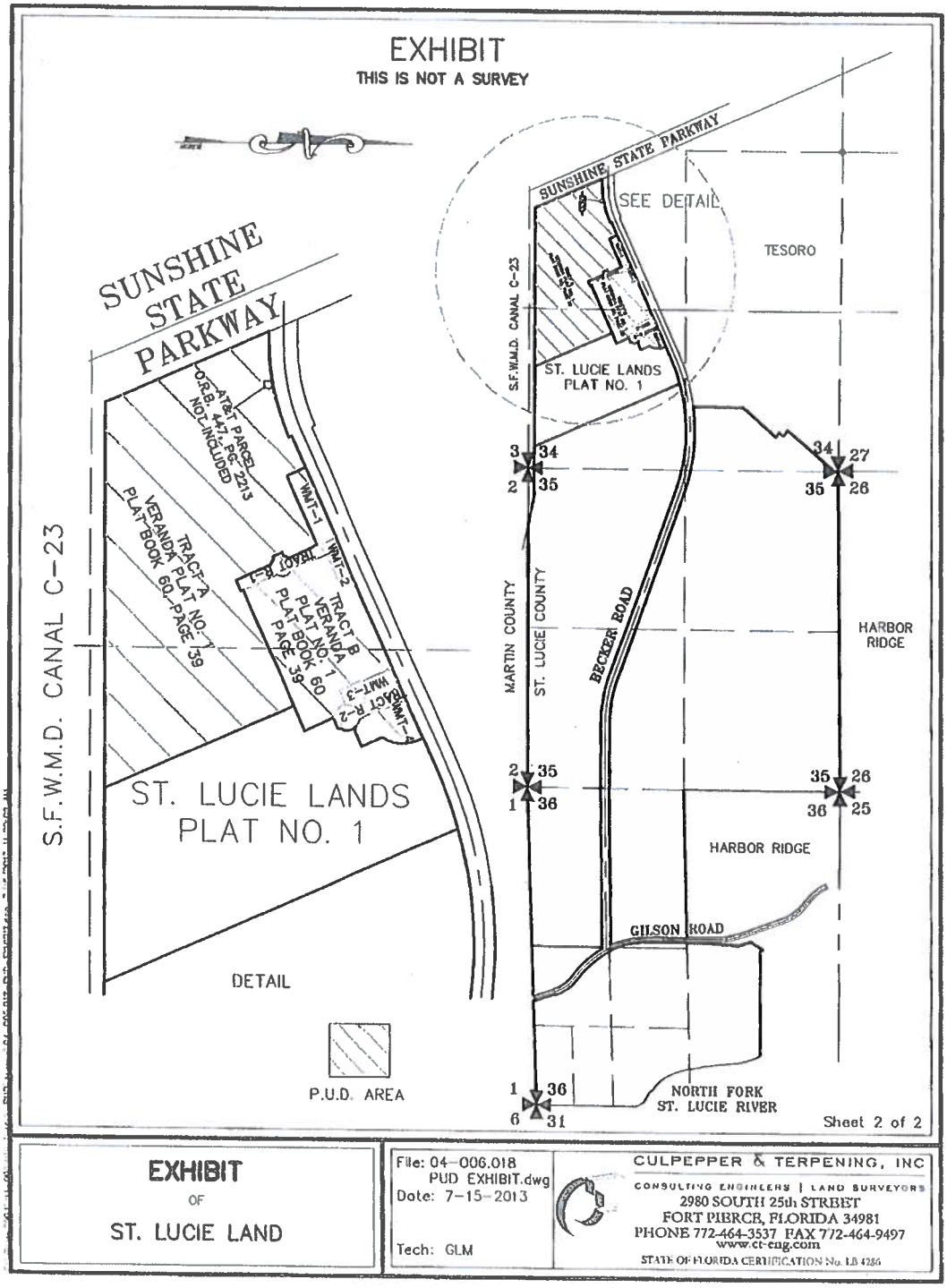
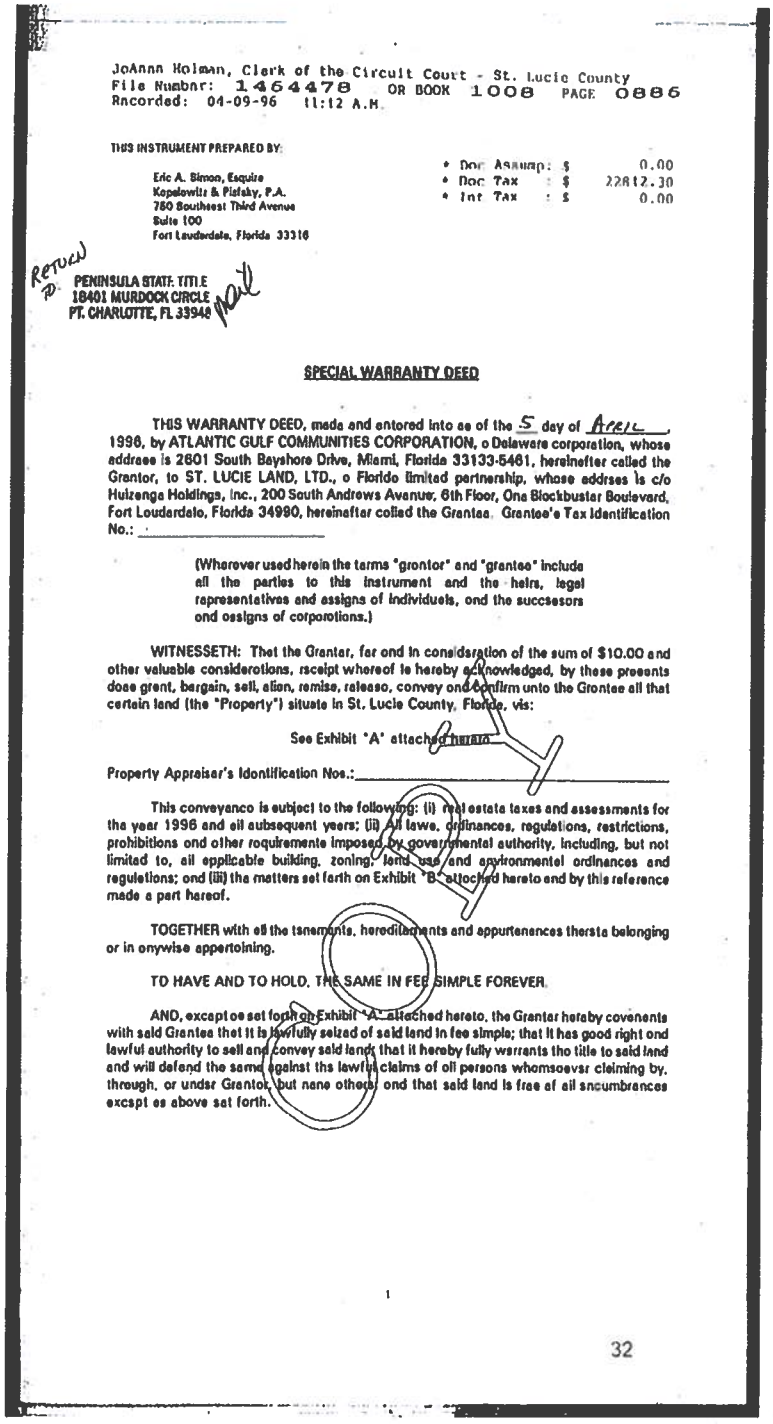

EXHIBIT
THIS IS NOT A SURVEY
SUNSHINE STATE PARKWAY
SEE DETAIL
TESORO
S.F.W.M.D. CANAL C-23
ST. LUCIE LANDS PLAT NO. 1
O.R.B. 447, PG. 2213 NOT INCLUDED
WMT-1
WMT-2
WMT-3
WMT-4
TRACT R-1
TRACT R-2
TRACT B VERANDA PLAT NO. 1 PLAT BOOK 60 PAGE 39
TRACT A VERANDA PLAT NO. 1 PLAT BOOK 60 PAGE 39
MARTIN COUNTY
ST. LUCIE COUNTY
BECKER ROAD
HARBOR RIDGE
GILSON ROAD
NORTH FORK ST. LUCIE RIVER
DETAIL
P.U.D. AREA
Sheet 2 of 2
EXHIBIT
OF
ST. LUCIE LAND
File: 04-006.018 PUD EXHIBIT.dwg
Date: 7-15-2013
Tech: GLM
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

Exhibit I: Warranty Deed



JoAnna Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1464478 OR BOOK 1008 PAGE 0886
Recorded: 04-09-96 11:12 A.M.

THIS INSTRUMENT PREPARED BY:

Eric A. Simon, Esquire
Kopelowitz & Plofsky, P.A.
750 Southeast Third Avenue
Suite 100
Fort Lauderdale, Florida 33316

* Doc Assump: $ 0.00
* Doc Tax : $ 22812.30
* Int Tax : $ 0.00

RETURN TO:
PENINSULA STATE TITLE
18401 MURDOCK CIRCLE
PT. CHARLOTTE, FL 33948

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the 5 day of APRIL, 1996, by ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation, whose address is 2601 South Bayshore Drive, Miami, Florida 33133-5461, hereinafter called the Grantor, to ST. LUCIE LAND, LTD., a Florida limited partnership, whose address is c/o Huizenga Holdings, Inc., 200 South Andrews Avenue, 6th Floor, One Blockbuster Boulevard, Fort Lauderdale, Florida 34990, hereinafter called the Grantee. Grantee's Tax Identification No.: _____

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land (the "Property") situate in St. Lucie County, Florida, viz:

See Exhibit "A" attached hereto

Property Appraiser's Identification Nos.: _____

This conveyance is subject to the following: (i) real estate taxes and assessments for the year 1996 and all subsequent years; (ii) All laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (iii) the matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE FOREVER.

AND, except as set forth on Exhibit "A" attached hereto, the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but none others; and that said land is free of all encumbrances except as above set forth.

1

32

OR BOOK 1008 PAGE 0887

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

WITNESSES:

(1) Witness Signature

Type or Print Witness Name

(2) Witness Signature

Type or Print Witness Name

ATLANTIC GULF COMMUNITIES CORPORATION, a Delaware corporation

By:

JAY C. FERTIG, Senior Vice President
2601 South Bayshore Drive
Miami, Florida 33133-5461

STATE OF FLORIDA)
) ss:
COUNTY OF DADE)

The foregoing instrument was acknowledged before this 5 day of April, 1996, by JAY C. FERTIG, Senior Vice President of Atlantic Gulf Communities Corporation, a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
State of Florida

My Commission Expires:

ERIC A. SIMON
My Commission # CC 43939
Expires: January 07, 1998
Bonded thru Notary Public Underwriters

COPY

33

OR BOOK 1008 PAGE 0888

EXHIBIT "A"

INCLUDED PROPERTY

The property described in this Exhibit "A" includes the following:

1. PARCEL 1A as described on Sheet 3 of the attached exhibit.

2. PARCEL 1B as described on Sheet 4 of the attached exhibit.

3. The "Conservation Easement Property" as described on Sheets 5-8 of the attached exhibit (labeled on the attached exhibit as Exhibit "CE").

4. Tract "F" of Port St. Lucie Section Thirty Eight, according to the Plat thereof recorded in Plat Book 15, at Page 29, of the Public Records of St. Lucie County, Florida. (Such Tract is included within this conveyance notwithstanding the fact that it is excepted from the legal description of PARCEL 1B as contained in the attached exhibit)

The property conveyed by this deed includes all road rights-of-way, drainage rights-of-way, and other dedicated rights-of-way or tracts within PARCEL 1A and PARCEL 1B, to the extent owned by Grantor, (including but not limited to any right of way for existing Becker Road as portrayed on the plat of Port St. Lucie Section Thirty Eight, recorded in Plat Book 15, at Page 29, of the Public Records of St. Lucie County, Florida, or as described in Deed Book 142, Page 513, and Deed Book 144, Page 501, of the Public Records of St. Lucie County, Florida) notwithstanding the fact that same are excepted from the legal description of PARCEL 1A and PARCEL 1B as contained in the attached exhibit, however Grantor does not warrant the title to same. Grantor hereby assigns to Grantee any reversionary or restrictive rights and any other interests or rights that Grantor may have in and to same.

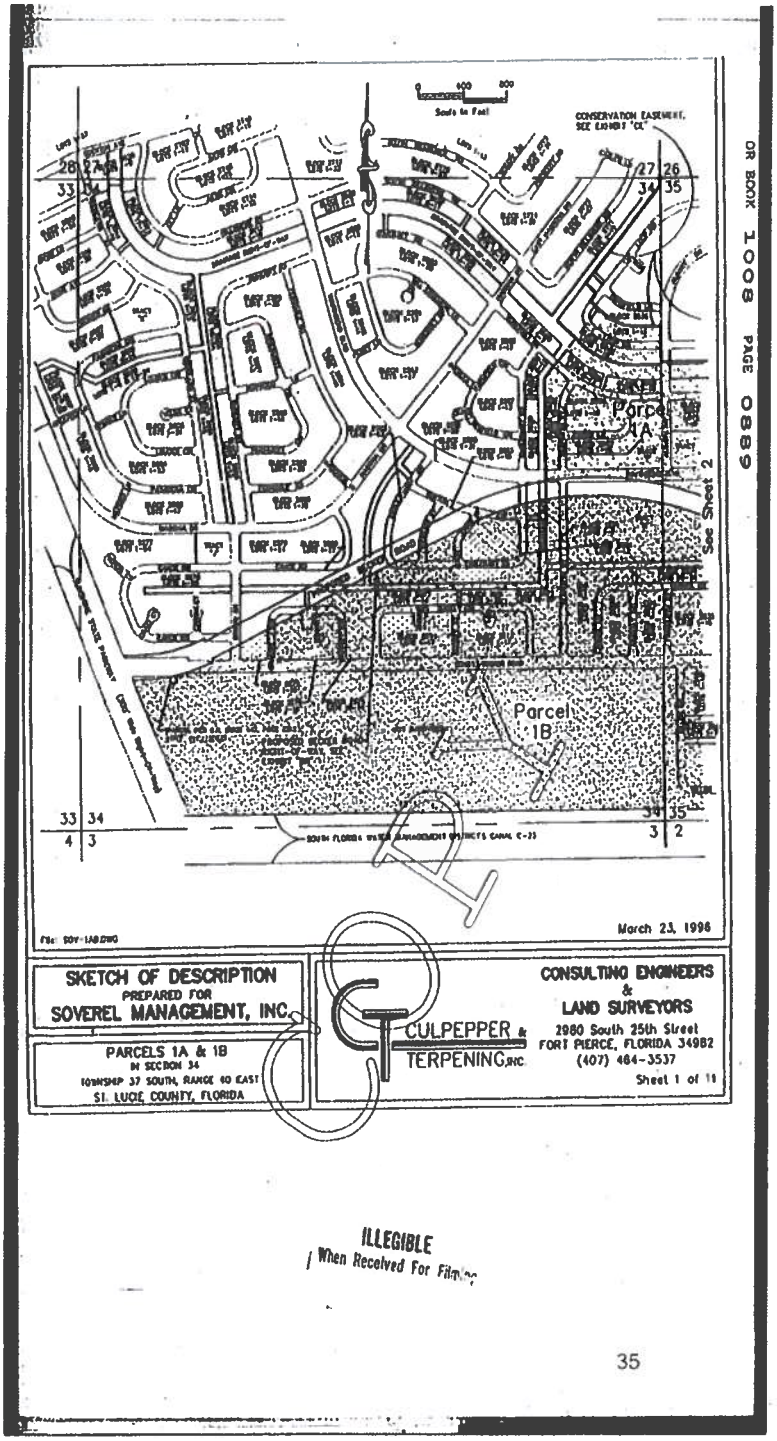
EXCLUDED PROPERTY

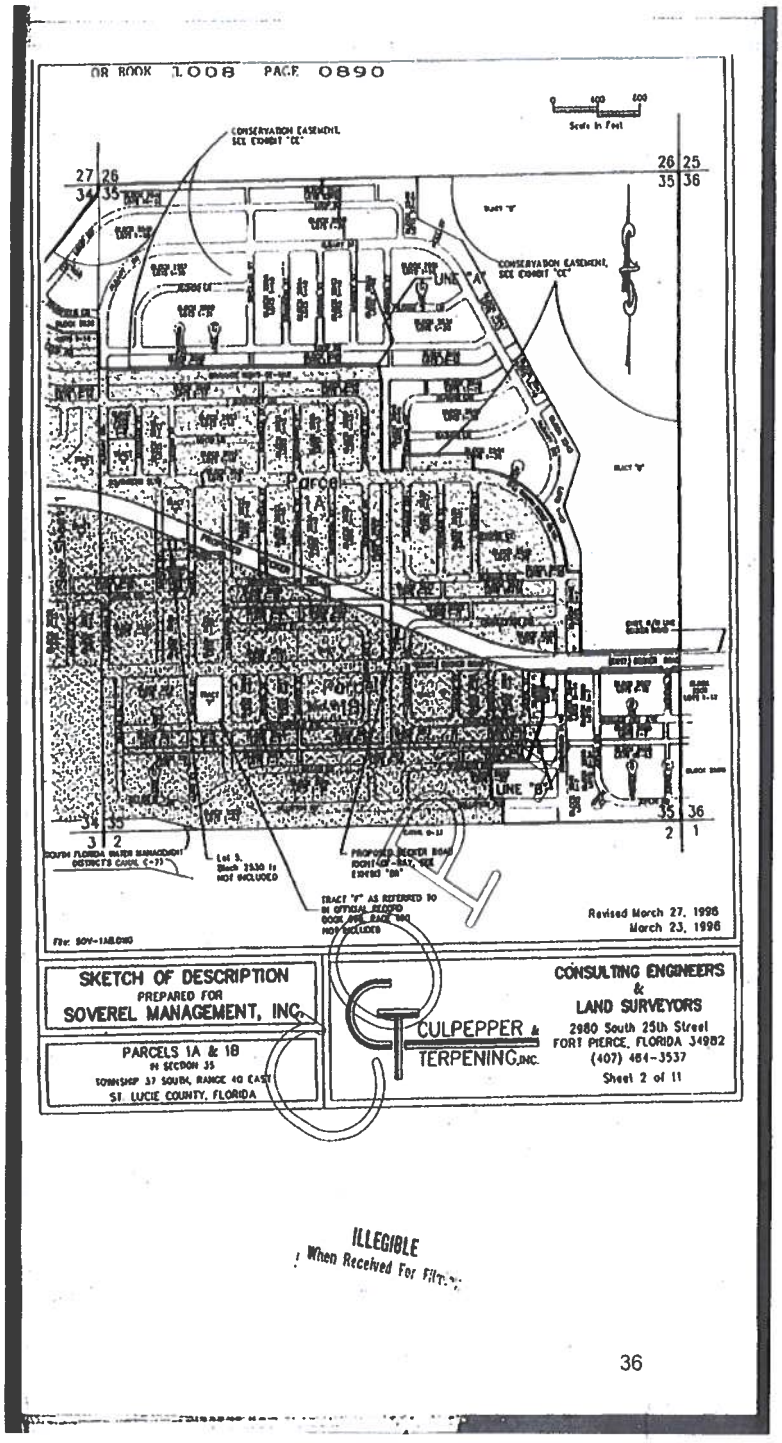
The property described in this Exhibit "A" does not include the proposed right-of-way as described on Sheet 9 of the attached exhibit.

COPY

1

34


OR BOOK 1008 PAGE 0889
CONSERVATION EASEMENT, SEE EXHIBIT "CE"
Parcel 1A
Parcel 1B
See Sheet 2
March 23, 1998
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.
PARCELS 1A & 1B
IN SECTION 34
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA
CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 1 of 11
ILLEGIBLE
When Received For Filming
35


OR BOOK 1008 PAGE 0890
Scale in Feet
CONSERVATION EASEMENT SEE EXHIBIT "C"
LINE "A"
LINE "B"
Parcel 1A
Parcel 1B
TRACT "F" AS REFERRED TO IN OFFICIAL RECORD BOOK AND PAGE NOT INCLUDED
Revised March 27, 1998
March 23, 1998
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.
PARCELS 1A & 1B
IN SECTION 35
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA
CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 2 of 11
ILLEGIBLE
When Received For Filing
36

OR BOOK 1008 PAGE 0891

PARCEL 1A - DESCRIPTION

All that part of the plat of PORT ST. LUCIE SECTION THIRTY EIGHT as recorded in Plat Book 15 at Page 29 of the Public Records of St. Lucie County, lying Southerly and Westerly of the Conservation Easement described on attached Exhibit "CE", and Westerly of the North 10 feet of the South 35 feet of TRACT "B" of said PORT ST. LUCIE SECTION THIRTY EIGHT and lying Northerly and Easterly of the 150 foot wide Proposed Right-Of-Way for Becker Road as described on attached Exhibit "BR", and lying Easterly of the Westerly line of that portion of Block 2570 comprising Lots 12 through 21 (and the Southerly extension thereof to the Northerly Proposed right-of-way line for Becker Road) as shown on said plat of PORT ST. LUCIE SECTION THIRTY EIGHT, and lying Easterly of the Westerly line of Lot 8 in Block 2589 (and the Northeasterly extension thereof to the Southerly line of the above referenced Conservation Easement) as shown on said plat of PORT ST. LUCIE SECTION THIRTY EIGHT, and lying East of a line connecting the Northerly most corner of that portion of said Block 2570 comprising Lots 12 through 21 with the Southwesterly corner of said Lot 8 in Block 2589, TOGETHER WITH the North 10 feet of the South 35 feet of said TRACT "B", LESS road rights-of-way, drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT. The herein described parcel TOGETHER WITH all road rights-of-way, drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT lying within the outmost boundaries of the above described property, contains 188 acres, more or less. All lying in Sections 34 and 35, Township 37 South, Range 40 East, St. Lucie County, Florida.

Description prepared by Culpepper and Terpening, Inc.

Revised March 29, 1988
Revised March 28, 1988
Revised March 25, 1988
March 23, 1988

DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

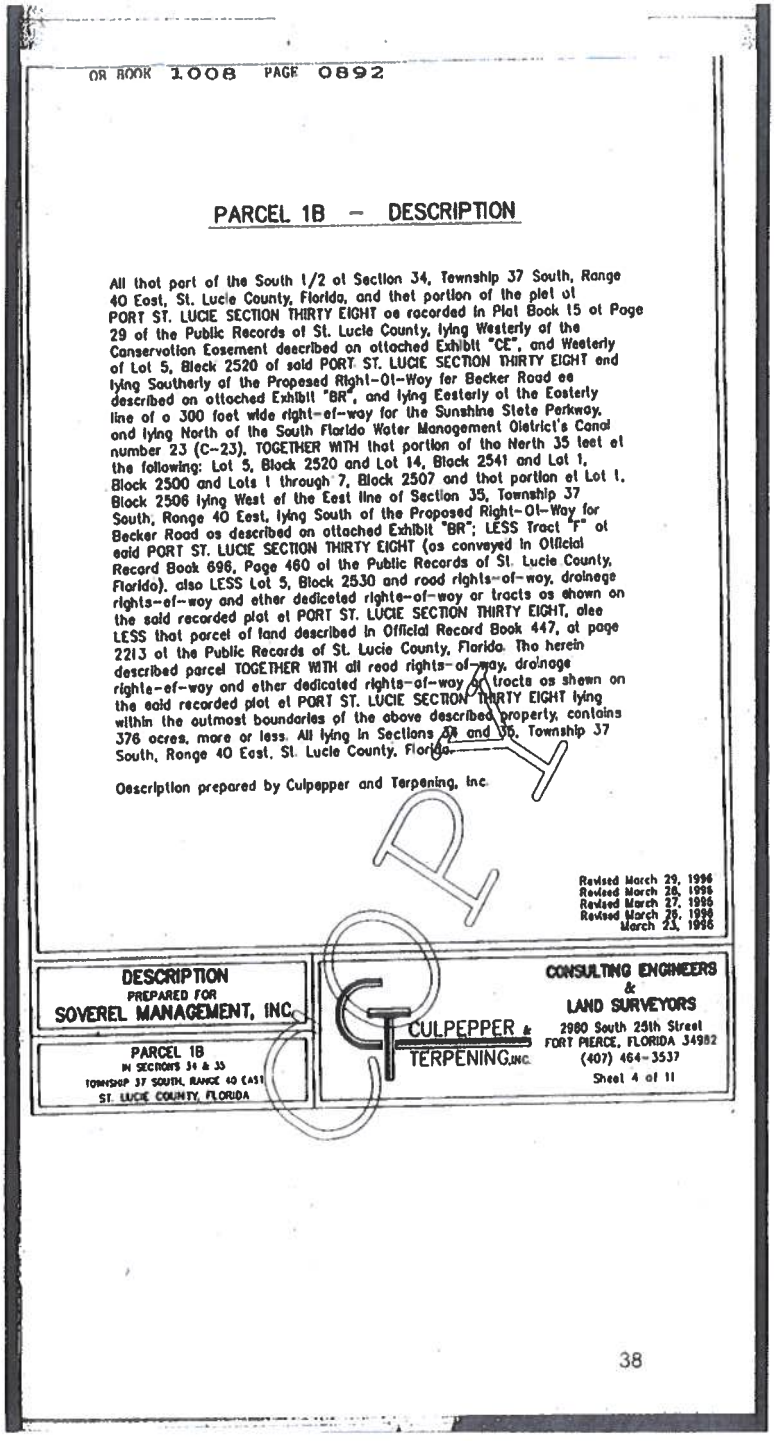
PARCEL 1A
IN SECTIONS 34 & 35
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537

Sheet 3 of 11

37



OR BOOK 1008 PAGE 0892

PARCEL 1B - DESCRIPTION

All that part of the South 1/2 of Section 34, Township 37 South, Range 40 East, St. Lucie County, Florida, and that portion of the plat of PORT ST. LUCIE SECTION THIRTY EIGHT as recorded in Plat Book 15 at Page 29 of the Public Records of St. Lucie County, lying Westerly of the Conservation Easement described on attached Exhibit "CE", and Westerly of Lot 5, Block 2520 of said PORT ST. LUCIE SECTION THIRTY EIGHT and lying Southerly of the Proposed Right-Of-Way for Becker Road as described on attached Exhibit "BR", and lying Easterly of the Easterly line of a 300 foot wide right-of-way for the Sunshine State Parkway, and lying North of the South Florida Water Management District's Canal number 23 (C-23). TOGETHER WITH that portion of the North 35 feet of the following: Lot 5, Block 2520 and Lot 14, Block 2541 and Lot 1, Block 2500 and Lots 1 through 7, Block 2507 and that portion of Lot 1, Block 2506 lying West of the East line of Section 35, Township 37 South, Range 40 East, lying South of the Proposed Right-Of-Way for Becker Road as described on attached Exhibit "BR"; LESS Tract "F" of said PORT ST. LUCIE SECTION THIRTY EIGHT (as conveyed in Official Record Book 696, Page 460 of the Public Records of St. Lucie County, Florida), also LESS Lot 5, Block 2530 and road rights-of-way, drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT, also LESS that parcel of land described in Official Record Book 447, at page 2213 of the Public Records of St. Lucie County, Florida. The herein described parcel TOGETHER WITH all road rights-of-way, drainage rights-of-way and other dedicated rights-of-way or tracts as shown on the said recorded plat of PORT ST. LUCIE SECTION THIRTY EIGHT lying within the outmost boundaries of the above described property, contains 376 acres, more or less. All lying in Sections 34 and 35, Township 37 South, Range 40 East, St. Lucie County, Florida.

Description prepared by Culpepper and Terpening, Inc.

Revised March 29, 1996
Revised March 28, 1996
Revised March 27, 1996
Revised March 26, 1996
March 23, 1996

DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

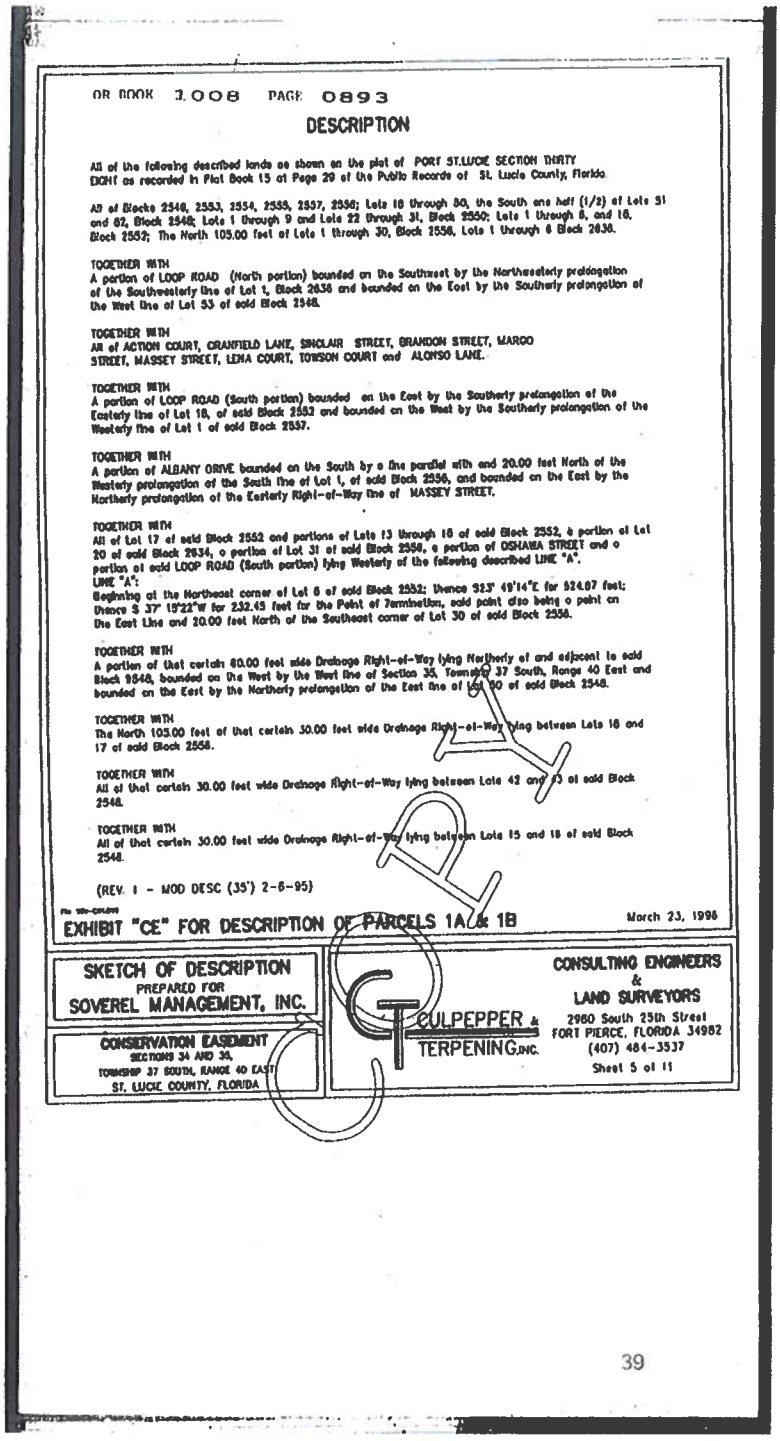
PARCEL 1B
IN SECTIONS 34 & 35
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537

Sheet 4 of 11

38



OR BOOK 2008 PAGE 0893

DESCRIPTION

All of the following described lands as shown on the plat of PORT ST.LUCIE SECTION THIRTY EIGHT as recorded in Plat Book 13 at Page 29 of the Public Records of St. Lucie County, Florida.

All of Blocks 2548, 2553, 2554, 2555, 2557, 2558; Lots 18 through 30, the South one half (1/2) of Lots 31 and 32, Block 2548; Lots 1 through 9 and Lots 22 through 31, Block 2550; Lots 1 through 8, and 18, Block 2552; The North 105.00 feet of Lots 1 through 30, Block 2556, Lots 1 through 8 Block 2636.

TOGETHER WITH
A portion of LOOP ROAD (North portion) bounded on the Southwest by the Northwesterly prolongation of the Southwesterly line of Lot 1, Block 2636 and bounded on the East by the Southerly prolongation of the West line of Lot 53 of said Block 2548.

TOGETHER WITH
All of ACTION COURT, CRANFIELD LANE, SINCLAIR STREET, BRANDON STREET, MARGO STREET, MASSEY STREET, LEMA COURT, TOWSON COURT and ALONSO LANE.

TOGETHER WITH
A portion of LOOP ROAD (South portion) bounded on the East by the Southerly prolongation of the Easterly line of Lot 18, of said Block 2552 and bounded on the West by the Southerly prolongation of the Westerly line of Lot 1 of said Block 2557.

TOGETHER WITH
A portion of ALBANY DRIVE bounded on the South by a line parallel with and 20.00 feet North of the Westerly prolongation of the South line of Lot 1, of said Block 2556, and bounded on the East by the Northerly prolongation of the Easterly Right-of-Way line of MASSEY STREET.

TOGETHER WITH
All of Lot 17 of said Block 2552 and portions of Lots 13 through 16 of said Block 2552, a portion of Lot 20 of said Block 2634, a portion of Lot 31 of said Block 2556, a portion of OSWAWA STREET and a portion of said LOOP ROAD (South portion) lying Westerly of the following described LINE "A".
LINE "A":
Beginning at the Northeast corner of Lot 8 of said Block 2552; thence S2.5° 48'14"E for 524.07 feet; thence S 37° 19'22"W for 232.45 feet for the Point of Termination, said point also being a point on the East Line and 20.00 feet North of the Southeast corner of Lot 30 of said Block 2556.

TOGETHER WITH
A portion of that certain 60.00 feet wide Drainage Right-of-Way lying Northerly of and adjacent to said Block 2548, bounded on the West by the West line of Section 35, Township 37 South, Range 40 East and bounded on the East by the Northerly prolongation of the East line of Lot 30 of said Block 2548.

TOGETHER WITH
The North 105.00 feet of that certain 30.00 feet wide Drainage Right-of-Way lying between Lots 18 and 17 of said Block 2556.

TOGETHER WITH
All of that certain 30.00 feet wide Drainage Right-of-Way lying between Lots 42 and 43 of said Block 2548.

TOGETHER WITH
All of that certain 30.00 feet wide Drainage Right-of-Way lying between Lots 15 and 18 of said Block 2548.

(REV. 1 - WOD DESC (35') 2-6-95)

EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B — March 23, 1998

SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

CONSERVATION EASEMENT
SECTIONS 34 AND 35,
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 5 of 11

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OR BOOK 1008 PAGE 0894

TOGETHER WITH
All of Blocks 2534, 2543, 2545, 2546, 2547, 2551; Lots 1 through 28, Block 2544; The North one half of Lots 51 and 52 and Lots 53 through 64, Block 2548; Lots 10 through 21, Block 2550; Lots 7 through 12 and the Northeast portion of Lots 13, 14, 15 and 16, lying Easterly of said LINE "A", Block 2552; that portion of OSHAWA Street lying Easterly of Line "A" and lying Southerly of the South Right-of-Way line of Albany Drive; The Southeast portion of Lot 31 lying Easterly of said LINE "A", and Lots 32 through 42, Block 2556; and that portion of TRACT "B" lying West of the East line of Section 35, LESS AND EXCEPT the South 33.00 feet of said Tract "B", lying contiguous to the North Right-of-Way line of Becker Road (a 100.00 foot Right-of-Way); and all of PILGRIM LANE, LOOP COURT, HULL STREET, MATHEW LANE AND DUTCH COURT.

TOGETHER WITH
That portion of LOOP ROAD (North Portion) lying East of the Southerly prolongation of the West line of said Lot 53, Block 2548, and lying North of the Northerly Right-of-Way line of ALBANY DRIVE.

TOGETHER WITH
That portion of ALBANY DRIVE lying East on the Northerly prolongation of the East Right-of-Way line of MASSEY STREET and lying Northeasterly of the Northeasterly Right-of-Way line of SOUTHBEND BOULEVARD.

TOGETHER WITH
That Portion of LOOP ROAD (South portion) lying East of said LINE "A" and lying Southwesterly of the Southwesterly Right-of-Way line of said ALBANY ROAD.

TOGETHER WITH
That portion of SEAMAN CIRCLE lying Northerly of the Westerly prolongation of the North line of Lot 33, Block 2544 and lying Southeasterly of the Southeasterly Right-of-Way line of said ALBANY DRIVE.

TOGETHER WITH
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:
On the West by the Northerly prolongation of the East line of Lots 29 through 36, Block 2554, and the East line of said Lots 29 through 36, Block 2553; on the South by the North Right-of-Way line of SOUTHBEND BOULEVARD and the Northerly line of Lots 8 through 18, Block 2548; on the Northeast by the Southeasterly Right-of-Way line of ALBANY DRIVE; on the East by the West line of Lots 1 through 8, Block 2548; on the North by the South line of Lots 31 through 42 of Block 2556.

TOGETHER WITH
All that certain Drainage Right-of-Way lying between Lots 13 and 14, said Block 2547.

TOGETHER WITH
All that certain Drainage Right-of-Way lying between Lots 56 and 57, said Block 2548.

TOGETHER WITH
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:
On the East by the West line of said Tract "B"; on the South by the North line of said Block 2540; on the North by the boundary line of said PORT ST. LUCIE SECTION THIRTY-ONE; on the West by the Northerly prolongation of the West line of said Lot 51, Block 2548.

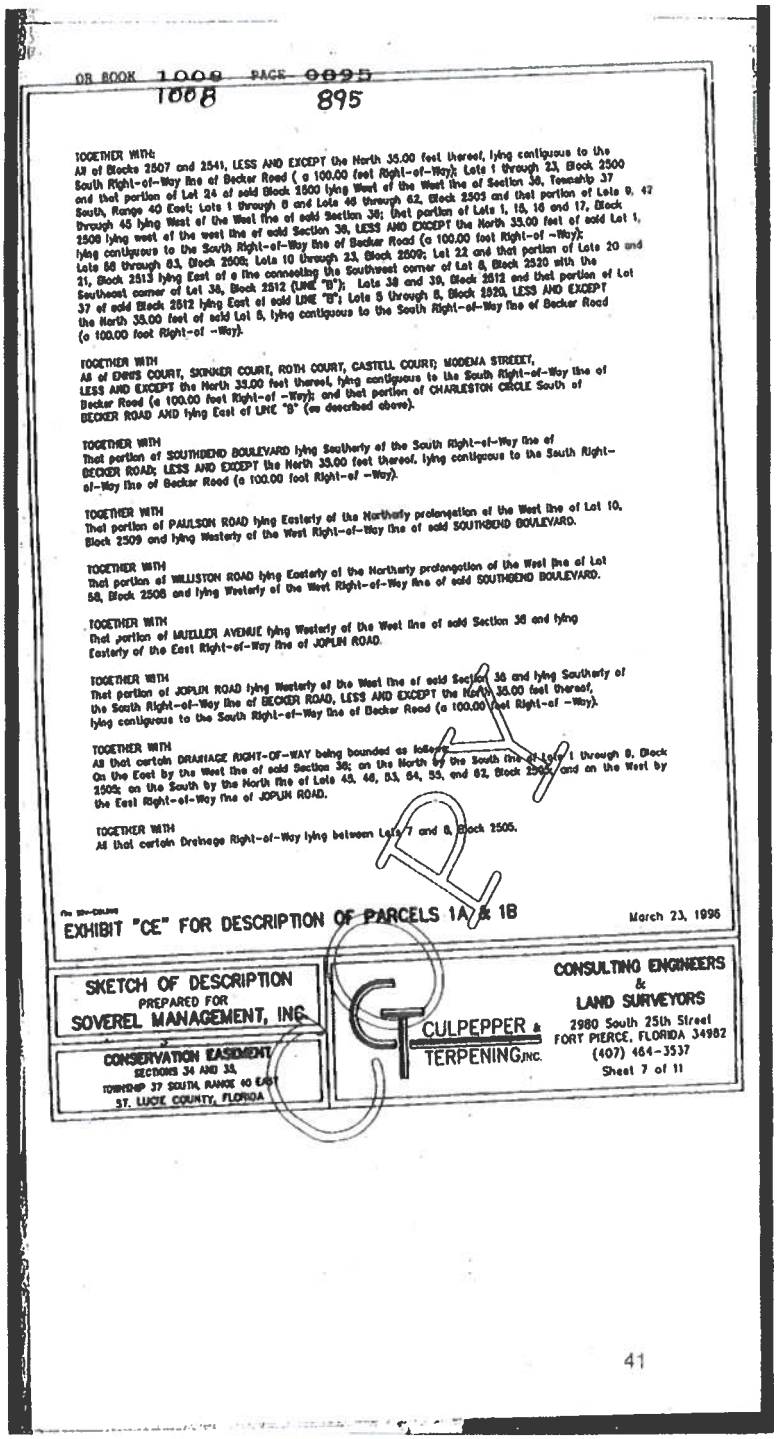
EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B — March 23, 1998

SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

CONSERVATION EASEMENT
SECTIONS 34 AND 35,
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 6 of 11

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OR BOOK 1008 PAGE 0895
1008 895

TOGETHER WITH:
All of Blocks 2507 and 2541, LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 feet Right-of-Way); Lots 1 through 23, Block 2500 and that portion of Lot 24 of said Block 2500 lying West of the West line of Section 36, Township 37 South, Range 40 East; Lots 1 through 8 and Lots 46 through 62, Block 2503 and that portion of Lots 9, 42 through 45 lying West of the West line of said Section 36; that portion of Lots 1, 16, 16 and 17, Block 2508 lying west of the west line of said Section 36, LESS AND EXCEPT the North 35.00 feet of said Lot 1, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 feet Right-of -Way); Lots 58 through 63, Block 2506; Lots 10 through 23, Block 2509; Lot 22 and that portion of Lots 20 and 21, Block 2513 lying East of a line connecting the Southwest corner of Lot 8, Block 2520 with the Southeast corner of Lot 36, Block 2512 (LINE "B"); Lots 38 and 39, Block 2512 and that portion of Lot 37 of said Block 2512 lying East of said LINE "B"; Lots 5 through 8, Block 2520, LESS AND EXCEPT the North 35.00 feet of said Lot 8, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 feet Right-of -Way).

TOGETHER WITH
All of ENNIS COURT, SKINNER COURT, ROTH COURT, CASTELL COURT; MODENA STREEET, LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 feet Right-of -Way); and that portion of CHARLESTON CIRCLE South of BECKER ROAD AND lying East of LINE "B" (as described above).

TOGETHER WITH
That portion of SOUTHEND BOULEVARD lying Southerly of the South Right-of-Way line of BECKER ROAD; LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 feet Right-of -Way).

TOGETHER WITH
That portion of PAULSON ROAD lying Easterly of the Northerly prolongation of the West line of Lot 10, Block 2509 and lying Westerly of the West Right-of-Way line of said SOUTHEND BOULEVARD.

TOGETHER WITH
That portion of WILLISTON ROAD lying Easterly of the Northerly prolongation of the West line of Lot 58, Block 2508 and lying Westerly of the West Right-of-Way line of said SOUTHEND BOULEVARD.

TOGETHER WITH
That portion of MUELLER AVENUE lying Westerly of the West line of said Section 36 and lying Easterly of the East Right-of-Way line of JOPLIN ROAD.

TOGETHER WITH
That portion of JOPLIN ROAD lying Westerly of the West line of said Section 36 and lying Southerly of the South Right-of-Way line of BECKER ROAD, LESS AND EXCEPT the North 35.00 feet thereof, lying contiguous to the South Right-of-Way line of Becker Road (a 100.00 feet Right-of -Way).

TOGETHER WITH
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:
On the East by the West line of said Section 36; on the North by the South line of Lots 1 through 8, Block 2505; on the South by the North line of Lots 45, 46, 53, 54, 55, and 62, Block 2503; and on the West by the East Right-of-Way line of JOPLIN ROAD.

TOGETHER WITH
All that certain Drainage Right-of-Way lying between Lots 7 and 8, Block 2505.

EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1996

SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

CONSERVATION EASEMENT
SECTIONS 34 AND 35,
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 7 of 11

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OR BOOK 1008 PAGE 0896

TOGETHER WITH
All that certain Drainage Right-of-Way lying between Lots 45 and, 46, of Block 2505.

TOGETHER WITH
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:
On the North by the South line of Lot 7, Block 2500 and the South line of Lot 8, Block 2541; on the East by the West line of JOPLIN ROAD; on the West by the East Right-of-Way line of SOUTHBEND BOULEVARD; and on the South by the North line of Lot 8, Block 2500 and the North line of Lot 7, Block 2541.

TOGETHER WITH
All that certain DRAINAGE RIGHT-OF-WAY being bounded as follows:
On the East by the West Right-of-Way line of SOUTHBEND BOULEVARD; on the South by the North line of Lots 37 through 39, Block 2812; on the he West by the said LINE "B" and on the North by the South line of Lots 20 through 22, Block 2513.

Said lands situate, lying and being in the City of Port St. Lucie, St. Lucie County, Florida and containing 326.0 acres, more or less.

COPY

EXHIBIT "CE" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1998

SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

CONSERVATION EASEMENT
SECTIONS 34 AND 35,
TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 8 of 11

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OR BOOK 1008 PAGE 0897

DESCRIPTION

A parcel of land lying in Sections 34 and 35, Township 37 South, Range 40 East, St. Lucie County, Florida, being a strip of land of varying widths, the centerline and specific widths of which are as follows:

For a point of reference, Commence at the intersection of the Easterly right-of-way line of the Sunshine State Parkway (a 300 foot right-of-way, a local tangent along said right-of-way line bears North 23°34'25" West) with the existing centerline of Becker Road (variable width right-of-way) as portrayed on the Plat of Port St. Lucie Section Thirty-Eight, as recorded in Plat Book 15, at pages 29, and 29A through 29X, of the Public Records of St. Lucie County, Florida; said point also being the Point of Beginning of the following described centerline and the beginning of a 200.00 foot wide strip, with the north and south limits of said 200.00 foot wide strip extended or trimmed to intersect the easterly right-of-way line of the Sunshine State Parkway; thence South 89°50'23" East, along the centerline of said 200.00 foot wide strip, a distance of 110.00 feet to a point of curvature of a curve concave to the northwest, having a radius of 1475.00 feet; thence easterly and northeasterly, through a central angle of 24°31'00", an arc distance of 631.15 feet to a point of tangency, at which point the 200.00 foot wide strip terminates and a 150.00 foot wide strip begins; the centerline of said strip refers to a 150.00 foot wide parcel hereinafter; thence continuing along said centerline of that 150.00 foot wide strip, North 65°36'37" East, a distance of 2480.00 feet to a point of curvature of a curve concave to the south, having a radius of 3000.00 feet; thence northeasterly, easterly and southeasterly, through a central angle of 44°15'00", an arc distance of 2318.92 feet to a point of tangency; thence South 70°06'23" East, a distance of 3278.40 feet to a point of curvature of a curve concave to the northeast, having a radius of 2200.00 feet; thence southeasterly and easterly, through a central angle of 19°54'20", an arc distance of 764.32 feet to a point of tangency and the centerline of that 100 foot wide right-of-way for Becker Road as portrayed on said plat entitled Port St. Lucie Section Thirty-eight; thence North 89°59'17" East, along said centerline, a distance of 1083.99 feet to an intersection with the East line of Section 35, Township 37 South, Range 40 East, and the Point of Terminus of the following described centerline, with the north and south limits of said 150.00 foot wide strip extended or trimmed to intersect said east line of Section 35.

LESS AND EXCEPT
Any portion of the 157.50 foot and 100 foot wide right-of-way for Becker Road as portrayed on the plat entitled Port St. Lucie Section Thirty-Eight, as recorded in Plat Book 15, at pages 29, 29A through 29X of the Public Records of St. Lucie County, Florida, lying within the above-described strip.

LESS AND EXCEPT
Any portion of the 100 foot wide right-of-way for Becker Road as described in Deed Book 142, page 513, and Deed Book 144, page 501, of the Public Records of St. Lucie County, Florida, lying within the above-described strip.

Said land contains 40.7 acres, more or less.

EXHIBIT "BR" FOR DESCRIPTION OF PARCELS 1A & 1B

March 23, 1996

SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.

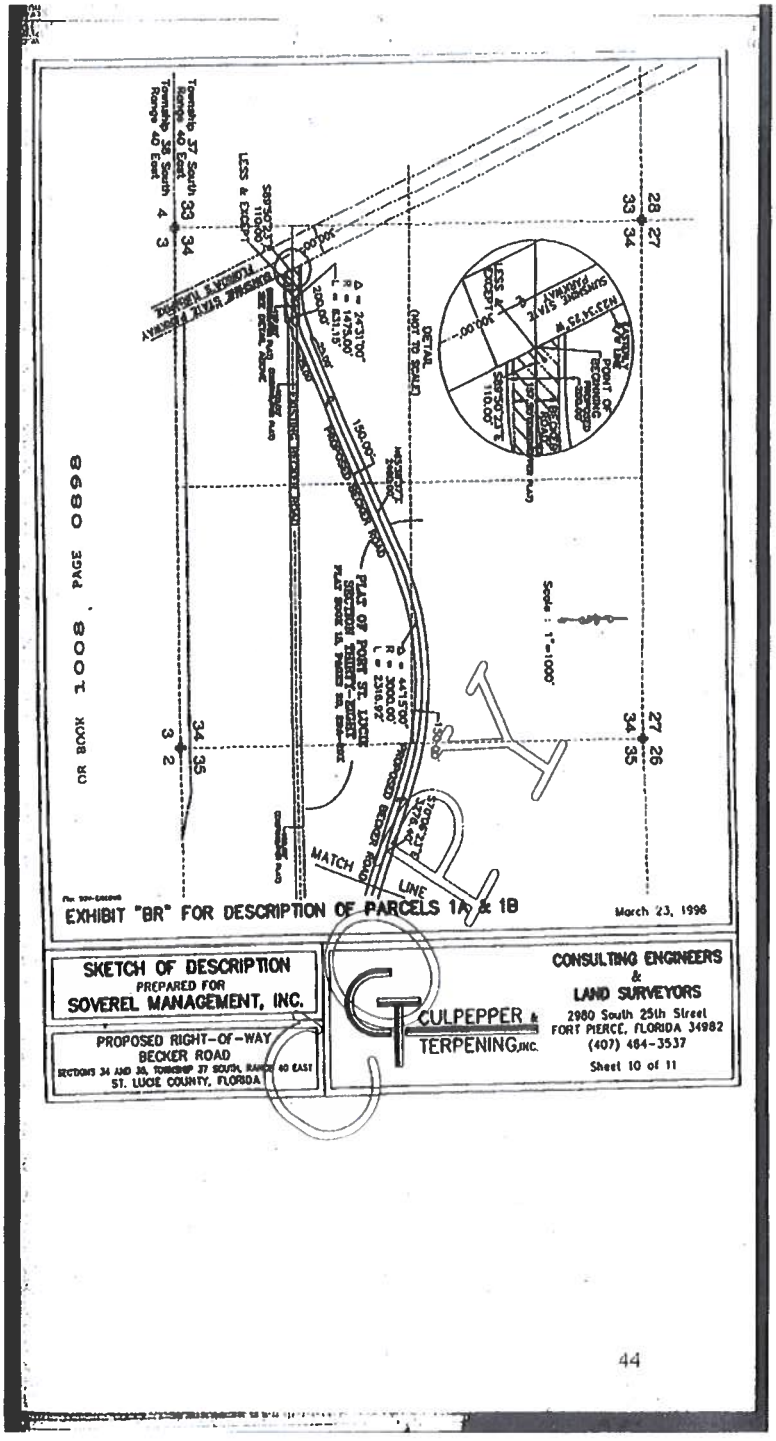
PROPOSED RIGHT-OF-WAY
BECKER ROAD
SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

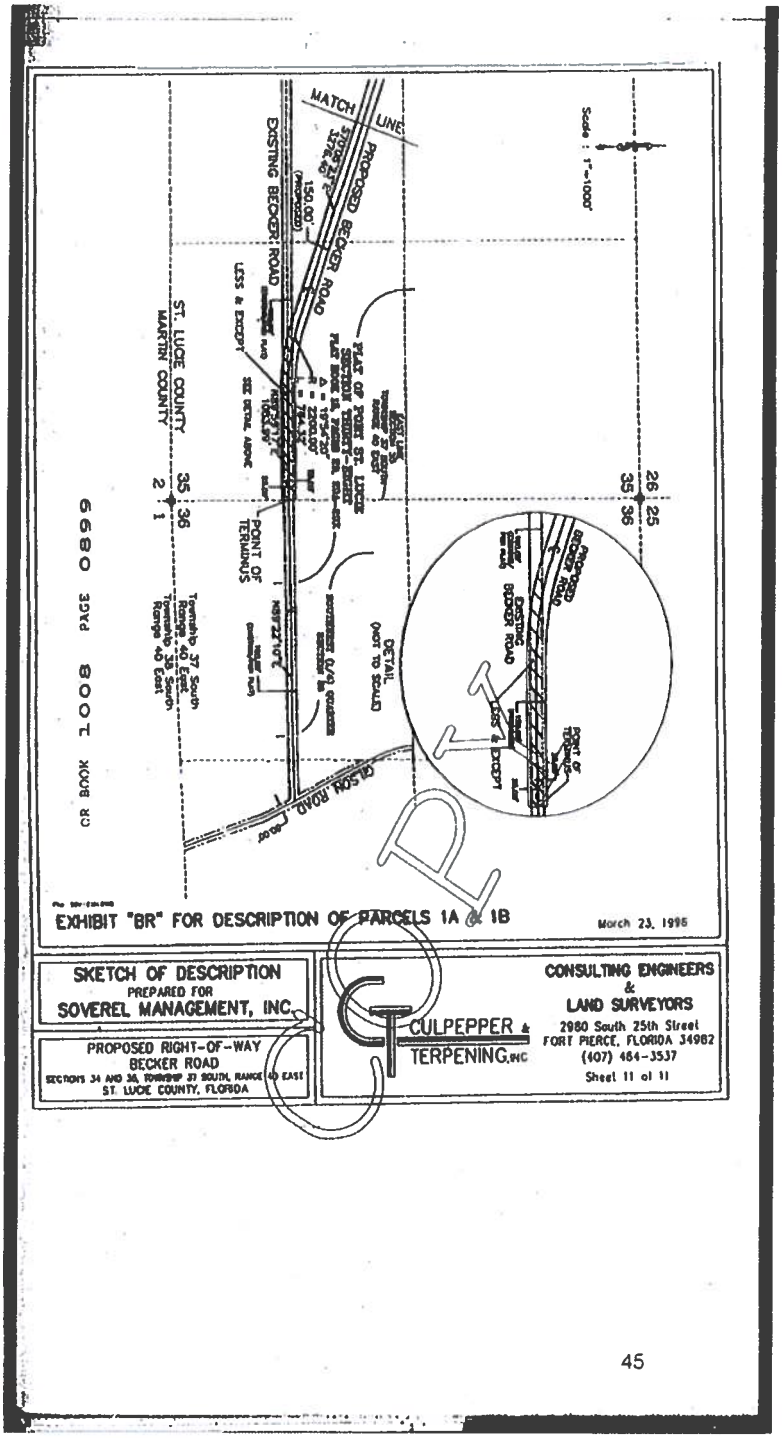
CULPEPPER & TERPENING, INC.

CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537

Sheet 9 of 11

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OR BOOK 1008, PAGE 0898
EXHIBIT "BR" FOR DESCRIPTION OF PARCELS 1A & 1B
March 23, 1996
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.
PROPOSED RIGHT-OF-WAY
BECKER ROAD
ST. LUCIE COUNTY, FLORIDA
CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 10 of 11
44


MATCH LINE
EXISTING BECKER ROAD
PROPOSED BECKER ROAD
150.00' (PROPOSED)
Scale: 1"=1000'
ST. LUCIE COUNTY
MARTIN COUNTY
LESS & EXCEPT
SEE DETAIL ABOVE
PLAT OF FORT ST. LUCIE SECTION THIRTY-SEVEN
POINT OF TERMINUS
DETAIL (NOT TO SCALE)
EXISTING BECKER ROAD
POINT OF TERMINUS
GLOSS ROAD
Township 37 South Range 40 East
Township 38 South Range 40 East
35
36
2
1
26
25
O.R. BOOK 1008 PAGE 0689
EXHIBIT "BR" FOR DESCRIPTION OF PARCELS 1A & 1B
March 23, 1995
SKETCH OF DESCRIPTION
PREPARED FOR
SOVEREL MANAGEMENT, INC.
PROPOSED RIGHT-OF-WAY
BECKER ROAD
SECTIONS 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS
&
LAND SURVEYORS
2980 South 25th Street
FORT PIERCE, FLORIDA 34982
(407) 464-3537
Sheet 11 of 11
DRAFT

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 1996; taxes and assessments levied or assessed subsequent to the date hereof.

2. Easements contained in instruments recorded in Official Records Book 458, Page 2125; Official Records Book 459, Page 532; and Official Records Book 472, Page 2085.

3. Easements contained in instruments recorded in Official Records Book 482, Page 699 and Official Records Book 489, Page 2108.

4. Easements contained in instruments recorded in Official Records Book 498, Page 2515; Official Records Book 958, Page 1627; Official Records Book 958, Page 1637; and Official Records Book 462, Page 1815.

5. Assignment of Reversionary Rights recorded in Official Records Book 958, page 1617.

6. Subject to special assessments, if any, of the City of Port St. Lucie, assessed subsequent to the date hereof.

7. Assignment Agreement between General Development Corporation and Florida Power & Light Company assigning utility easements as shown on plats located in Port St. Lucie, recorded in Official Records Book 473, Page 1177.

8. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Port St. Lucie Section Thirty-Eight, as recorded in Plat Book 15, Pages 29, 29A through 29R.

9. Riparian and littoral rights are not insured.

10. Matters contained in survey prepared by Culpepper and Terpening, Inc. dated March 29, 1996, Job No. 2020.

11. Conservation Easement between Atlantic Gulf Communities Corporation, a Delaware corporation, and Florida Department of Environmental Protection, filed for record in Official Records Book 958, Page 1608.

12. Road Impact Fee Credit Agreement between St. Lucie County, Florida and Atlantic Gulf Communities Corporation for the Construction of a portion of Becker Road, filed for record in Official Records Book 990, Page 1568.

NOTE: All recording information pertains to the Public Records of St. Lucie County, Florida, unless otherwise indicated.

OR BOOK 1008 PAGE 0900

0075429.03

46

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2874296 OR BOOK 2581 PAGE 1349, Recorded 06/06/2006 at 08:42 AM
Doc Tax: $0.70

Prepared By/ Record and Return To:

Janice L. Russell, Esq.
Akerman Senterfitt
One SE Third Avenue
28th Floor
Miami, FL 33131

Property Appraiser's Parcel I D Number:
4434-700-0002-000-8

COPY

This **Special Warranty Deed** made effective as of the 2nd day of June, 2006 by **ST. LUCIE LAND, LTD., a Florida limited partnership**, whose address is c/o Huizenga Holdings, Inc., 450 E Las Olas Boulevard, Suite 1500, Fort Lauderdale, FL 33301, hereinafter called the grantor, in favor of VF I, LLC, a Florida limited liability company, whose post office address is c/o Huizenga Holdings, Inc., 450 E Las Olas Boulevard, Suite 1500, Fort Lauderdale, FL 33301, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the grantee, all that certain land (the "Land") situate in St. Lucie County, Florida, viz:

Tract B of ST. LUCIE LAND PLAT NO. 1, according to the Plat thereof, as recorded in Plat Book 51, Page 17 of the Public Records of St. Lucie County, Florida.

COPY

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever together with all the easements, tenements, hereditaments and appurtenances thereto, and all improvements now located on the Land, if any.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor; and that said land is free of all encumbrances, except taxes accruing subsequent to 2005 and conditions, reservations and easements of record, if any and without intending to re-impose the same by this reference.

[Remainder of Page Intentionally Left Blank]

COPY

(#2414200;1)

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Print name: Louanne Steib

Print name: Elena Livingood

ST. LUCIE LAND, LTD.,
a Florida limited partnership

By: ST. LUCIE LAND CORP., a Florida corporation, general partner

By: _____
Alex Muxo, Jr., Vice President

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this 2nd day of JUNE, 2006, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by ALEX MUXO, JR., as Vice President on behalf of ST. LUCIE LAND CORP., a Florida corporation, as general partner of ST. LUCIE LAND, LTD., a Florida limited partnership, who is personally known to me.

_____
Notary Public, State of Florida

My Commission Expires:

Francine L. Macola
My Commission DD222259
Expires May 25, 2008

COPY

M3414200.1

COPY

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3583217 OR BOOK 3286 PAGE 1295, Recorded 04/19/2011 at 11:14 AM

This Instrument Prepared by and Return to:
Noreen S. Dreyer, Esq.
Ruden McClosky P.A.
145 NW Central Park Plaza, Ste. 200
Port St. Lucie, Florida 34986

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR PROCESSING DATA

COPY

QUIT-CLAIM DEED

THIS INDENTURE, made this 12th day of April, 2011, between ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit Corporation, whose address is 450 Las Olas Boulevard, 15th Floor Ft. Lauderdale, FL 33301 ("Grantor") and VF I, LLC, a Florida limited liability company, whose address is 450 Las Olas Boulevard, 15th Floor, Ft. Lauderdale, Florida 33301("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration to Grantor, the receipt of which is hereby acknowledged, has granted, bargained and quit-claimed to the said Grantee and Grantee's successors and assigns forever, the following described property, situate, lying and being in St. Lucie County, State of Florida, to wit:

The Drainage Easements (DE); Water Management Tracts (WMT-1, WMT-2, WMT-3 and WMT-4); and Flowage Right-of-Way Easements (FRWE), all as shown on the Plat of Veranda – Plat No. 1, recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida, for the purposes described on said Plat and subject to the limitations set forth on said Plat, together with all maintenance responsibility for said property.

COPY

Grantor makes no covenants or warranties with respect to the aforesaid property and this Deed shall be subject to: (i) all taxes, (ii) zoning and other ordinances affecting the aforesaid property, (iii) all matters that would be shown by a current accurate survey and inspection of the aforesaid property, and (iv) all matters of record but without any intention to re-impose any of the foregoing.

IN WITNESS WHEREOF, Grantor has signed and sealed this Quit-Claim Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Signature
Printed Name: Elena Livingood

Signature
Printed Name: C. Trevena

GRANTOR:

St. Lucie Lands Property Owner's Association, Inc.

By: _____
Alex Muxo, Vice President

COPY

RM 2914358 1

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

This instrument was acknowledged before me on April 12th, 2011, by Alex Muxo, as Vice President of ST. LUCIE LANDS PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation on behalf of said corporation, who is personally known to me.

Notary Public CARMEN KRAMER
Typed or Printed Name of Notary

My Commission Expires: 1/9/2015 (Seal)

CARMEN KRAMER
Notary Public - State of Florida
My Comm. Expires Jan 9, 2015
Commission # EE 33297
Bonded Through National Notary Assn.

ACCEPTANCE OF DEED BY GRANTEE

Grantee hereby joins in this deed and accepts the foregoing conveyance and the maintenance responsibilities for the property conveyed herein.

Signature
Printed Name Elena Livingood

GRANTEE:
VF I, LLC
By: _____
Alex Muxo, Vice President

Signature
Printed Name C. Trezona

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

This instrument was acknowledged before me on April 12th, 2011, by Alex Muxo, as Vice President of VF I, LLC, a Florida limited liability company on behalf of said company, who is personally known to me.

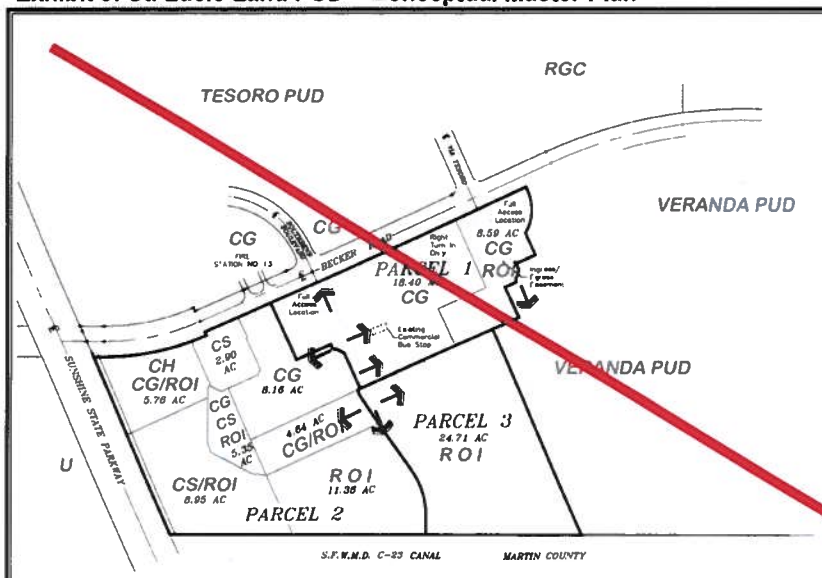
Notary Public CARMEN KRAMER
Typed or Printed Name of Notary

My Commission Expires: 1/9/2015 (Seal)

CARMEN KRAMER
Notary Public - State of Florida
My Comm. Expires Jan 9, 2015
Commission # EE 33297
Bonded Through National Notary Assn.

COPY

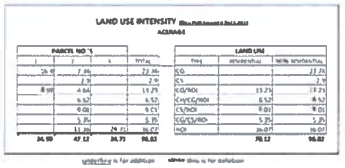
Exhibit J: St. Lucie Land PUD – Conceptual Master Plan



SITE DATA

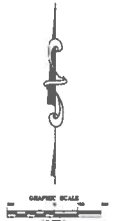
Total Site Area:	96.8 Ac
Future Land Use:	CH/CG/CS/ROI
Zoning	PUD
Maximum Residential Area:	70.2 Ac
Maximum Non-Residential Area:	96.8 Ac
Residential Units:	581 Units
Maximum Residential Density:	11 Units/Acre
Maximum Non-Residential Intensity:	457,057 S.F.
Hotel	120 Rooms
Total:	96.8 Ac.

* ALL AREAS ROUNDED TO THE NEAREST TENTH DECIMAL PLACE.





LOCATION MAP



ALLOWABLE BUILDING HEIGHT

Parcel	Parcel Type	Bldg. Height
1&2.	Commercial	75 Ft.
	Hotel/Office	75 Ft.
2.	Institutional	75 Ft.
2.	Single Family	35 Ft.
2&3.	Townhouse	35 Ft.
2&3.	Multi-Family	35 60 Ft.

MAP GRAPHIC AMENDMENT IS ONLY FOR UPDATING/ SYNCHRONIZING PUD AMENDMENT TITLE TO MATCH CURRENT AMENDMENT NUMBER (AMENDMENT NO 5).

NATIVE HABITAT PRESERVATION

Required:
The Native Habitat Preservation requirements are outlined in Section 6 "Conservation Easements and Native Habitat Preservation Areas" of the Development Agreement"

Provided.
The Veranda PUD has provided the Native Habitat Preservation requirements of the Development Agreement thus there are no requirements for Native Habitat Preservation for the St. Lucie Land PUD. In addition The City receives the $200,000 dollar payment from the St. Lucie Land SAD Series 2005 A Bond.

PARKS

The Veranda PUD has provided the Park requirements of the Development Agreement thus there are no requirements for Parks for the St. Lucie Land PUD.

SITE ACCESS

The major access roadways into the proposed PUD shall align themselves with the intersections of Southbend Boulevard and Via Tesoro, as indicated hereon. Minor access (right turn in-right turn out) points may be allowed only upon the approval of the City of Port St. Lucie Engineering Dept. A minimum 50 ft. stacking distance from Becker Road to any proposed gatehouse shall be maintained

LEGAL DESCRIPTION

Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows:

Begin at the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 65°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet, a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21°23'17"; thence northwesterly along the arc, a distance of 31.38 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet; thence North 24°18'18" West, a distance of 70.00 feet; thence North 65°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.78 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.84 feet; thence North 28°41'05" West, a distance of 68.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 85°41'42" West, a distance of 233.75 feet, thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 96.817 acres, more or less.

CITY OF PORT ST. LUCIE PROJECT NO. 21-181
~~CITY OF PORT ST. LUCIE PROJECT NO. 19-104~~
~~CITY OF PORT ST. LUCIE PROJECT NO. 13-089~~

CONCEPT PLAN

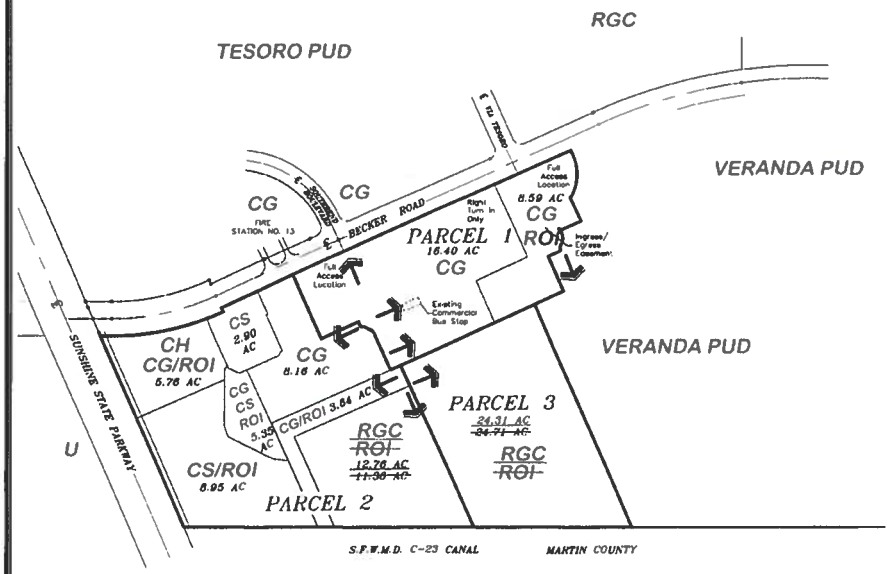
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS · LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.CTI-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4389

- REVISIONS -	BY	DATE
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	KH	8-13-13
REVISED PER CLIENT	MD	7-28-14
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT	DJM	7-20-15
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT	DJM	7-21-16
REVISED PER PROPOSED PUD AMEND #4	DJM	8-29-22
REVISED PER PROPOSED PUD AMEND #4	DJM	8-22-23

	BY	DATE
DESIGNED	JPT	7-21-16
DRAWN	MD	7-21-16
CHECKED	JPT	7-21-16
APPROVED	JPT	7-21-16

ST. LUCIE LAND PUD
CONCEPTUAL MASTER PLAN
PUD AMENEMDNT #4 (2022)

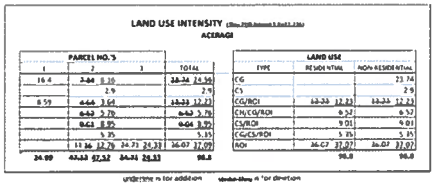
DATE 7-21-2016
HORZ. SCALE 1"=300'
VERT. SCALE
JOB No. 04-005.018
SHEET 1 OF 2



SITE DATA

Total Site Area:	96.8 Ac.
Future Land Use:	CH/CC/CS/ROI/RCC
Zoning	PUD
Maximum Residential Area:	70.2 Ac.
Maximum Non-Residential Area:	96.8 Ac.
Residential Units:	581 Units
Maximum Residential Density:	11 Units/Acre
Maximum Non-Residential Intensity:	457,057 S.F.
Hotel	120 Rooms
Total:	96.8 Ac.

* ALL AREAS ROUNDED TO THE NEAREST TENTH DECIMAL PLACE.





LOCATION MAP



ALLOWABLE BUILDING HEIGHT

Parcel	Parcel Type	Bldg. Height
1&2.	Commercial	75 Ft.
2.	Hotel/Office	75 Ft.
2.	Institutional	75 Ft.
2.	Single Family	35 Ft.
2&3.	Townhouse	35 Ft.
2&3.	Multi-Family	60 Ft.

LEGAL DESCRIPTION

Being all of Tract 8, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows:

Begin at the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 65°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet, a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21°23'17"; thence northwesterly along the arc, a distance of 31.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet; thence North 24°18'18" West, a distance of 70.00 feet; thence North 65°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet; thence North 28°41'05" West, a distance of 68.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 65°41'42" West, a distance of 233.75 feet; thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 96.817 acres, more or less.

NATIVE HABITAT PRESERVATION

Required:
The Native Habitat Preservation requirements are outlined in Section 6 "Conservation Easements and Native Habitat Preservation Areas" of the Development Agreement"

Provided:
The Veranda PUD has provided the Native Habitat Preservation requirements of the Development Agreement thus there are no requirements for Native Habitat Preservation for the St. Lucie Land PUD. In addition The City receives the $200,000 dollar payment from the St. Lucie Lanc SAD Series 2005 A Bond.

PARKS

The Veranda PUD has provided the Park requirements of the Development Agreement thus there are no requirements for Parks for the St. Lucie Land PUD.

SITE ACCESS

The major access roadways into the proposed PUD shall align themselves with the intersections of Southbend Boulevard and Via Tesoro, as indicated hereon. Minor access (right turn in-right turn out) points may be allowed only upon the approval of the City of Port St. Lucie Engineering Dept. A minimum 100 ft. stacking distance from Becker Road to any proposed gatehouse shall be maintained

CITY OF PORT ST. LUCIE PROJECT NO. 22-326
~~CITY OF PORT ST. LUCIE PROJECT NO. 21-181~~
~~CITY OF PORT ST. LUCIE PROJECT NO. 19-104~~
~~CITY OF PORT ST. LUCIE PROJECT NO. 13-089~~

CONCEPT PLAN

COMPUTER FILE NO.	FIELD BK./PG.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.CT-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4288

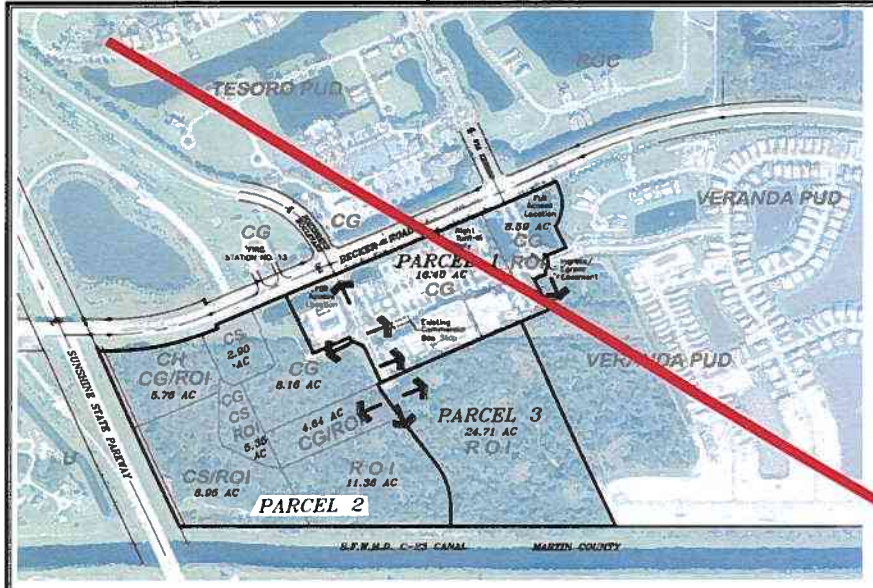
- REVISIONS -	BY	DATE
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	RM	8-13-13
REVISED PUR QUERY	MD	7-01-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	DJM	7-01-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	DJM	7-31-19
REVISED PER PROPOSED PUD AMD NO. #4	DJM	4-05-22
REVISED PER PROPOSED PUD AMEND #5	DJM	7-07-22
REVISED PER PROPOSED PUD AMEND #5	DJM	9-20-22

	BY	DATE
DESIGNED	JPT	7-01-19
CALCS.		
DRAWN	AMC	7-01-19
CHECKED		
CHECKED	JPT	7-01-19
APPROVED	JPT	7-01-19

ST. LUCIE LAND PUD
CONCEPTUAL MASTER PLAN
PUD AMENEMDNT #5 (2022)

DATE: 7-01-2019
HORIZ. SCALE: 1"=300'
VERT. SCALE:
JOB No. 04-006.018
SHEET 1 OF 2

Exhibit K: St. Lucie Land PUD Conceptual Master Plan Aerial



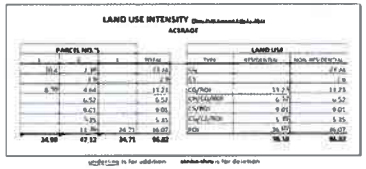
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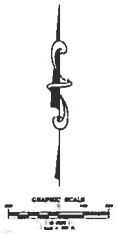
Total Site Area:	96.8 Ac.
Future Land Use:	CH/CG/CS/ROI
Zoning	PUD
Maximum Residential Area:	70.2 Ac.
Maximum Non-Residential Area:	96.8 Ac.
Residential Units:	581 Units
Maximum Residential Density:	11 Units/Acre
Maximum Non-Residential Intensity:	457,057 S.F.
Hotel	120 Rooms
Total:	96.8 Ac.

* ALL AREAS ROUNDED TO THE NEAREST TENTH DECIMAL PLACE.



LOCATION MAP





ALLOWABLE BUILDING HEIGHT

Parcel	Parcel Type	Bldg. Height
1&2.	Commercial	75 Ft.
	Hotel/Office	75
	Institutional	75
2.	Single Family	35
2&3.	Townhouse	35
2&3.	Multi-Family	35 60

MAP GRAPHIC AMENDMENT IS ONLY FOR UPDATING/ SYNCHRONIZING PUD AMENDMENT TITLE TO MATCH CURRENT AMENDMENT NUMBER (AMENDMENT NO 5).

NATIVE HABITAT PRESERVATION

Required:
The Native Habitat Preservation requirements are outlined in Section 6 "Conservation Easements and Native Habitat Preservation Areas" of the Development Agreement"

Provided:
The Veranda PUD has provided the Native Habitat Preservation requirements of the Development Agreement thus there are no requirements for Native Habitat Preservation for the St. Lucie Land PUD. In addition the City receives the $200,000 dollar payment from the St. Lucie Land SAD Series 2005 A Bond

PARKS

The Veranda PUD has provided the Park requirements of the Development Agreement thus there are no requirements for Parks for the St. Lucie Land PUD.

SITE ACCESS

The major access roadways into the proposed PUD shall align themselves with the intersections of Southbend Boulevard and Via Tesoro, as indicated hereon. Minor access (right turn in-right turn out) points may be allowed only upon the approval of the City of Port St. Lucie Engineering Dept. A minimum 100 ft. stacking distance from Becker Road to any proposed gatehouse shall be maintained

LEGAL DESCRIPTION

Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 65°41'42" West, a distance of 862.85 feet, thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet, a central angle of 50°40'45", thence northwesterly along the arc a distance of 15.04 feet to a point of raverse curve to the right; having a radius of 84.00 feet and a central angle of 21°23'17", thence northwesterly along the arc, a distance of 31.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32", thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet, thence North 24°18'18" West, a distance of 70.00 feet; thence North 65°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the west, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet, thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet, thence North 28°41'05" West, a distance of 68.69 feet, thence North 24°18'18" West, a distance of 13.19 feet, thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet, thence South 65°41'42" West, a distance of 233.75 feet, thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 96.81 ± acres, more or less

CITY OF PORT ST. LUCIE PROJECT NO. 21-181
~~CITY OF PORT ST. LUCIE PROJECT NO. 19-104~~
~~CITY OF PORT ST. LUCIE PROJECT NO. 13-089~~

AERIAL

FIELD BK /PG

CULPEPPER & TERPENING, INC
Consulting and Design - Land Surveying
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3535 FAX 772-464-9497
www.ctieng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT	RM	9-17-18
REVISED PER CLIENT	RM	11-05-18
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT	DJM	12-28-18
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT	DJM	1-31-19

	BY	DATE
DESIGNED	JPT	7-01-18
CALCS		
DRAWN	MRE	7-01-18
DETAILED		
CHECKED	JPT	7-01-18
APPROVED	JPT	7-01-18

ST. LUCIE LAND PUD
CONCEPTUAL MASTER PLAN
PUD AMENEMDNT #4 (2022)

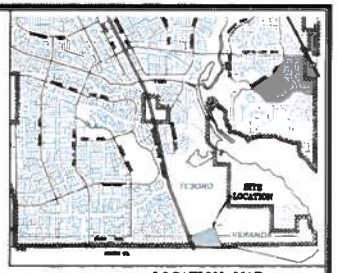
DATE 7-01-2018
HORIZ SCALE 1"=100'
VERT SCALE
JOB No 04-006.018
SHEET 2 OF 2



SITE DATA

Total Site Area:	96.8 Ac.
Future Land Use:	CH/CG/CS/ROI/RGC
Zoning	PUD
Maximum Residential Area:	70.2 Ac.
Maximum Non-Residential Area:	96.8 Ac.
Residential Units:	581 Units
Maximum Residential Density:	11 Units/Acre
Maximum Non-Residential Intensity:	457,057 S.F.
Hotel	120 Rooms
Total:	96.8 Ac.

* ALL AREAS ROUNDED TO THE NEAREST TENTH DECIMAL PLACE.



LOCATION MAP

LAND USE INTENSITY (Ord. 19-00 Amend. 1, 20-22, 23)
ACREAGE

PARCEL NO.'S 1	2	3	TOTAL	LAND USE TYPE	RESIDENTIAL	NON RESIDENTIAL
16.4	~~7.34~~ 8.16		~~23.74~~ 24.56	CG		23.74
	2.9		2.9	CS		2.9
8.59	~~4.66~~ 3.84		~~13.25~~ 12.43	CG/ROI	~~13.25~~ 12.43	~~13.25~~ 12.43
	6.52 5.76		6.52 5.76	CH/CG/ROI	6.52	6.52
	~~9.06~~ 8.95		~~9.06~~ 8.95	CS/ROI	9.01	9.01
	5.35		5.35	CG/CS/ROI	5.35	5.35
	~~11.26~~ 12.78	~~34.71~~ 24.33	~~36.07~~ 37.09	RGC	~~36.07~~ 37.07	~~36.07~~ 37.07
24.99	~~42.33~~ 47.52	~~34.71~~ 24.33	98.8		96.8	96.8

underline is for addition strike-thru is for deletion

ALLOWABLE BUILDING HEIGHT

Parcel	Parcel Type	Bldg. Height
1&2.	Commercial	75 Ft.
2.	Hotel/Office	75 Ft.
2.	Institutional	75 Ft.
2.	Single Family	35 Ft.
2&3.	Townhouse	35 Ft.
2&3.	Multi-Family	55 Ft.

NATIVE HABITAT PRESERVATION

Required:
The Native Habitat Preservation requirements are outlined in Section 6 "Conservation Easements and Native Habitat Preservation Areas" of the Development Agreement"

Provided:
The Verondo PUD has provided the Native Habitat Preservation requirements of the Development Agreement thus there are no requirements for Native Habitat Preservation for the St. Lucie Land PUD. In addition The City receives the $200,000 dollar payment from the St. Lucia Land SAD Series 2005 A Bond.

PARKS

The Veranda PUD has provided the Park requirements of the Development Agreement thus there are no requirements for Parks for the St. Lucie Land PUD.

SITE ACCESS

The major access roadways into the proposed PUD shall align themselves with the intersections of Southbend Boulevard and Via Tesoro, as indicated hereon. Minor access (right turn in-right turn out) points may be allowed only upon the approval of the City of Port St. Lucie Engineering Dept. A minimum 100 ft. stacking distance from Becker Road to any proposed gatehouse shall be maintained

GRAPHIC SCALE

LEGAL DESCRIPTION

Being all of Tract 8, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-1 & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at a the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 65°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet, a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21°23'17"; thence northwesterly along the arc, a distance of 31.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet; thence North 24°18'18" West, a distance of 70.00 feet; thence North 65°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet; thence North 28°41'05" West, a distance of 68.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 65°41'42" West, a distance of 233.75 feet; thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 98.817 acres, more or less.

CITY OF PORT ST. LUCIE PROJECT NO. 22-326
~~CITY OF PORT ST. LUCIE PROJECT NO. 21-181~~
~~CITY OF PORT ST. LUCIE PROJECT NO. 19-104~~
~~CITY OF PORT ST. LUCIE PROJECT NO. 13-089~~

AERIAL

COMPUTER FILE REF. | FIELD BK /PG

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.CT-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

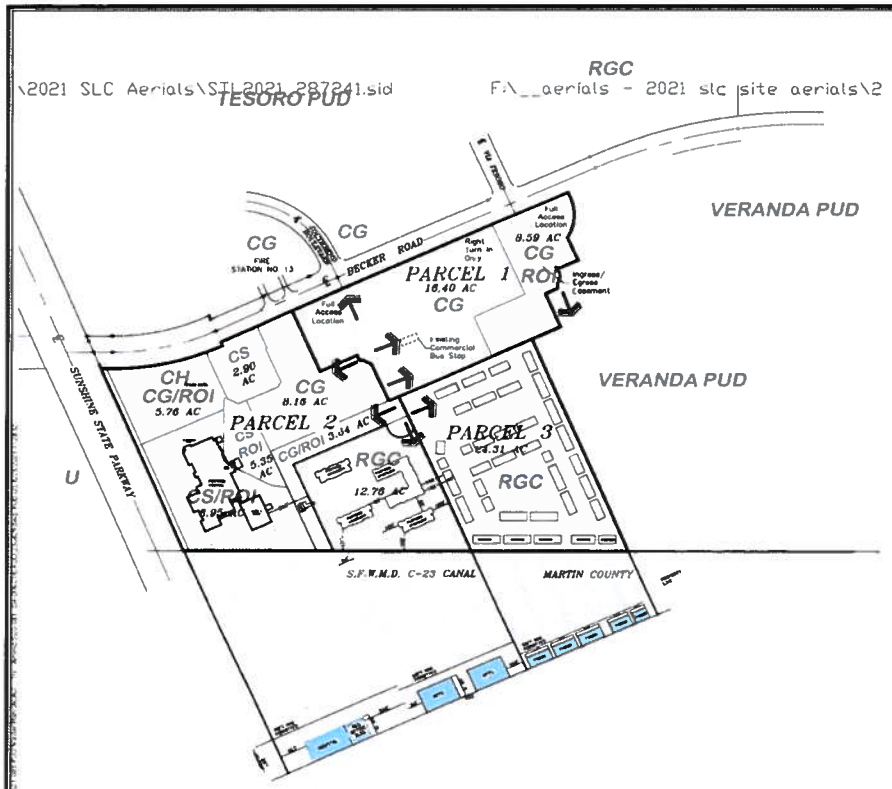
- REVISIONS -	BY	DATE
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	BN	9-13-18
REVISED PER CLIENT	MD	7-01-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	DJM	7-29-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	DJM	7-31-19
REVISED PER PROPOSED PUD AMEND #5	DJM	8-30-22

	BY	DATE
DESIGNED	JP1	7-01-19
CALCS.		
DRAWN	AMD	7-01-19
DETAILED		
CHECKED	JP1	7-01-19
APPROVED	JP1	7-01-19

ST. LUCIE LAND PUD
CONCEPTUAL MASTER PLAN
PUD AMENDMENT #5 (2022)

DATE 7-01-2019
HORIZ. SCALE: 1"=300'
VERT. SCALE:
JOB No. 04-006.015
SHEET 2 OF 2

Exhibit L: St. Lucie Land PUD – Building Separation Plan



SITE DATA

Total Site Area:	96.8 Ac.
Future Land Use:	CH/CG/CS/ROI/RGC
Zoning	PUD
Maximum Residential Area:	70.2 Ac.
Maximum Non-Residential Area:	96.8 Ac.
Residential Units:	581 Units
Maximum Residential Density:	11 Units/Acre
Maximum Non-Residential Intensity:	457,057 S.F.
Hotel	120 Rooms
Total:	96.8 Ac.

* ALL AREAS ROUNDED TO THE NEAREST TENTH DECIMAL PLACE



LOCATION MAP

LAND USE INTENSITY
ACREAGE

PARCEL NO.'S				TOTAL
16.4	3.44	8.76	33.34	74.36
		2.9		2.9
8.59	8.44	3.94	33.33	33.33
	6.44	5.76	6.43	5.76
	8.44	8.95	8.44	8.95
		5.35		5.35
	24.34	12.76	24.34	24.33
24.99	33.33	17.32	24.34	24.33

LAND USE		
TYPE	RESIDENTIAL	NON-RESIDENTIAL
CG		23.34
CS		2.9
CG/ROI	24.34	12.23
CH/CG/ROI		6.52
CS/ROI		9.01
CG/CS/ROI		5.35
ROI	24.33	12.07
	24.33	96.8

underlined is for addition ~~strikethrough~~ is for deletion

ALLOWABLE BUILDING HEIGHT

Parce	Parcel Type	Bldg. Height
1&2	Commercial	75 Ft.
2	Hotel/Office	75 Ft.
2	Institutional	75 Ft.
2	Single Family	35 Ft.
2&3	Townhouse	35 Ft
2&3	Multi-Family	60 Ft

NATIVE HABITAT PRESERVATION

Required:
The Native Habitat Preservation requirements are outlined in Section 6 "Conservation Easements and Native Habitat Preservation Areas" of the Development Agreement"

Provided:
The Veranda PUD has provided the Native Habitat Preservation requirements of the Development Agreement thus there are no requirements for Native Habitat Preservation for the St. Lucie Land PUD. In addition The City receives the $200,000 dollar payment from the St. Lucie Land SAD Series 2005 A Bond

PARKS

The Veranda PUD has provided the Park requirements of the Development Agreement thus there are no requirements for Parks for the St. Lucie Land PUD.

SITE ACCESS

The major access roadways into the proposed PUD shall align themselves with the intersections of Southbend Boulevard and Via Tesoro, as indicated hereon. Minor access (right turn in-right turn out) points may be allowed only upon the approval of the City of Port St. Lucie Engineering Dept. A minimum 100 ft. stacking distance from Becker Road to any proposed gatehouse shall be maintained

CITY OF PORT ST. LUCIE PROJECT NO. 22-326
~~CITY OF PORT ST. LUCIE PROJECT NO. 21-181~~
~~CITY OF PORT ST. LUCIE PROJECT NO. 19-104~~
~~CITY OF PORT ST. LUCIE PROJECT NO. 13-089~~

CONCEPT PLAN

COMPUTER FILE REF. | FIELD BK./PG.

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 FAX 772-464-9497
www.ct-engr.com

– REVISIONS –	BY	DATE
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	RN	9-13-13
REVISED PER CLIENT	ND	7-01-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	DJM	7-30-19
REVISED PER CITY OF PSL PLANNING AND ZONING DEPT.	DJM	7-31-19
REVISED PER PROPOSED PUD AMEND. #4	DJM	8-05-22
REVISED PER PROPOSED PUD AMEND. #4	DJM	8-02-22
REVISED PER PROPOSED PUD AMEND. #4	DJM	8-25-22

	BY	DATE
DESIGNED	JPT	7-01-19
CALCS.		
DRAWN	AND	7-01-19
DETAILED		
CHECKED	JPT	7-01-19
APPROVED	JPT	7-01-19

ST. LUCIE LAND PUD
BUILDING SEPARATION PLAN

DATE: 7-01-2019
HORIZ. SCALE: 1" = 300'
VERT. SCALE:
JOB No. 04-006.018
SHEET 1 OF 1

Exhibit M: Traffic Statement

UPDATED TRAFFIC IMPACT STATEMENT (2013)

In April 2005, Kimley-Horn Associates, Inc. was commissioned to prepare a traffic study for the "Becker PUD", today known as the St. Lucie Land PUD and the Veranda PUD. This report was prepared and in advance of the construction and opening of the new interchange with the Florida Turnpike and Becker Road. The study analyzed the existing background traffic, assumed a 2.8% growth factor in the projected diversions in the roadway network that would occur upon opening of the new Turnpike Interchange. The analysis period was determined to be a ten-year period based on the estimated project schedule, plus the study estimated the post development impacts occurring in 2015.

The Traffic Study was also updated in 2009 in conjunction with the Veranda PUD Amendment No. 2 and the in the annexation of The Floridian. It was determined that there was no additional impacts associated with the PUD Amendment No. 2 since the Floridian was considered as background traffic in the original 2005 Traffic Study.

2013 TRAFFIC STATEMENT UPDATE

The firm of Culpepper and Terpening, Inc. was commissioned in 2013 to prepare a Traffic Statement which would review the conclusions of the 2005 Kimley-Horn Study to determine if there have been any significant changes associated with the roadway network system or the recommendation of the study.

Since the original Traffic Study and the 2009 update analyzed the combined impact of both the St. Lucie Land PUD and Veranda PUD, the 2013 Traffic Statement update will include the estimated impacts of both proposed PUD developments.

The slowdown in the regional housing market has significantly delayed the project's development schedule and today only the Veranda Falls Shopping Center and the Veranda Falls Service Station has been constructed. The St. Lucie Land PUD Amendment No. 2 and the Veranda Amendment No. 3 as currently proposed will not alter the development intensity and density of the combined developments from the original study.

It must be noted that in the Kimley Horn Study the City's Becker Road improvements west of the Florida turnpike were not a part of the analyzed roadway network, thus it can be anticipated that more traffic will utilize Becker Road from the west to access the Turnpike Interchange. In addition the turnpike in and change it Becker Road and the Southbend Blvd. Roadway improvement projects as originally analyzed in the study have been completed.

Table 1; depicts the comparison of the estimated ambient 2015 AADT traffic from the original Kimley-Horn study to that of the actual roadway TPO Counts for 2012.

TABLE 1
Project 2015 Ambient vs 2012 TPO Counts

Roadway	from	to	Estimated 2005 AADT	Estimated 2015 AADT	TPO Fall 2012 AADT
Southbend Blvd.					
	Floresta	Via Tesoro	9,100	7,800	5,295
Gilson road					
	Becker road	County line	9,900	7,800	7,700
Becker road					
	PSL Blvd	Turnpike	5,200	3,500	9,100
	Turnpike	Southbend Blvd.	11,600	9,500	12,500
	Southbend Blvd	Gilson Road	11,600	12,000	6,800

Notes:

1. TPO 2012 Fall Counts
2. The 2005 southbend counts were 800 ft. south of Floresta; the estimated 2015 AADT was north of Becker.

In analysis of the TPO's 2012 AADT Traffic volumes, we make the following conclusions:

The opening of the Turnpike Interchange, practically funded by the Veranda Project has reduce the impacts on Gilson Road.
The City's Becker Road West Roadway Improvement Project has increased the AADT accessing the Turnpike Interchange.
The Becker Road 2015 estimated AADT volumes east of Southbend Boulevard and the 2005 study appear to be greater than originally projected.
The 2005 study project of the Becker Roadway AADT to warrant the four-(4) laning improvement of Becker Road to Gilson Road.
It is recommended that the Becker Road AADT's be monitored as the development occurs to determine the required limits for four (4) remaining improvements.

Prepared by:
CULPEPPER & TERPENING, INC.
2980 South 23rd Street
Fort Pierce, Florida 34981
Florida Certificate of Authorization No. 3733 4286
STATE OF FLORIDA
Steffanie A. Mathes, P.E. No. 67
Florida Registration No. 67
STEFFANIE A. MATHES
LICENSED
PROFESSIONAL ENGINEER

LAST PAGE

ST LUCIE LAND PUD
AMENDMENT NO 5
(November 2022)

LIST OF PROPOSED CHANGES / AMENDMENTS

AMENDMENT NO. 5:

- Amend list of acceptable uses to clarify that Drive-Thru uses are a permitted use within the St. Lucie Land PUD.

- Amend the parking formulas for application for multi-family housing units within the St. Lucie Land PUD.

- Update the Binding Letter of interpretation and property owner identification/ consent statements.

- Update Lot Type 'O' to clarify that the maximum length of any one side of a Multi-Family structure can be 350 feet, subject to compliance with all other applicable City and PUD design standards.

- Update the PUD Master Plan graphics to reflect that this is the Fifth Amendment to the PUD. No site plan layout or location adjustments are part of this amendment.

P22-326 St. Lucie Lands PUD Amendment No. 5

TYPE	STATUS	BUILDING TYPE
PA	CUSTOMER RESPONSED	

ASSIGNED TO

Clyde Cuffy; Public Works Engineering; Bethany Grubbs; Matthew Reaver

ADDRESS

SECTION	BLOCK	LOT
Pl 1	St.LucieLand	Tr A

LEGAL DESCRIPTION

LEGAL DESCRIPTION
ST LUCIE LAND PUD

Being all of Tract B, WMT-1, WMT-2, WMT-3 WMT-4, TRACTS R-I & R-2, VERANDA PLAT NO. 1 as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, being in a portion of Sections 34 and 35, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, together with a portion of Tract A, being more particularly described as follows;

Begin at the Northwest corner of said Tract A, according to the plat of VERANDA PLAT NO. 1, as recorded in Plat Book 60, Page 39, Public Records of St. Lucie County, Florida; thence South 23°31'20" East, a distance of 1,229.70 feet; thence South 89°54'36" East, a distance of 2,627.74 feet; thence North 23°31'20" West, a distance of 1,430.26 feet; thence South 65°41'42" West, a distance of 862.85 feet; thence South 24°18'18" East, a distance of 18.56 feet; thence South 65°41'42" West, a distance of 79.00 feet; thence North 24°18'18" West, a distance of 252.43 feet to a point of curve to the left having a radius of 17.00 feet, a central angle of 50°40'45"; thence northwesterly along the arc a distance of 15.04 feet to a point of reverse curve to the right having a radius of 84.00 feet and a central angle of 21°23'17"; thence northwesterly along the arc, a distance of 31.36 feet to a point of reverse curve to the left having a radius of 17.00 feet and a central angle of 60°42'32"; thence westerly along the arc, a distance of 18.01 feet; thence South 65°41'42" West, a distance of 4.41 feet; thence North 24°18'18" West, a distance of 70.00 feet; thence North 65°41'42" East, a distance of 24.53 feet to the intersection with a non tangent curve concave to the east, having a radius of 77.67 feet, the chord of which bears North 21°08'57" East, 44.15 feet; thence northerly along the arc of said curve, a distance of 44.76 feet through a central angle of 33°01'20"; thence North 24°18'18" West, a distance of 133.64 feet; thence North 28°41'05" West, a distance of 68.69 feet; thence North 24°18'18" West, a distance of 13.19 feet; thence South 65°41'42" West, a distance of 511.89 feet; thence North 24°18'18" West, a distance of 144.50 feet; thence South 65°41'42" West, a distance of 233.75 feet; thence South 24°18'18" East, a distance of 25.00 feet to the intersection with a non tangent curve concave to the north, having a radius of 1,575.00 feet, the chord of which bears South 77°57'12" West, 668.81 feet; thence westerly along the arc of said curve, a distance of 673.94 feet through a central angle of 24°31'00"; thence North 89°47'18" West, a distance of 66.03 feet to the POINT OF BEGINNING.

Less & Except AT&T parcel as recorded in Official Records Book 447, Page 2213, Public Records of St. Lucie County, Florida.

Containing 96.817 acres, more or less.

SITE LOCATION

southeast corner of Becker and Fla Turnpike

PARCEL #

4434-701-0003-000-8	4434-701-0004-000-5	4434-701-0005-000-2	4434-701-0006-000-9
4434-701-0008-000-3	4434-702-0011-000-0	4434-703-0001-000-0	4434-703-0002-000-7
4434-704-0001-000-3	4434-704-0002-000-0	4434-704-0003-000-7	4434-704-0004-000-4
4434-704-0005-000-1	4434-704-0006-000-8	4434-704-0007-000-5	4434-704-0008-000-2
4434-704-0009-000-9	4434-704-0010-000-9		

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
96.817		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

to amend the existing St. Lucie lands PUD to address the following items:

AMENDMENT NO. 5:

- Amend list of acceptable uses to clarify that Drive-Thru uses are a permitted use within the St. Lucie Land PUD.

- Amend the parking formulas for application for multi-family housing units within the St. Lucie Land PUD.

- Update the Binding Letter of interpretation and property owner identification/ consent statements.

- Update Lot Type 'O' to clarify that the maximum length of any one side of a Multi-Family structure can be 350 feet, subject to compliance with all other applicable City and PUD design standards.

- Update the PUD Master Plan graphics to reflect that this is the Fifth Amendment to the PUD. No site plan layout or location adjustments are part of this amendment.

Primary Contact Email

dmurphy@ct-eng.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Dennis	Murphy

Business Name

culpepper & terpening, inc.

ADDRESS

2980 S 25TH ST

CITY	STATE	ZIP
Fort Pierce	FL	34981

EMAIL	PHONE
dmurphy@ct-eng.com	7722165056

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS			
CITY	**STATE**		**ZIP**
EMAIL		**PHONE**	

PROPERTY OWNER			
Business Name			
st lucie lands proeprty owners association,			
ADDRESS			
515 N Flagler Dr.; Ste. 1500			
CITY	**STATE**		**ZIP**
West Palm Beach	FL		33401
EMAIL		**PHONE**	
dmurphy@ct-eng.com		(772) 216-5056	
FINAL PERMIT INSPECTION REQUIRED BY:			

St. Lucie Lands
Planned Unit Development (PUD)
Amendment No. 5
P22-326

Planning and Zoning Board

September 5, 2023

Bethany Grubbs, Planner III

Request

This is the fifth amendment to the St. Lucie Lands PUD document and conceptual plan.

The proposed application amends the following:

1) Includes drive-thrus as a permitted use.
2) Revises the parking requirements for multi-family dwelling units.
3) Revises the maximum permitted length of multi-family buildings from 200 feet to 300 feet.
4) Depicts the land use change from ROI to RGC.

General Information

Applicant / Property Owner(s):

- VF I LLC
- VF II LLC
- Prime Storage Port St. Lucie LLC
- Florida Coast Medical and Surgical Center Inc
- AG EHC II (LEN) Multi State 1 LLC
- St. Lucie Lands Property Owner's Association, INC

Agent: Dennis Murphy, Culpepper and Terpening, Inc.

Location: The property is generally located on the south side of Becker Road and east of the Florida's Turnpike.

Aerial

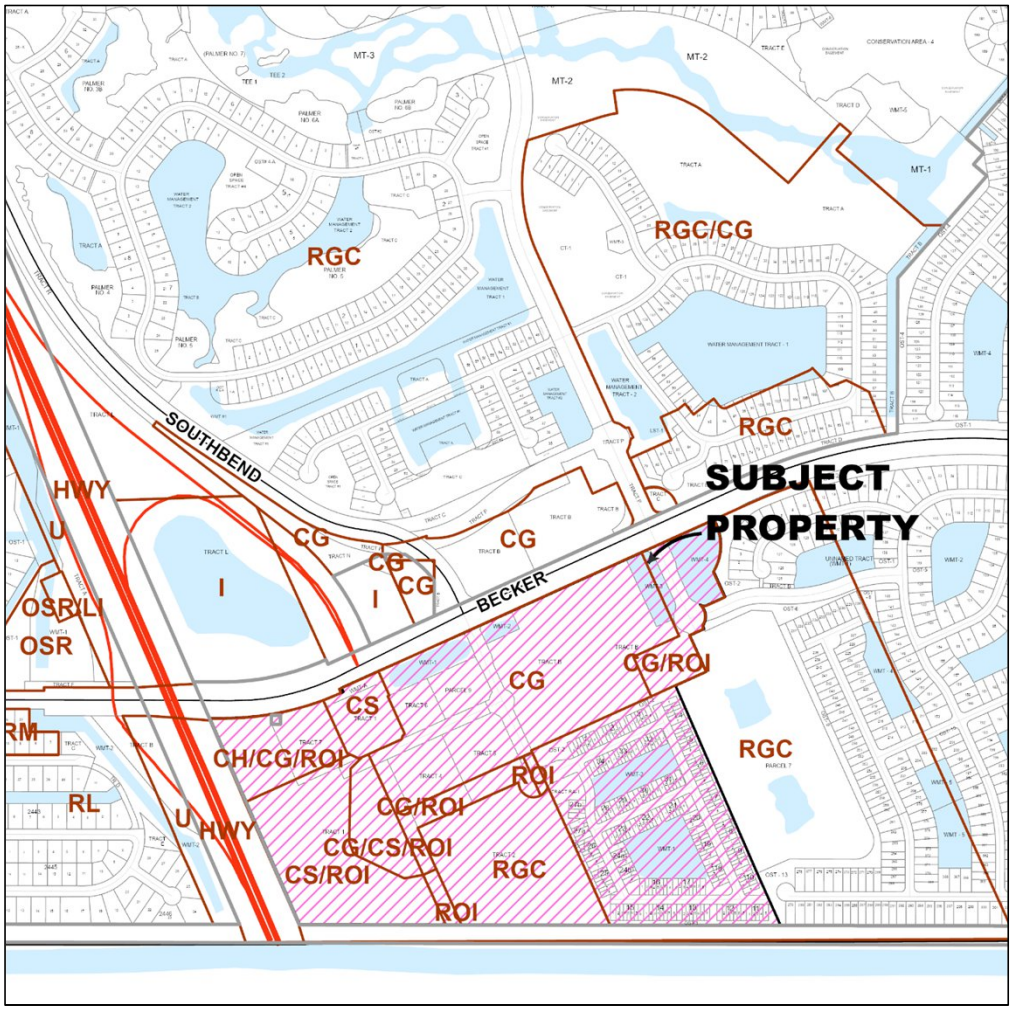
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RGC, I, CG	PUD	Tesoro Community and Accessory Uses, Fire Station
South	OSC, PUD	RGC	Water Mgmt. Dist. Canal
East	RCG	PUD	Vacant - Veranda Volaris Multifamily (pending)
West	I	U	Florida's Turnpike



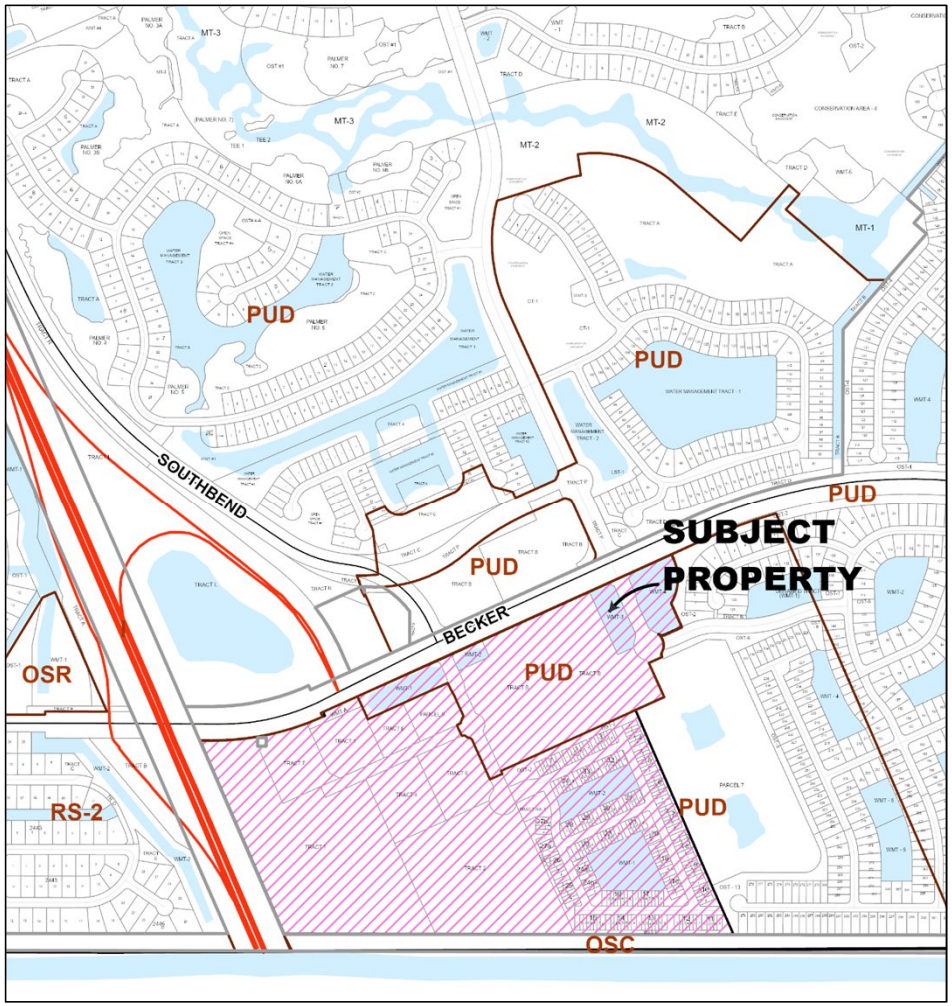
Future Land Use

- CH/CG/ROI
- CS/ROI
- CS
- CG
- CG/CS/ROI
- CG/ROI
- ROI

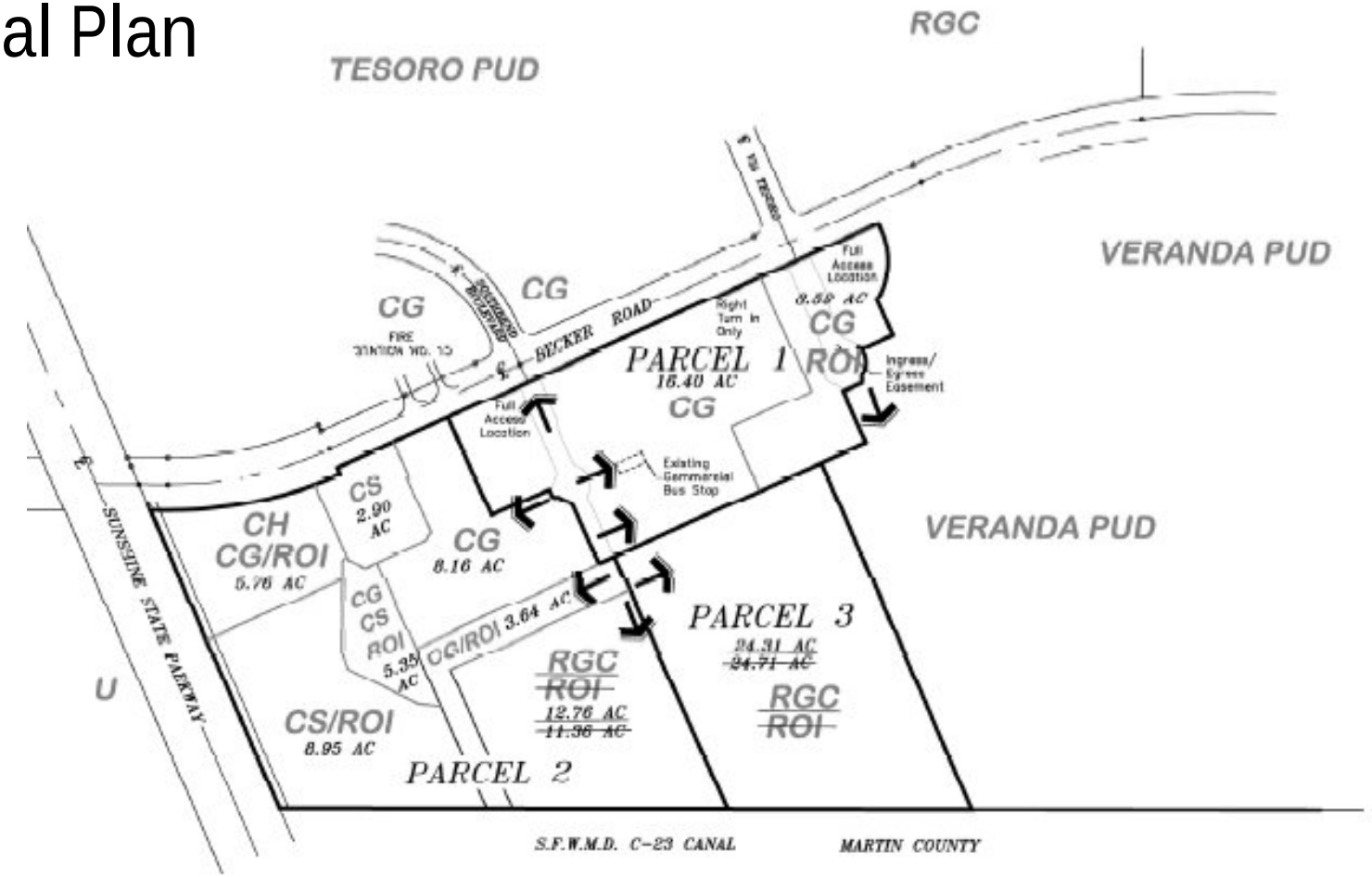


Zoning

PUD (Planned Unit Development)



Conceptual Plan



Compatibility Analysis

This PUD is consistent with the direction and policies of the Comprehensive Plan.

Policy 1.1.4.10: The PUD amendment complies with the maximum required densities and intensities of the respective future land use designations for the project site.

Policy 1.1.4.13: The project complies with Policy 1.1.4.13 which states that PUD is a compatible zoning district with the various future land use designations of CH/CG/ROI; CS/ROI; CS; CG; CG/CS/ROI; CG/ROI; ROI.

SPRC Recommendation

The Site Plan Review Committee recommended approval of this PUD amendment on November 22, 2022.

"A City for All Ages"

Agenda Summary

2023-793

Agenda Date: 9/5/2023 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-115 AM Developments, LLC - Rezoning

Location: South of Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Legal Description: Becker Commons (PB 62-1), Lots 1, 2, & 3

This is a request to rezone from (Planned Unit Development) PUD to Professional (P).

Submitted By: Bianca Lee, Planning & Zoning Department, Planner II

Executive Summary: A request to rezone approximately 5.8 acres of land from a Planned Unit Development (PUD) zoning district, which allows the uses permitted in the Neighborhood Commercial (CN) zoning district per Section 158.120 of the City's Zoning Code to Professional (P) zoning district, with permitted uses as listed per Section 158.122 of the City's Zoning Code.

Presentation Information: A presentation will be given.

Staff Recommendation: Move that the Board recommend approval of the rezoning request.

Alternate Recommendation: 1. Move that the Board recommend denial of the request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 190 SW Becker Rd.

Attachments: 1. Staff report, 2. Application, 3. Deed, 4. Agent authorization, 5. Staff presentation

A M Developments, LLC
Rezoning
P23-115



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Planned Unit Development (PUD) to Professional (P)
Applicant:	Flagler & MP Healthcare Development, LLC - Alberto Perez
Property Owner:	A M Developments LLC.
Location:	South of Becker Rd., between SW Lassiter Ter. & SW Junietta Ter.
Address:	190 SW Becker Rd. & SW Becker Rd.
Project Planner:	Bianca Lee, Planner II

Project Description

The applicant is requesting the rezoning of approximately 5.8 acres of land; 3 parcels, from Planned Unit Development (PUD) to Professional (P) as permitted by the City's Zoning Code. The property is legally described as Becker Commons (PB 62-1), Lots 1, 2, & 3. The parcel's address is SW Becker Rd. and 190 SW Becker Rd.

The property has a future land use classification of Limited Commercial (CL), and a zoning designation of Planned Unit Development (PUD). The Professional (P) Zoning District is compatible with the Limited Commercial (CL) future land use.

Background

The City Council approved a major site plan on June 22, 2009 (P09-032).
The City Council on May 26, 2009, approved the Becker Commons Subdivision Plat (P09-031).
The City Council on November 10, 2008, approved the rezoning from CG (General Commercial) to PUD (Planned Unit Development), thus creating the Becker Commons PUD (P08-125).

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the September 5, 2023, Planning & Zoning Board meeting.

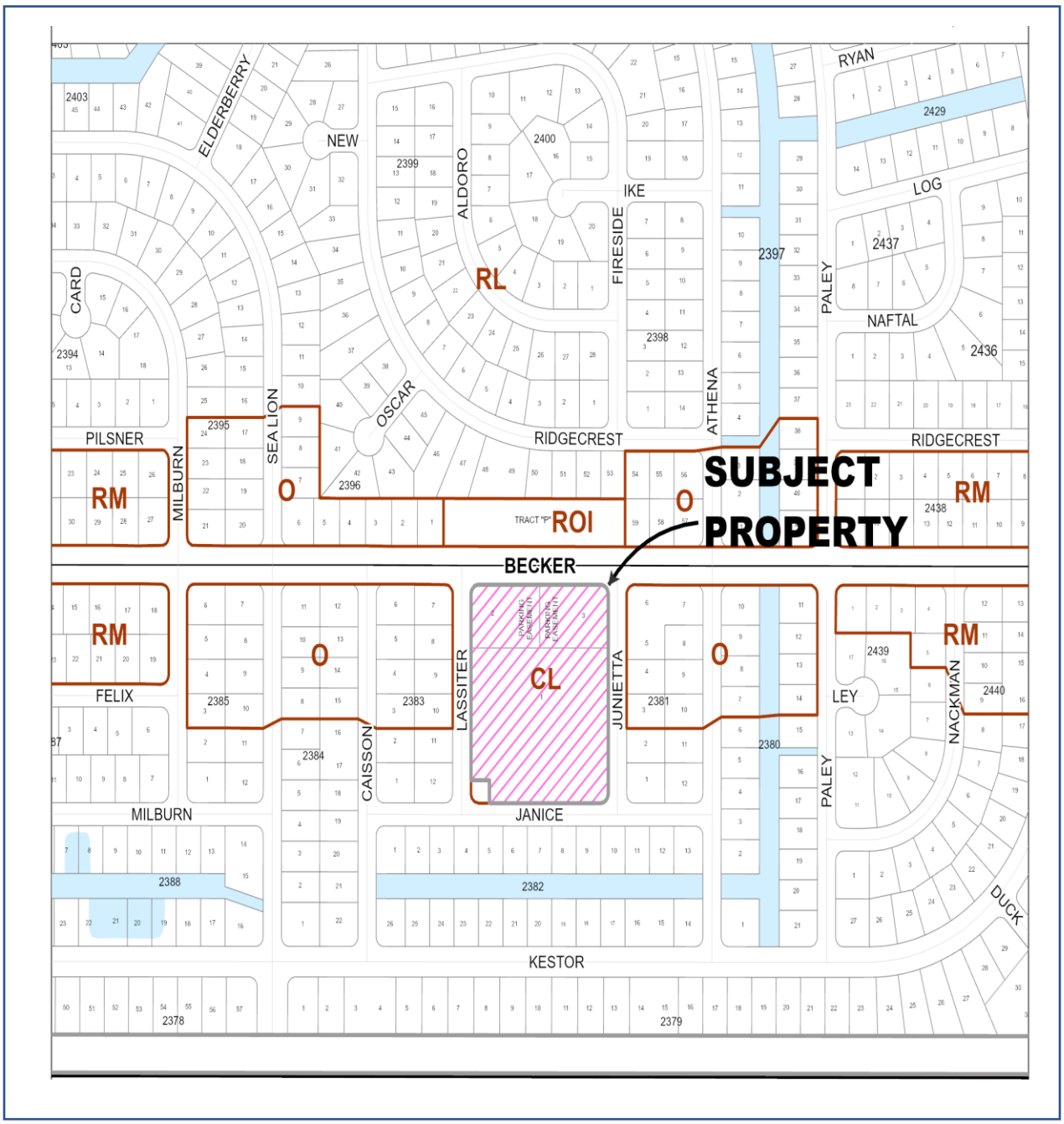
Location and Site Information

Parcel Numbers:	4430-700-0002-000-6, 4430-700-0003-000-3, & 4430-700-0001-000-9
Property Size:	5.80 acres: 252,648 SF
Legal Description:	Becker Commons (PB 62-1), Lots 1, 2, & 3
Future Land Use:	CL-Limited Commercial
Existing Zoning:	Planned Unit Development
Existing Use:	Vacant
Requested Zoning:	Professional
Proposed Use:	A use consistent with the Professional Zoning District & Comprehensive Plan

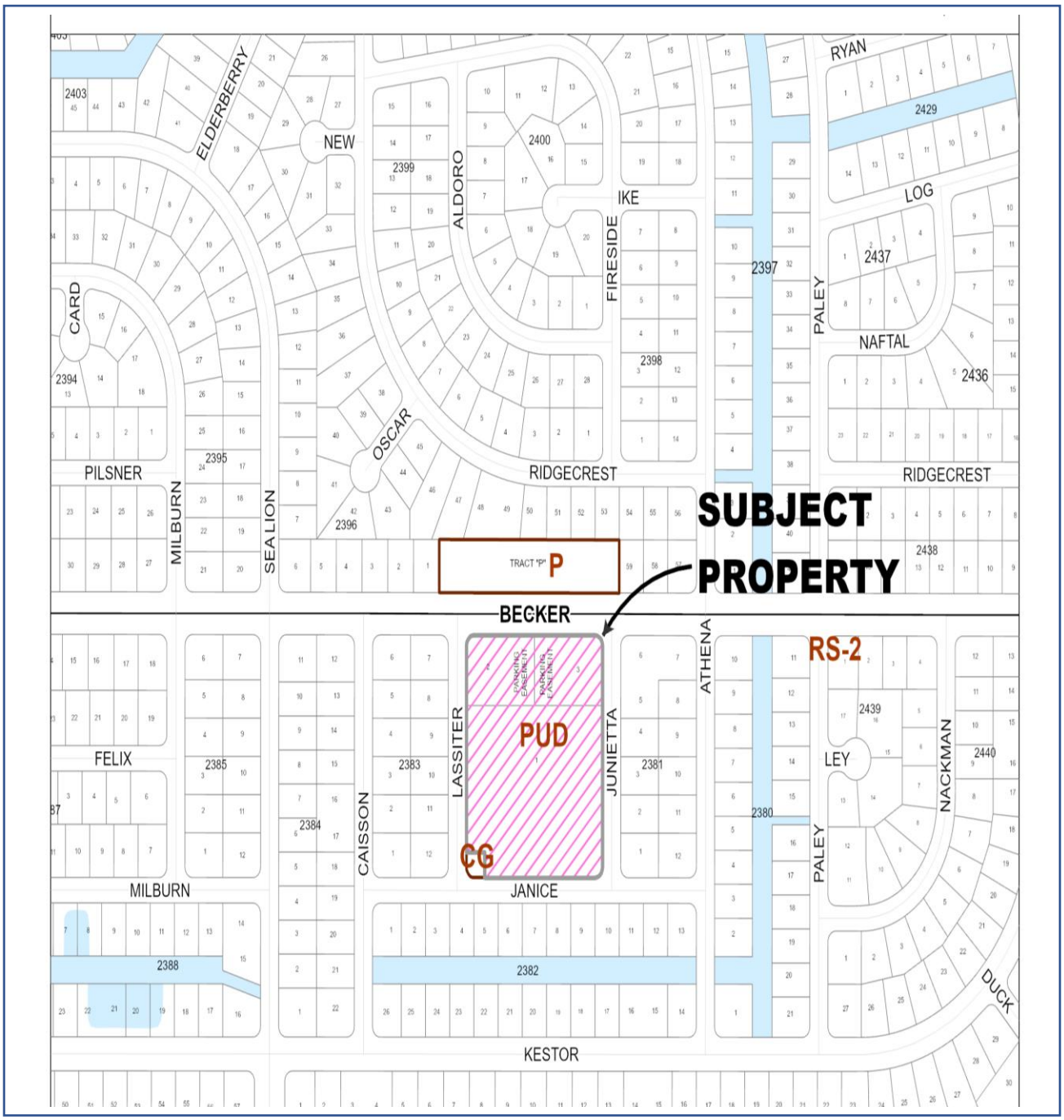
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	RL	RS-2	SFH
East	O	RS-2	SFH
West	O	RS-2	Vacant

ROI-Residential, Office, & Institutional, RL- Low Density Residential, O-Office, P-Professional, RS-2-Single-Family Residential



Future Land Use Map


SUBJECT PROPERTY
TRACT "P"
P
PUD
CG
RS-2
BECKER
RIDGECREST
RIDGECREST
PILSNER
MILBURN
SEA LION
OSCAR
ALDORO
FIRESIDE
IKE
NEW
ELDERBERRY
CARD
RYAN
LOG
PALEY
NAFTAL
ATHENA
LASSITER
JUNIETTA
CAISSON
JANICE
FELIX
MILBURN
LEY
NACKMAN
DUCK
KESTOR
2403
2399
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2382

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Professional is compatible with Policy 1.1.4.13 and future land use classification of Limited Commercial (CL).

ZONING REVIEW

Justification Statement: The purpose of this request is to rezone the parcels for development and align with the direction and intent of the Professional Zoning District and the City of Port St. Lucie's Comprehensive Plan.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Professional Zoning District (P) is compatible with the Limited Commercial (CL) future land use classification, Policy 1.1.4.13 of the Future Land Use Element. The site plan must meet the requirements of the Becker Road Overlay District.

ENVIRONMENTAL REVIEW

The applicant will be required to provide an environmental assessment report and address upland habitat preservation/mitigation and listed species in conjunction with site plan approval.

RELATED PROJECTS

Becker Commons PUD; approved by the City Council on November 10, 2008 (P08-125).

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

P23-115 A M Developments LLC

TYPE	STATUS	BUILDING TYPE
R	P&Z MEETING SCHEDULED	

ASSIGNED TO

Breanna Vasquez; Michele Holler; Public Works Engineering; Bianca Lee; Bret Kaiser

ADDRESS

190 SW Becker Road

SECTION	BLOCK	LOT
34	BeckerCommons	1-3, Tr N

LEGAL DESCRIPTION

LEGAL DESCRIPTION
LOTS 1, 2 AND 3, BECKER COMMONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S) 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE LOCATION

south side of Becker Road being bounded on the east by Junietta Terrace; on the south by Janice Avenue and the west by Lassiter Terrace

PARCEL #

3420-665-0013-000-6

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
CL		PUD	P

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
5.8		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

The property had a previous approval for a PUD, with this application we are requesting a Rezoning to P (Professional) for the subject site. The property is 5.80 acres of land located on the south side of Becker Road. Proposed is a 2 story medical office building of approximately

Primary Contact Email

pat@2gho.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Alberto	Perez

Business Name

Flagler & MP Healthcare Development LLC

ADDRESS

Two S. Biscayne Boulevard, Suite 2000

CITY	STATE	ZIP
Miami FL 33131	FL	33131

EMAIL	PHONE
pat@2gho.com	5615759557

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

Alberto	Perez

ADDRESS

Two S. Biscayne Boulevard, Suite 2000

CITY	STATE	ZIP
Miami	FL	33131

EMAIL	PHONE
pat@2gho.com	5615759557

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name

AM Development

ADDRESS

30924 Bay Shore Drive

CITY	STATE	ZIP
Big Pine Key	FL	33043

EMAIL	PHONE
pat@2gho.com	(561) 575-9557

FINAL PERMIT INSPECTION REQUIRED BY:

July 13, 2023

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Re: MedSquare Becker - Agent Letter

This letter is to serve as permission for George G. Gentile, Patricia Lentini and Dan Siemsen of 2GHO, Inc., to act as the agents to prepare and submit all documentation and attend all meetings pertaining to the property as above described, as it relates to the zoning process and site plan review process.

Sincerely,

A M DEVELOPMENTS, LLC

By: _____
Print Name: MICHAEL REINSTEIN
Title: MANAGING MEMBER

STATE OF Florida
COUNTY OF Manne

BEFORE ME, the undersigned authority, personally appeared Michael Reinstein known to me and known by me to be the Managing member of A M DEVELOPMENTS, LLC, a Florida limited liability company, and he/she acknowledged before me that he/she executed the foregoing as such officer for and on behalf of said company. He/She is personally known to me or has produced ___ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of July, 2023.

COLLEEN L. FULLER NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires 6/5/2027 Comm. No. HH 406487

_____
Notary Public

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2837302 OR BOOK 2540 PAGE 1508, Recorded 04/20/2006 at 11:18 AM
Doc Tax: $0.70

This Instrument Prepared by:
PATRICIA A. BALDWIN, ESQ.
Record and Return to:
PATRICIA A. BALDWIN, ESQ.
SLW20
Port St. Lucie, Florida

Parcel ID Number: 3420-665-0013-000/6

QUIT CLAIM DEED

THIS INDENTURE made this 17th day of April, 2006, between **AVA V. REINSTEIN**, a single adult, whose address is 14499 SW 47th Street, Miramar, Florida 33027, a two-fifths (2/5) interest, and **MICHAEL NEIL REINSTEIN**, a single adult, residing at 10940 Birchwood Place, Penbroke Pines, Florida 33026, a three-fifths (3/5) interest, ***party of the first part,*** and **A M DEVELOPMENTS, LLC**, a Florida Limited Liability Company, with offices located at 10940 Birchwood Place, Pembroke Pines, FL 33026, ***party of the second part***

WITNESSETH :

That the said First Party, in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ($10.00) and other good and valuable consideration to said First Party in hand paid by the said Second Party, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

All of Tract N, as shown on the plat of Port St. Lucie, Section Thirty-Four, recorded in Plat Book 15, Pages 9, 9A through 9W, Public Records of St. Lucie County, Florida LESS AND EXCEPT that portion of Tract N conveyed to Southern Bell in O.R. Book 456, Page 2283, Public Records of St. Lucie County, Florida.

The property herein conveyed is vacant land and does not constitute the Homestead Property of the party of the first part, nor is it contiguous thereto.

This deed is executed subject to restrictions, reservations and easements of record and taxes from the date of this deed and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances belonging to or in anywise appertaining to that real property.

Subject to easements, restrictions and reservations as of record in the Public Records of St. Lucie County, Florida.

In Witness Whereof, the said First Party has signed and sealed these presents the day year first above written.

Signed, sealed and delivered in the presence of

Witness -

Witness -

Witness -

Witness -

L.S.
MICHAEL NEIL REINSTEIN

L.S.
AVA V. REINSTEIN

STATE OF FLORIDA)
)ss.:
COUNTY OF Dade)

The foregoing instrument as acknowledged before me on April 17th, 2006, by MICHAEL NEIL REINSTEIN, who is personally known to me or who has produced personally known to me as identification and who did not take an oath.

CINDY PEGUERO
Notary Public - State of Florida
My Commission Expires Jul 10, 2009
Commission # DD 405277
Bonded By National Notary Assn.

Notary Public

Place notary seal and expiration stamp above this line

STATE OF FLORIDA)
)ss.:
COUNTY OF Broward)

The foregoing instrument as acknowledged before me on April 7, 2006, by AVA V. REINSTEIN, who is personally known to me or who has produced Personally Known as identification and who did not take an oath.

JUDY WALDEN
Notary Public - State of Florida
My Commission Expires Apr 16, 2009
Commission # DD 394213
Bonded By National Notary Assn.

Judy Walden
Notary Public

Place notary seal and expiration stamp above this line

City of Port St. Lucie
REZONING
P23-115

Planning & Zoning Board

September 5, 2023

Bianca Lee

Planner II

Request:

The applicant is requesting approval of the rezoning of approximately 5.8 acres from Planned Unit Development (PUD) to Professional (P) as permitted by the City's Zoning Code.

Proposed Project: A use consistent with the Professional Zoning District

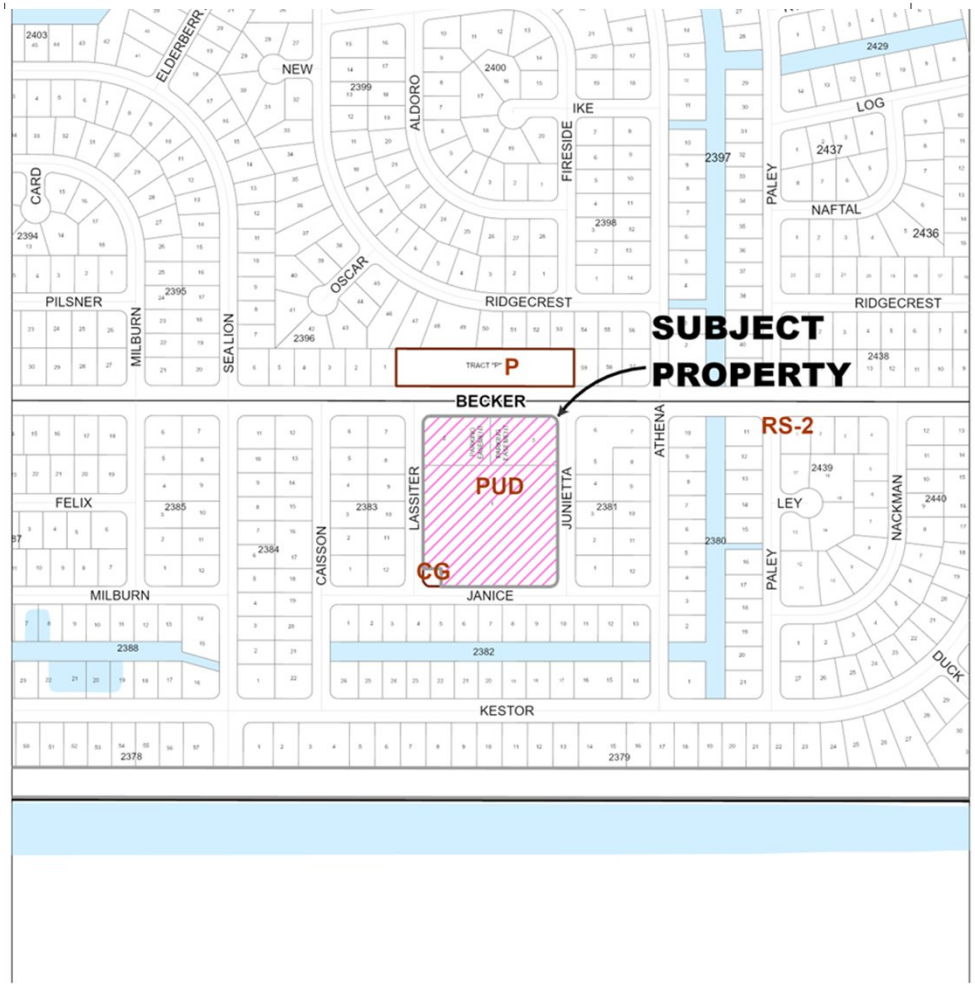
General Information:

Owners – A M Developments, LLC
Applicant – Flagler & MP Healthcare Development LLC. - Alberto Perez

Location – South of Becker Rd., between SW Lassiter Ter. & SW Junietta Ter.

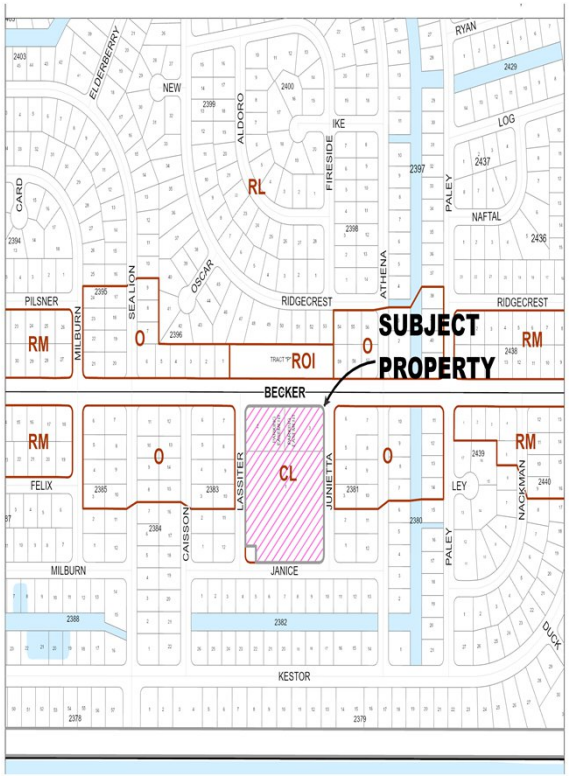
Existing Use – Vacant land

Aerial & Zoning



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Residential, Office, & Institutional (ROI)	Professional (P)	Vacant
South	Low Density Residential (RL)	Single –Family Residential (RS-2)	SFH
East	Office (O)	Single –Family Residential (RS-2)	SFH
West	Office (O)	Single –Family Residential (RS-2)	Vacant



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Professional (P) Zoning District is listed as a compatible zoning district under the Limited Commercial (CL) future land use classification.

Policy 1.1.4.13 Future Land Use Element	
Future Land Use Classification	Compatible Zoning District
Limited Commercial (CL)	GU (General Use), CN (Neighborhood Commercial), P (Professional), & LMD (Limited Mixed Use)

Planning & Zoning Staff Recommendation

The Planning & Zoning Department staff recommends approval of the rezoning request.

"A City for All Ages"

Agenda Summary

2023-789

Agenda Date: 9/5/2023 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-118 City of Port St. Lucie - Rezoning

Location: West of Port St. Lucie Boulevard, at the end of SW Glenview Ct.

Legal Description: Port St. Lucie Section 12, Block 3457, Lot 3

This is a request to rezone the property from Institutional to Neighborhood Commercial Zoning.

Submitted By: Bianca Lee, Planner II, Department of Planning & Zoning

Executive Summary: The City of Port St. Lucie is initiating a rezoning, to reclassify the zoning of a .96-acre parcel from Institutional (I) to Neighborhood Commercial (CN) to be consistent with the City's Comprehensive Plan.

Presentation Information: A brief presentation will be provided.

Staff Recommendation: Move that the Board recommend approval of the rezoning request.

Alternate Recommendation:

1. Move that the Board recommend denial of the rezoning request.

Background: See the executive summary and attached staff report.

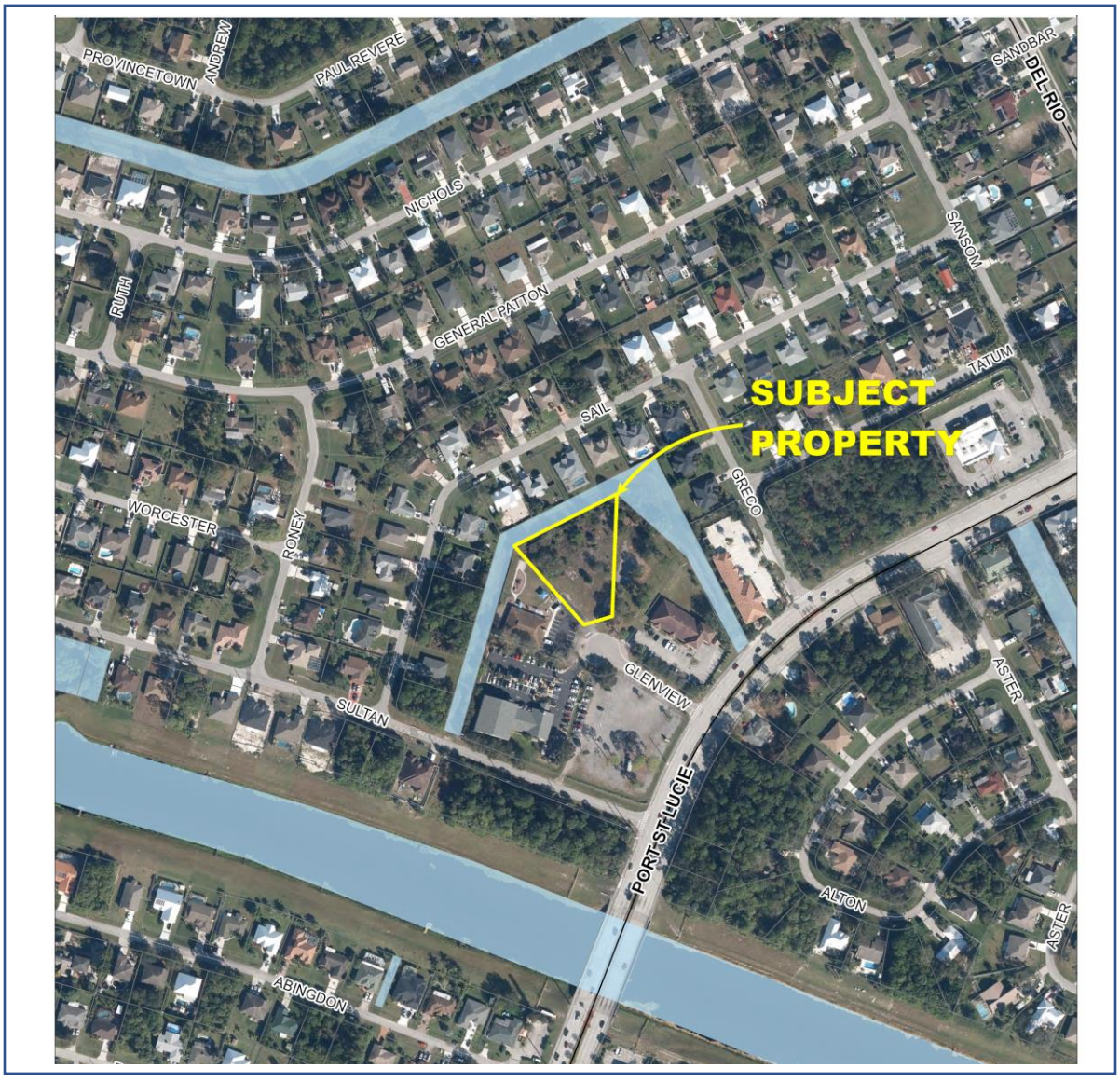
Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 832 SW Glenview Ct.

Attachments: 1. Staff report, 2. Rezoning request, 3. Staff presentation

City of Port St. Lucie
Rezoning
P23-118



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Institutional to Neighborhood Commercial
Applicant:	City of Port St. Lucie
Property Owner:	Anterprise LLC
Location:	West of Port St. Lucie Boulevard, at the end of SW Glenview Ct.
Address:	832 SW Glenview Ct.
Project Planner:	Bianca Lee, Planner II

Project Description

The City of Port St. Lucie is initiating a rezoning, to reclassify the zoning of a .96-acre parcel from Institutional (I) to Neighborhood Commercial (CN) to be consistent with the City's Comprehensive Plan.

Background

The City Council approved P02-221, Comprehensive Plan Text Amendment to Policy 1.1.4.13 to delete the Institutional (I) Zoning District as a compatible zoning district for the Limited Commercial (CL) future land use classification on March 24, 2003 by Ordinance 02-144.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the September 5, 2023, Planning & Zoning Board meeting.

Location and Site Information

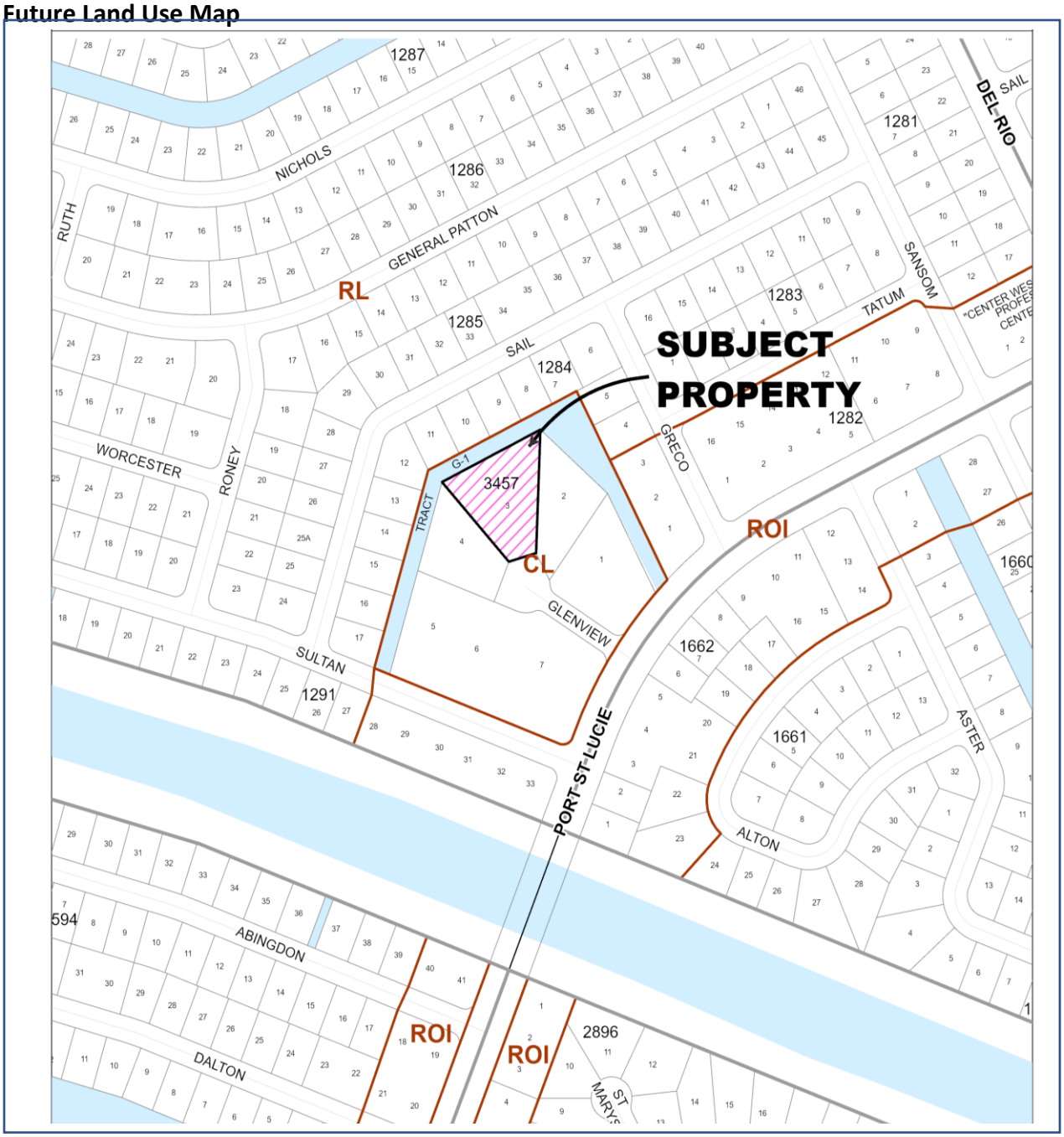
Parcel Number:	3420-556-0004-000-5
Property Size:	.96 acres: 41,818 SF
Legal Description:	Port St. Lucie - Section 12- Blk. 3457, Lot 3
Future Land Use:	Limited Commercial (CL)
Existing Zoning:	Institutional
Existing Use:	Vacant
Requested Zoning:	Neighborhood Convenience Commercial (CN)
Proposed Use:	A use consistent with the Neighborhood Commercial District (CN) & Comprehensive Plan

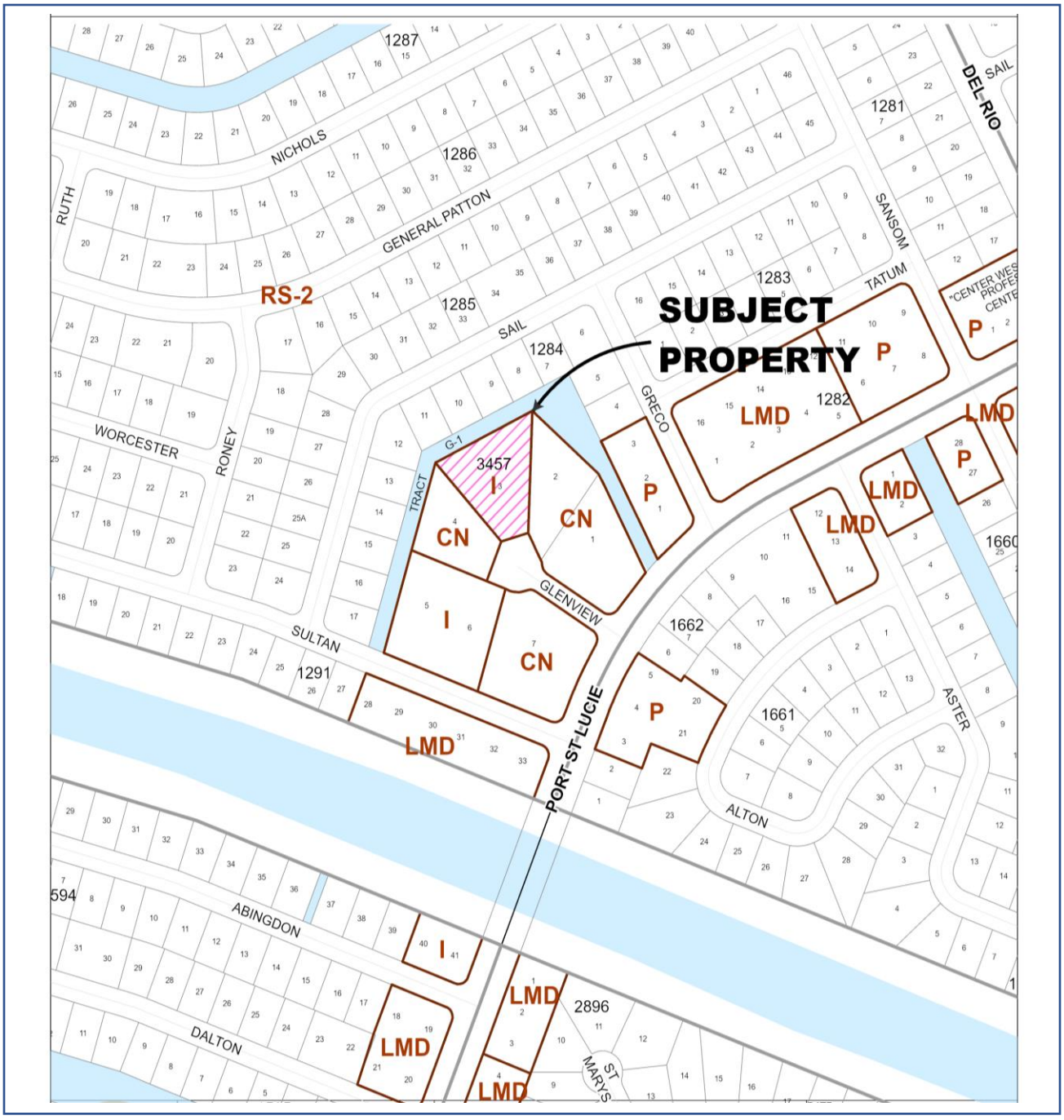
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	SFH
South	CL	CN	Vacant
East	CL	CN	Vacant
West	CL	CN	Daycare

RL-Low Density Residential, CL-Limited Commercial, RS-2-Single-Family Residential Zoning District, CN-Neighborhood Convenience Commercial Zoning District

Future Land Use Map




SUBJECT PROPERTY
RS-2
NICHOLS
GENERAL PATTON
SAIL
RUTH
WORCESTER
RONEY
TRACT G-1
GRECO
SANSOM
TATUM
DEL RIO
GLENVIEW
SULTAN
PORT ST LUCIE
ALTON
ASTER
ABINGDON
DALTON
ST MARYS
1287
1286
1285
1284
1283
1282
1281
1291
1662
1661
2896
3457
CN
I
P
LMD

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Neighborhood Commercial is compatible with Policy 1.1.4.13 and future land use CL. The Neighborhood Commercial Zoning District is listed as a compatible zoning district under the Limited Commercial (CL) future land use classification.

ZONING REVIEW

Justification Statement: The purpose of this request is to align with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Neighborhood Commercial Zoning District is compatible with the CL future land use classification.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Neighborhood Commercial Zoning District is compatible with the CL future land use classification, Policy 1.1.4.13 of the Future Land Use Element. A 6 ft. architectural wall will be required along the rear property line to screen the future development from the residential lots to the north.

ENVIRONMENTAL REVIEW

A tree survey and a site survey for gopher tortoises shall be conducted before development.

RELATED PROJECTS

Rezoning from Neighborhood Commercial to Institutional; approved by the City Council on August 12, 1996 (P96-117).

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

RECEIVED
AUG 09 2023
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

July 31, 2023

City of Port St. Lucie
Planning and Zoning Department

Re: Rezoning Request for 822 and 832 Southwest Glenview Court, Port St. Lucie, Florida

Property: 832 Southwest Glenview Court, Port St. Lucie, Florida
Owner: AnterPrise LLC

Rezoning Request: Neighborhood Commercial (Church Facility)

Dear Planning and Zoning Department,

I, AnterPrise LLC, as the owner of the property located at 832 Southwest Glenview Court, Port St. Lucie, Florida, hereby submit a formal request for the rezoning of the aforementioned property.

The Neighborhood Commercial Zoning District allows enclosed assembly as a permitted use which is inclusive of places of worship. The rezoning will allow the lot to be congruent with the neighboring lot at 822 SW Glenview Ct. & the adjacent lots along Glenview Ct.

Our request is to rezone the property to Neighborhood Commercial to allow for the construction of a church facility. We envision this facility as a place of worship, spiritual guidance, and community outreach programs. By establishing a church in this location, we aim to fulfill the religious needs of the community and contribute positively to its social and cultural fabric.

Thank you for your attention to this matter. Should you have any questions or require further information, please do not hesitate to contact me. We appreciate your consideration and look forward to a positive outcome.

Sincerely,

Cornelius Blake.

AnterPrise LLC

Notarized this 9th day August 2023.

NOTARY PUBLIC STATE OF FLORIDA

RUTH E. CRICHLOW
Commission # HH 068546
Expires April 2, 2025
Bonded Thru Budget Notary Services

Ruth E Crichlow

City of Port St. Lucie
REZONING
P23-118

Planning & Zoning Board

September 5, 2023

Bianca Lee

Planner II

Request:

The City of Port St. Lucie is requesting approval of the rezoning of approximately 0.96 acres from Institutional (I) to Neighborhood Commercial (CN) to be consistent with the City's Comprehensive Plan.

Proposed Project: A use consistent with the Neighborhood Commercial Zoning District

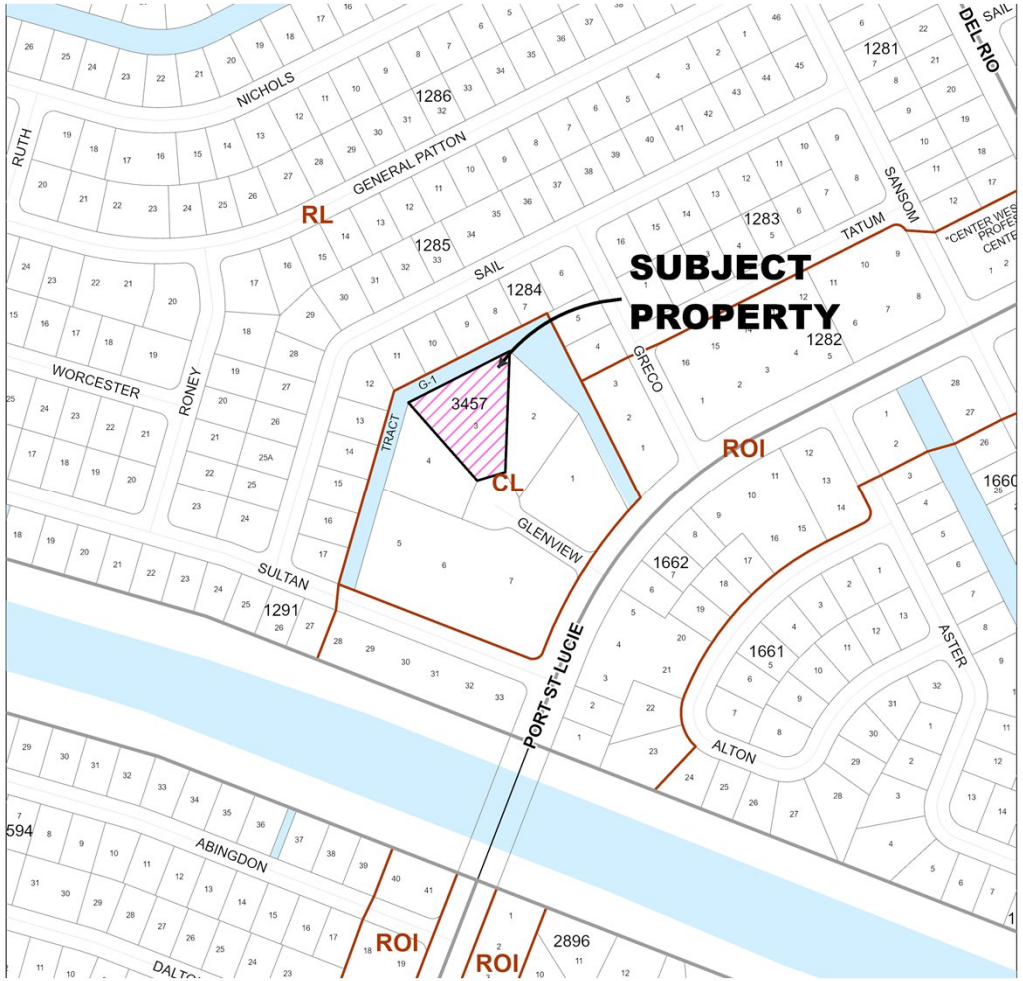
General Information:

Owners – Anterprise LLC
Applicant – The City of Port St. Lucie

Location – West of Port St. Lucie Boulevard, at the end of SW Glenview Ct.

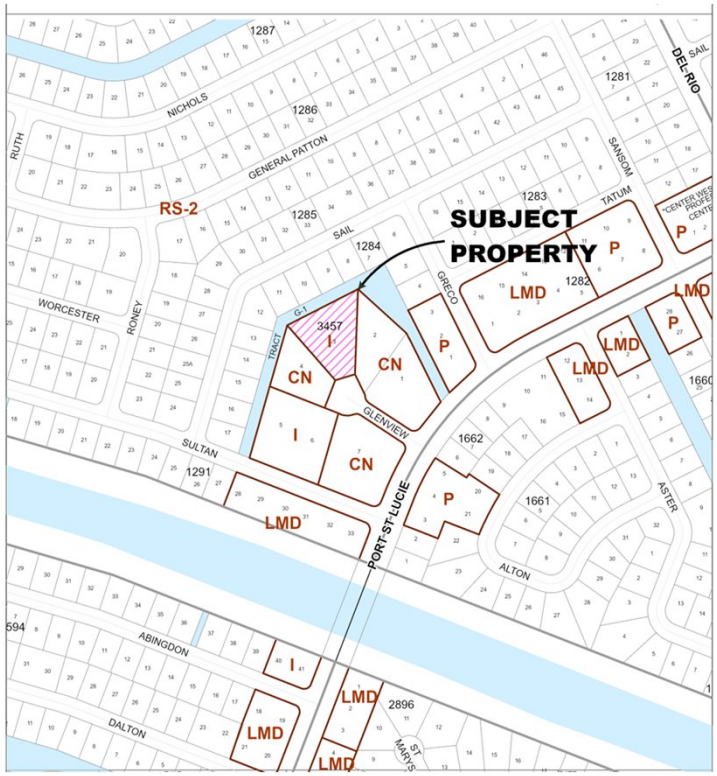
Existing Use – Vacant land

Future Land Use



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Low Density Residential (RL)	Single –Family Residential (RS-2)	Single Family Home
South	Limited Commercial (CL)	Neighborhood Convenience Commercial (CN)	Vacant
East	Limited Commercial (CL)	Neighborhood Convenience Commercial (CN)	Vacant
West	Limited Commercial (CL)	Neighborhood Convenience Commercial (CN)	Daycare



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Neighborhood Commercial (CN) Zoning District is listed as a compatible zoning district under the Limited Commercial (CL) future land use classification.

Policy 1.1.4.13 Future Land Use Element	
Future Land Use Classification	Compatible Zoning District
Limited Commercial (CL)	GU (General Use), CN (Neighborhood Commercial), P (Professional), & LMD (Limited Mixed Use)

Planning & Zoning Staff Recommendation

The Planning & Zoning Department staff recommends approval of the rezoning request.

Agenda Summary

2023-781

Agenda Date: 9/5/2023 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-123 Bayshore Commons, LLC - Rezoning

Location: The subject property is located at the southwest corner of SW Dwyer Avenue and SW Bayshore Boulevard.

Legal Description: Lots 9 through 12, Block 237, Port St. Lucie Section 28.

This is a request to rezone 1.01 acres of property from Single Family Residential (RS-2) zoning district to the General Commercial (CG) zoning district.

Submitted By: Cody Sisk, Planner II, Planning & Zoning Department

Executive Summary: This is an application to rezone 1.01 acres of vacant property from Single Family Residential (RS-2) zoning district to the General Commercial (CG) zoning district for future commercial development.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the rezoning request.

Alternate Recommendations:

1. Move that the Board recommend denial of the rezoning request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: Southwest corner of SW Dwyer Avenue and SW Bayshore Boulevard

Attachments:

1. Staff Report
2. Application
3. Warranty Deed
4. Staff Presentation

Bayshore Commons, LLC
Rezoning
P23-123



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 1.01 acres of property from Single-Family Residential (RS-2) to General Commercial (CG) zoning district.
Applicant:	Brad Currie, Engineering Design & Construction, Inc.
Property Owner:	Bayshore Commons, LLC
Location:	The subject property is located on the south of SW Dwyer Avenue and west of SW Bayshore Boulevard.
Address:	1202, 1210, 1218, 1226 SW Bayshore Blvd
Project Planner:	Cody Sisk, Planner II

Project Description

This is an application to rezone a vacant, 1.01-acre property from the Single-Family Residential (RS-2) zoning district to the General Commercial (CG) zoning district. The subject property is located south of SW Dwyer Avenue and west of SW Bayshore Boulevard.

Public Notice Requirements

Per Section 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

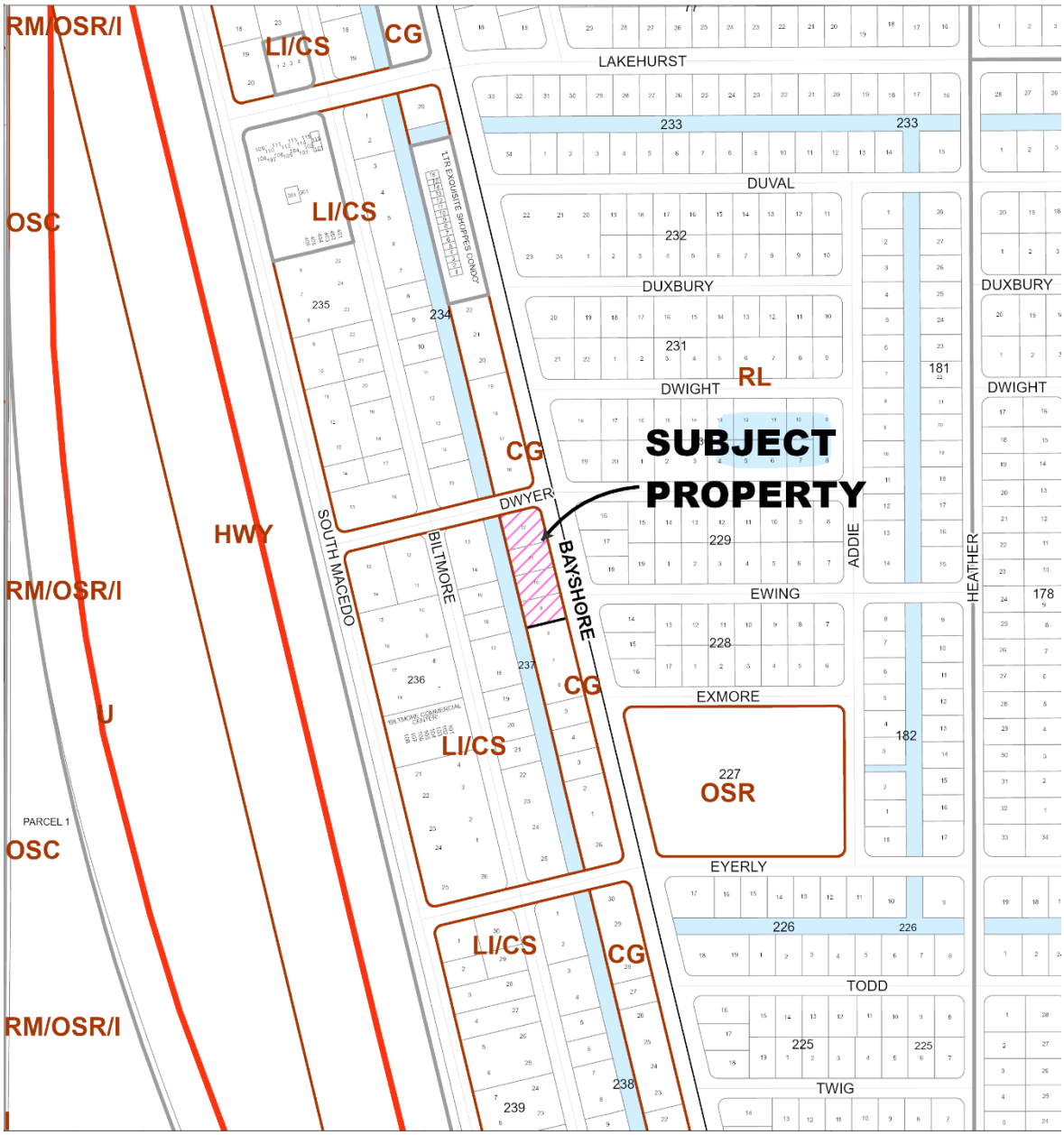
Location and Site Information

Parcel Numbers:	3420-635-0555-000-4; 3420-635-0554-000-7; 3420-635-0553-000-0; 3420-635-0552-000-3
Property Size:	1.01 acres
Legal Description:	Lots 9 Through 12, Block 237, Port St. Lucie Section Twenty-Eight, According to The Map or Plat Thereof, As Recorded In Plat Book 14, Page 7, of The Public Records of St. Lucie County, Florida.
Existing Future Land Use:	General Commercial (CG)
Existing Zoning:	Single-Family Residential (RS-2)
Existing Use:	Vacant
Requested Zoning:	General Commercial (CG)
Proposed Use:	Commercial Uses

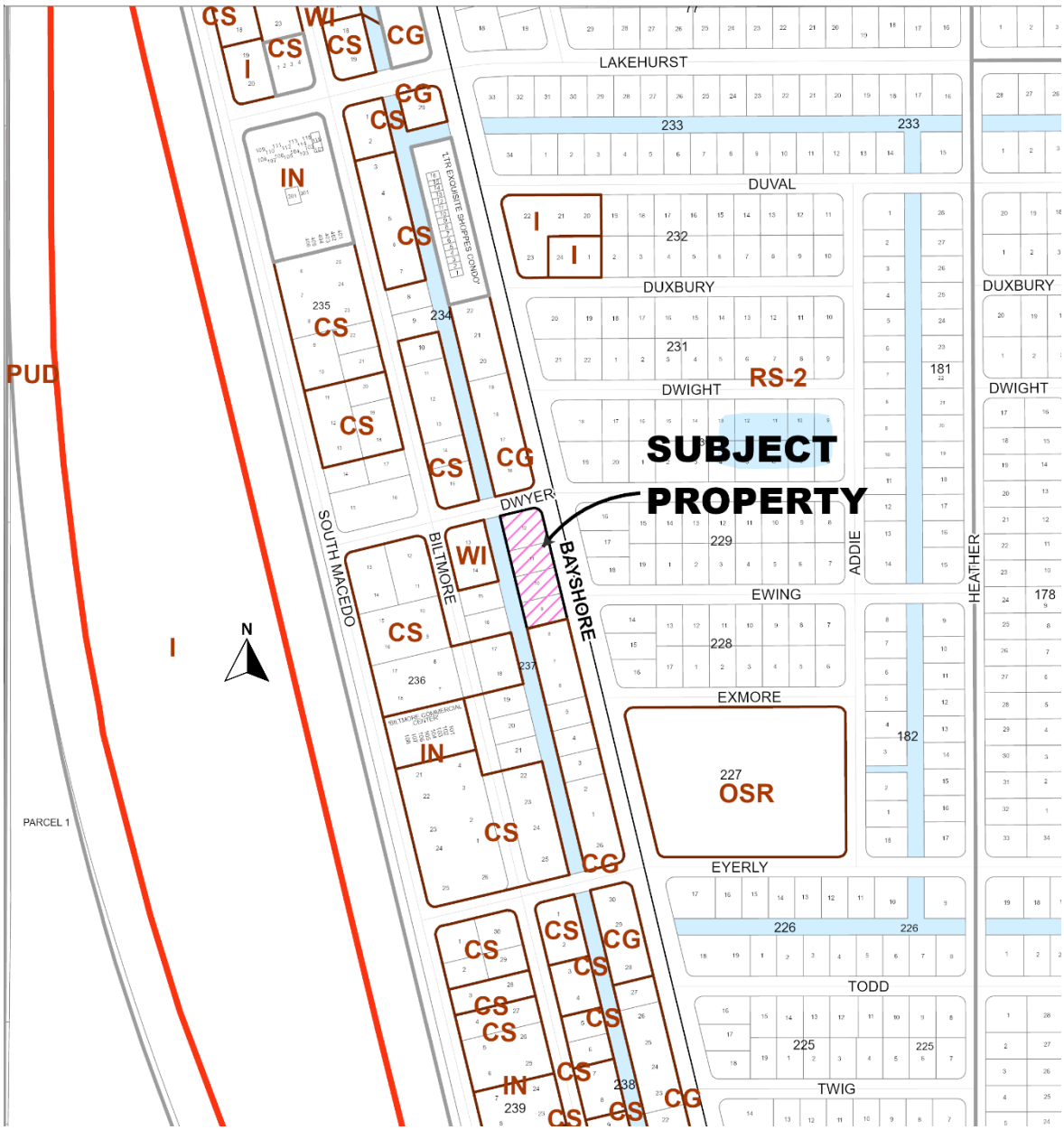
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Use
South	CG	CG	Vacant Commercial Lots
East	RL	RS-2	Single-family residences
West	LI and CS	WI and RS-2	Warehouse Use and single family residence

CG – General Commercial, RL - Low Density Residential, RS-2 – Single Family Residential, GU – General Use, LI - Light Industrial, CS – Service Commercial, WI - Warehouse Industrial


RM/OSR/I
LI/CS
CG
LAKEHURST
233
233
DUVAL
OSC
LI/CS
1TR EXQUISITE SHOPPES CONDO
232
DUXBURY
DUXBURY
235
234
231
RL
181
DWIGHT
DWIGHT
SUBJECT
PROPERTY
CG
DWYER
HWY
SOUTH MACEDO
BILTMORE
BAYSHORE
ADDIE
HEATHER
229
EWING
178
RM/OSR/I
228
236
237
CG
EXMORE
182
LI/CS
227
OSR
U
PARCEL 1
OSC
EYERLY
226
226
LI/CS
CG
TODD
RM/OSR/I
225
225
238
TWIG
239

Land Use Map


SUBJECT PROPERTY
RS-2
PUD
I
OSR
CS
CG
IN
WI
LAKEHURST
DUVAL
DUXBURY
DWIGHT
EWING
EXMORE
EYERLY
TODD
TWIG
ADDIE
HEATHER
BAYSHORE
BILTMORE
SOUTH MACEDO
DWYER
PARCEL 1
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Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. The CG (General Commercial) zoning district is listed as a compatible with the Future Land Use under CG as shown in the following table:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CG (General Commercial)	CN, **CG**, P, GU, LMD

ZONING REVIEW

Applicant's Justification Statement: The requested rezoning of the subject property will allow for future commercial development.

Staff Analysis: The rezoning complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The CG (General Commercial) Zoning District is compatible with the CG (General Commercial) future land use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	Conversion Area #22	
Is all property within planning area?	Yes	
Type of Conversion Area	CG	
Proposed rezoning	General Commercial (CG)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	240 ft.	350 ft.
Minimum Depth	Entire Conversion Area Perpendicular to the Street.	Entire Conversion Area Perpendicular to the Street.
Landscape Buffer Wall	6' height opaque fence when abutting a Residential Zoning district with a house.	

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept._____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: alehandrotoro@edc-inc.com

PROPERTY OWNER:

Name: Bayshore Commons LLC

Address: 981 SW Biltmore St, Port St Lucie, FL 31983

Telephone No.: 772-344-9400 Email melissa@tntbuilders.net

AGENT OF OWNER (if any)

Name: Brad Currie, AICP

Address: 10250 SW Village Parkway, Port St. Lucie , Florida 34987

Telephone No.: 772-462-2455 Email bradcurrie@edc-inc.com

PROPERTY INFORMATION PORT ST LUCIE-SECTION 28- BLK 237 LOT 9 (MAP 34/31N) PORT ST LUCIE-SECTION 28- BLK 237 LOT 10 (MAP 34/31N)

Legal Description: PORT ST LUCIE-SECTION 28- BLK 237 LOT 11 (MAP 34/31N) PORT ST LUCIE-SECTION 28- BLK 237 LOT 12 (MAP 34/31N)
(Include Plat Book and Page)

Parcel I.D. Number: 3420-635-0552-000-3, 3420-635-0553-000-0, 3420-635-0554-000-7, 3420-635-0555-000-4

Current Zoning: Single-Family Residential (RS-2)

Proposed Zoning: General Commercial (CG)

Future Land Use Designation: Commercial General (CG) Acreage of Property: 1.01 Total Acres

Reason for Rezoning Request: The applicant seeks to rezone the subject parcels from RS-2 to CG. The purpose of this rezoning is to allow for a future commercial development

*Signature of Owner	Alejandro Toro (Authorized Agent) Hand Print Name	8/21/2023 Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5195031 OR BOOK 4992 PAGE 2805, Recorded 05/22/2023 08:41:30 AM Doc Tax: $2100.00

Prepared by and Return To:
Monica Pritchard
Fidelity National Title of Florida, Inc., Chelsea Title Division
582 NW University Blvd, Suite 325
Port St. Lucie, FL 34986

Order No.: 61-23-0243

For Documentary Stamp Tax purposes the consideration is $300,000.00

Doc Stamp: $2,100.00

APN/Parcel ID(s): 3420-635-0548-000/2
3420-635-0547-000/5
3420-635-0546-000/8

WARRANTY DEED

THIS WARRANTY DEED dated May 16, 2023, by Margery Nadalin, an unmarried woman, individually and as trustee of the Nadalin Survivors Trust U/T/D January 5, 2001, hereinafter called the grantor, to Bayshore Commons LLC, a Florida limited liability company, whose post office address is 981 SW Biltmore St., Port Saint Lucie, FL 34983, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Lucie, State of Florida, to wit:

Parcel 1:

Lot 5, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 2:

Lot 4, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 3:

Lot 3, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

WARRANTY DEED
(continued)

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

C. Ellert
Witness Signature

Courtney Ellert
Print Name

Witness Signature

Carolina Torres
Print Name

Margery Nadalin, as individually and as trustee of the Nadalin Survivors Trust U/T/D January 5, 2001

BY: Margery Nadalin
Margery Nadalin
Individually and as Trustee

Address:
1930 SE Pitcher Rd
PSL, FL 34952

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 12th day of June, 2023, by Margery Nadalin, to me known to be the person(s) described in or who has/have produced FL Drv. Lic. as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

C. Ellert
NOTARY PUBLIC
My Commission Expires: 8/8/2024

COURTNEY ELLERT
Notary Public - State of Florida
Commission # HH 99287
My Comm. Expires Aug 8, 2024
Bonded through National Notary Assn.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5194983 OR BOOK 4992 PAGE 2687, Recorded 05/19/2023 04:36:54 PM Doc Tax: $3850.00

Prepared by and Return To:
Monica Pritchard
Fidelity National Title of Florida, Inc., Chelsea Title Division
582 NW University Blvd, Suite 325
Port St. Lucie, FL 34986

Order No.: 61-23-0244

For Documentary Stamp Tax purposes the consideration is $550,000.00

Doc Stamp: $3,850.00

APN/Parcel ID(s): 3420-635-0555-000/4
3420-635-0554-000/7
3420-635-0553-000/0
3420-635-0552-000/3
3420-635-0549-000/9

WARRANTY DEED

THIS WARRANTY DEED dated 5/17/23, by Andrew Nadalin a single man and ACM Investments, LLC, a dissolved Florida Limited Liability Company , hereinafter called the grantor, to Bayshore Commons LLC, a Florida limited liability company, whose post office address is 981 SW Biltmore St, Port Saint Lucie, FL 34983, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Lucie, State of Florida, to wit:

Parcel 1:

Lot 12, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 2:

Lot 11, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 3:

Lot 10, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 4:

WARRANTY DEED
(continued)

Lot 9, Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Parcel 5:

Lot(s) 6, 7 and 8 Block 237, Port St. Lucie Section Twenty Eight, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 7, of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being conveyed/mortgaged hereby, is vacant land and, to the best of grantor's knowledge, has never been improved with a structure that could have been utilized as a residence and/or mobile home. The property is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Print Name

Witness Signature

Print Name

Andrew Nadalin

ACM Investments, LLC, a dissolved Florida Limited Liability Company

BY: _____
Margery A Nadalin
Manager

BY: _____
Andrew V Nadalin
Manager

BY: _____
Charlene Nadalin
Manager

Address:

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 17th day of May 2023, by Andrew Nadalin, Margery Nadalin and Charlene Nadalin, to me known to be the person(s) described in or who has/have produced FL Drivers as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires: 8/8/2024

COURTNEY ELLERT
Notary Public - State of Florida
Commission # HH 99287
My Comm. Expires Aug 8, 2024
Bonded through National Notary Assn.

Bayshore Commons, LLC

Rezoning Application
Project No. P23-123

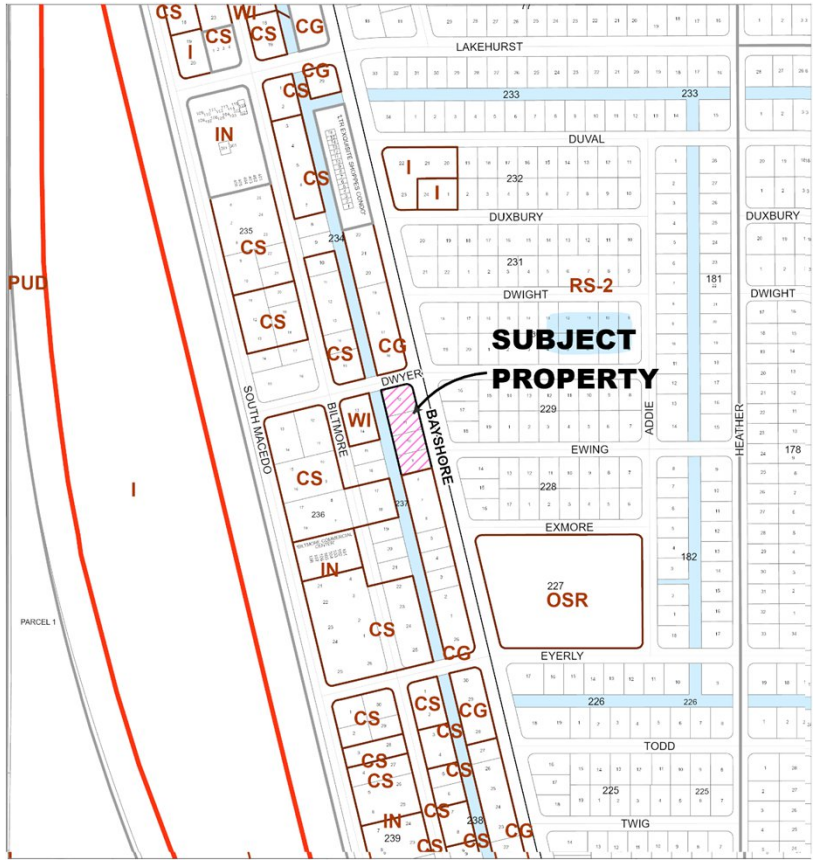
Planning & Zoning Board
September 5, 2023
Cody Sisk, Planner II

Request Summary

Applicant's Request:	A request to rezone 1.01 acres of property from Single Family Residential (RS-2) zoning district to the General Commercial (CG) zoning district.
Agent:	Brad Currie, Engineering Design & Construction, Inc.
Applicant /Property Owner:	Bayshore Commons LLC
Location:	The subject property is located at the southwest corner of SW Dwyer Avenue and SW Bayshore Boulevard.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Commercial Use
South	CG	CG	Vacant Commercial Lots
East	RL	RS-2	Single-family residences
West	LI and CS	WI and RS-2	Warehouse Use and Single Family residence
Existing	CG	RS-2	Vacant Residential Lots



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.

- The proposed CG (General Commercial) zoning district is listed as a compatible zoning district under the CG (General Commercial) future land use classification.

Policy 1.1.4.13 Future Land Use Element	
Future Land Use Classification	Compatible Zoning District
CG (General Commercial)	CN, CG, P, GU, LMD

Staff Recommendation

The Planning & Zoning Department staff recommends approval of the rezoning request.

Agenda Summary

2023-778

Agenda Date: 9/5/2023 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-126 Imperium Construction Co., LLC - Rezoning

Location: East of SW South Macedo Blvd. and north of Crosstown Pkwy.

Legal Description: Port St. Lucie Section 28, Block 240, Lot 3

This is a request to rezone the property from Single-Family Residential (RS-2) to Service Commercial (CS).

Submitted By: Francis Forman, Planner II, Planning & Zoning.

Executive Summary: The Applicant, Imperium Construction CO., LLC, is requesting the rezoning of the 0.23-acre property legally described as Port St. Lucie Section 28, Block 240, Lot 3 from Single-Family Residential (RS-2) to Service Commercial (CS). The property address is 1429 SW South Macedo Boulevard.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval to the City Council.

Alternate Recommendations:

1. Move that the Board recommend denial to the City Council.

Background: See staff report.

Issues/Analysis: See staff report.

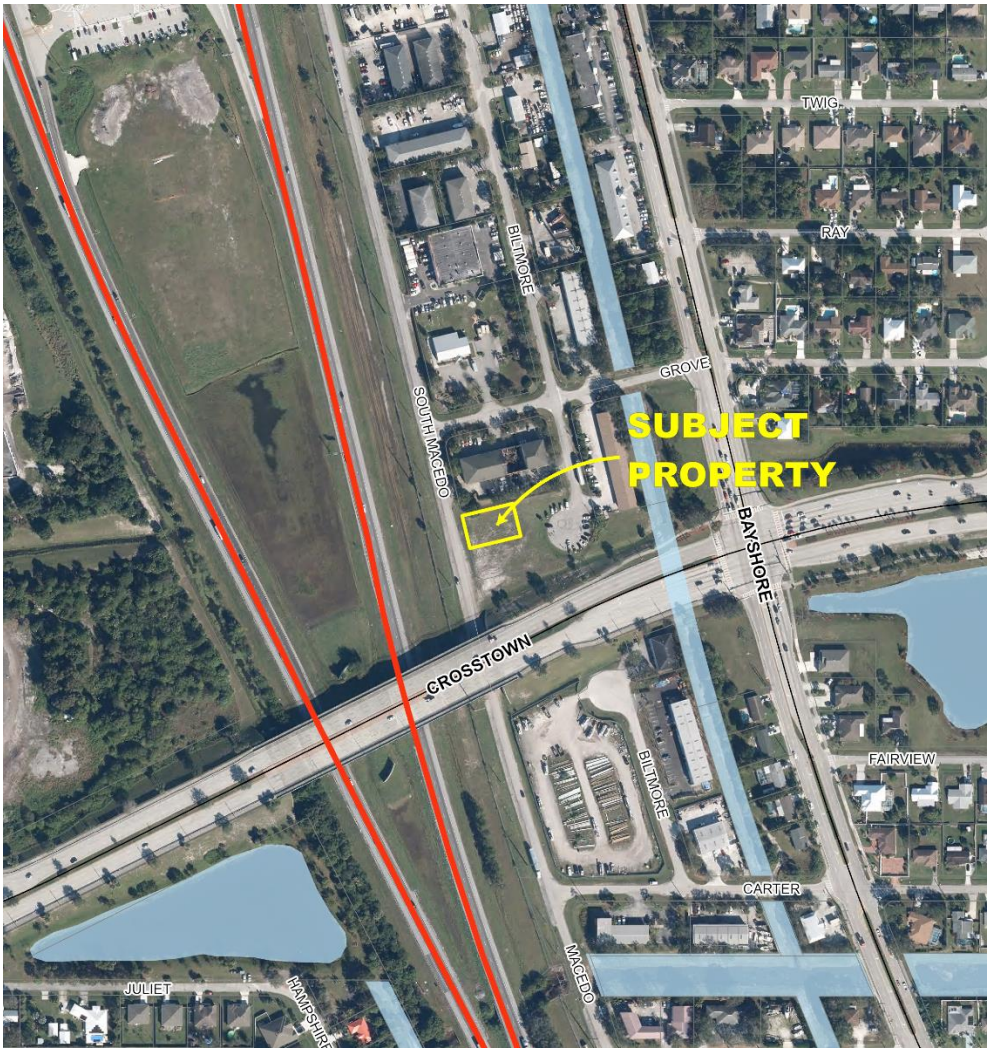
Special Consideration: N/A

Location of Project: 1429 SW South Macedo Boulevard

Attachments:

1. Staff Report
2. Application
3. Warranty Deed
4. Staff Presentation

Imperium Construction Company, LLC.
Rezoning
P23-126



Project Location Map

SUMMARY

Applicant's Request:	An application to rezone the property from Single-Family Residential (RS-2) to Service Commercial (CS).
Applicant/Property Owner:	George Ruiz Ortiz, Imperium Construction Co., LLC
Location:	East of SW South Macedo Boulevard and north of Crosstown Parkway.
Address:	1429 SW South Macedo Boulevard
Project Planner:	Francis Forman, Planner II

Project Description

The Applicant, Imperium Construction CO., LLC, is requesting the rezoning of the 0.23-acre property legally described as Port St. Lucie Section 28, Block 240, Lot 3 from Single-Family Residential (RS-2) to Service Commercial (CS). The property address is 1429 SW South Macedo Boulevard.

The property has a future land use designation of Light Industrial/Service Commercial (LI/CS). The CS zoning district is compatible with the LI/CS future land use designation.

Previous Actions and Prior Reviews

P23-088 – Imperium Construction Co., LLC – A variance to the City Land Use Conversion Manual, Area 26 lot size and frontage requirements for the purposes of rezoning the single lot was approved by the City Council on July 24, 2023.

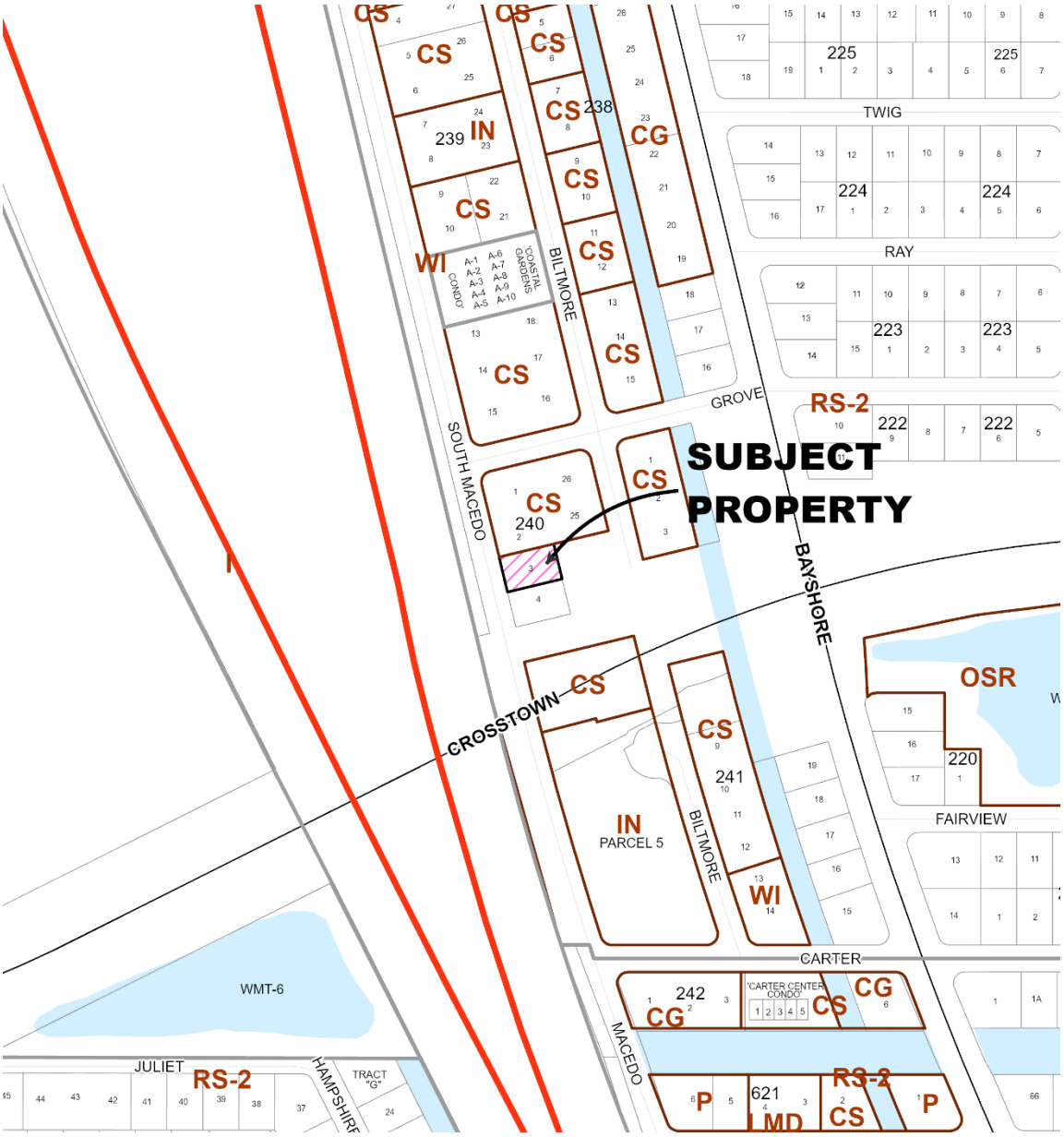
Location and Site Information

Parcel Number:	3420-635-0632-000-8
Property Size:	+/- 0.23 acres
Legal Description:	Port St. Lucie Section 28, Block 240, Lot 3
Future Land Use:	Light Industrial/Service Commercial (LI/CS)
Existing Zoning:	Single-Family Residential (RS-2)
Existing Use:	Vacant
Requested Zoning:	Service Commercial (CS)
Proposed Use:	Warehouse building

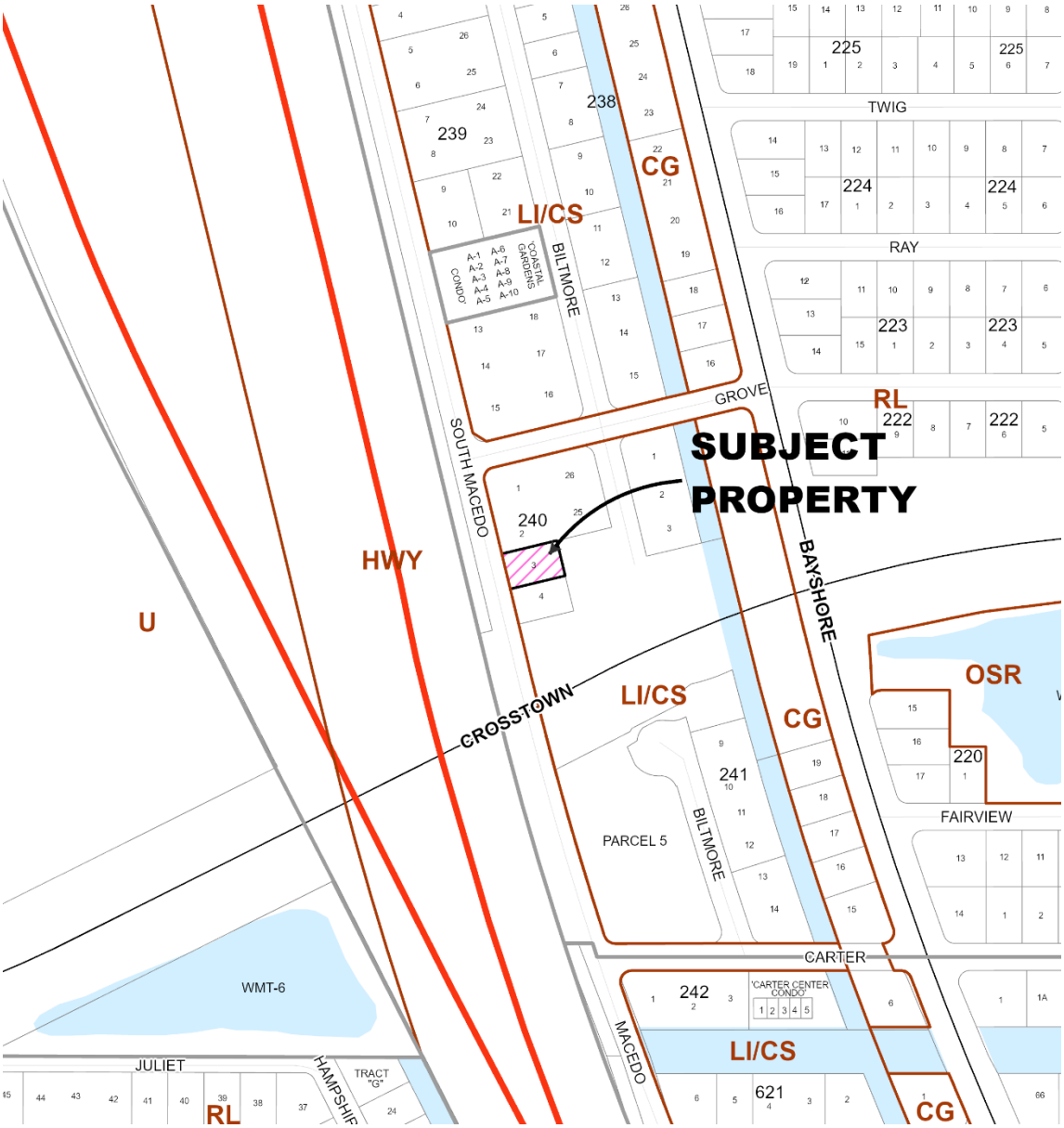
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Warehouse
South	LI/CS	RS-2	Vacant
East	LI/CS	RS-2/CS	Vacant
West	HWY	HWY	Florida Turnpike

CS – Service Commercial **RS-2** – Single-Family Residential **HWY** – Highway
LI/CS – Light Industrial/Service Commercial



Existing Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Service Commercial (CS) zoning district is listed as a compatible zoning district under the Service Commercial (CS) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CS (Service Commercial)	**CS**, GU, WI

ZONING REVIEW

Applicant's Justification Statement: Requesting the site be rezoned to make the site compatible with the future land use of Service Commercial and for the future construction of a warehouse type use.

Staff Analysis: The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept._____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: alcagest987@gmail.com

PROPERTY OWNER.

Name: George Ruiz ORTIZ

Address: 1429 SW South Macdo Dr, Port St Lucie

Telephone No.: 813-516-4660 Email alcagest987@gmail.com

AGENT OF OWNER (if any)

Name: _____

Address: _____

Telephone No.: _____ Email _____

PROPERTY INFORMATION

Legal Description: Port St Lucie - Section 28-BLK 240 LOT 3 (Map 34/315)
(Include Plat Book and Page)

Parcel I.D. Number: 3420-635-0632-000-8

Current Zoning: RS-2 PSL

Proposed Zoning: Commercial

Future Land Use Designation: CS Acreage of Property: 0.23

Reason for Rezoning Request: Property is located and surrounded by commercial properties. It does not make sense to build a residential house. We would like to build a small warehouse for our small business

*Signature of Owner | George Ruiz ORTIZ Hand Print Name | 8/21/23 Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

Prepared by:
Michelle Kinch
Home Partners Title Services, LLC
150 S. Pine Island Road Suite 430
Plantation, FL 33324

Return to:
Home Partners Title Services, LLC
Michelle Kinch
150 S. Pine Island Road Suite 430
Plantation, FL 33324

Incident to the issuance of a title insurance commitment.

Tax ID: 3420-635-0632-000-8

File Number: 180-26431V

Consideration: $50,000.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **14th day of November, 2022**, between **Lina J. Chiovitti-Lewis, Individually and as Trustee Of The Lina J. Chiovitti-Lewis Living Trust, U/A/D 7/19/2001, a married woman**, whose post office address is **8050 Camden Way, Canfied, OH 44406**, grantor,

and

Imperium Construction Company, LLC, a Florida Limited Liability Company, whose post office address is **265 SE Verada Avenue, Port Saint Lucie, FL 34983**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **St. Lucie County, Florida**, to-wit:

Lot 3, Block 240, PORT ST. LUCIE SECTION TWENTY EIGHT, according to the plat thereof, recorded in Plat Book 14, Pages 7, 7A through 7C, inclusive, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-635-0632-000-8

Neither the Grantor nor any member of Grantor's family resides on or adjacent to the property being conveyed. Grantor presently resides at **8050 Camden Way, Canfield OH 44406**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the year of closing and subsequent years, restrictions, reservations, covenants and easements of record, if any.

Imperium Construction Co., LLC

Rezoning Application
Project No. P23-126

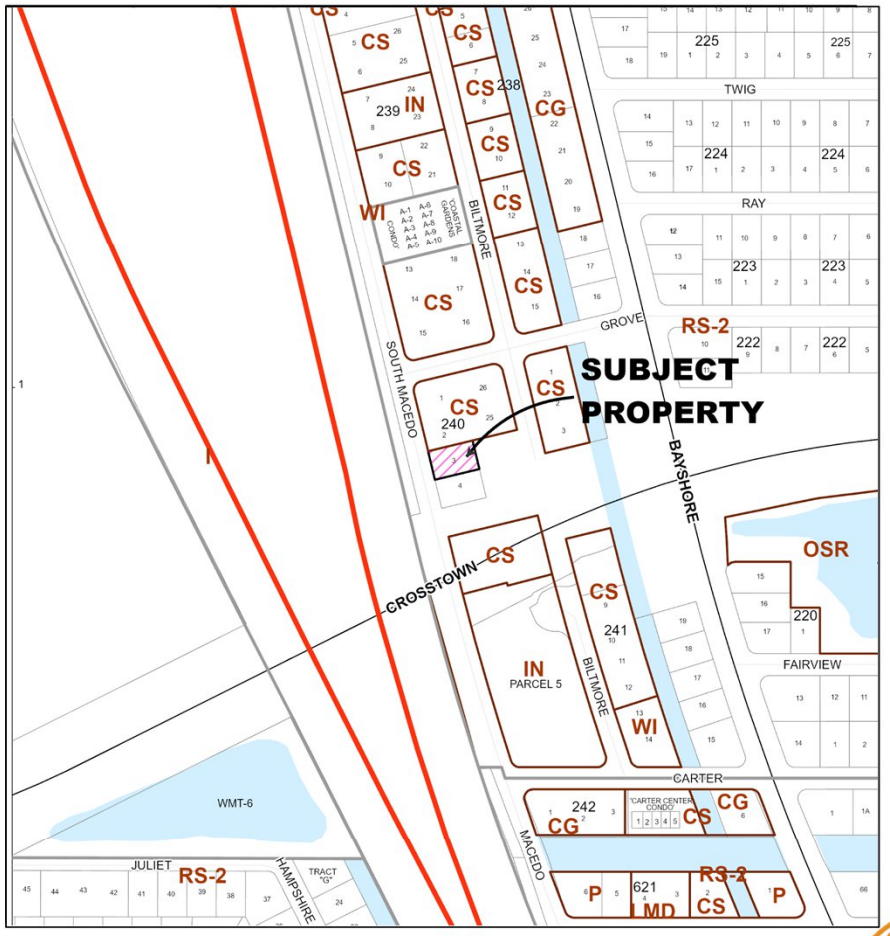
Planning & Zoning Board
September 5, 2023
Francis Forman, Planner II

Request Summary

Applicant's Request:	A request to rezone 0.23 acres of property from Single-Family Residential (RS-2) to Service Commercial (CS) zoning district.
Applicant /Property Owner:	George Ruiz Ortiz of Imperium Construction Co., LLC
Location:	The subject property is located on the east side of SW South Macedo Boulevard and north of Crosstown Parkway.

Surrounding Areas

Direction	Future Land Use	Zoning	Existing Use
North	Light Industrial/Service Commercial (LI/CS)	Service Commercial (CS)	Warehousing
South	Light Industrial/Service Commercial (LI/CS)	Single-Family Residential (RS-2)	Vacant
East	Light Industrial/Service Commercial (LI/CS)	Single-Family Residential (RS-2) and Service Commercial (CS)	Vacant
West	Highway (HWY)	Highway (HWY)	Florida Turnpike
Existing	Light Industrial/Service Commercial (LI/CS)	Single-Family Residential (RS-2)	Vacant



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.

- The proposed CS (Service Commercial) zoning district is listed as a compatible zoning district under the CS (Service Commercial) future land use classification.

Policy 1.1.4.13 Future Land Use Element	
Future Land Use Classification	Compatible Zoning District
Service Commercial (CS)	CS, GU, WI

Staff Recommendation

Staff recommends approval of the rezoning request.

"A City for All Ages"

Agenda Summary

2023-791

Agenda Date: 9/5/2023 **Agenda Item No.:** 8.g

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-127 America Walks - Variance

Location: The subject property is located on Becker Road directly south of the intersection of SW Village Parkway and SW Becker Road.

Legal Description: Tract D, Southern Grove Replat Plat No. 30

This is a request to grant a variance of ten (10) feet to the ten (10) foot wide perimeter landscape buffer required by Section 154.03(C)(1)(a) of the Landscaping and Land Clearing Code due to the conflict with existing drainage facilities along the property's western boundary line.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: America Walks is an approved multi-family project that is currently under construction in the Southern Grove area of Tradition. The west 68 feet of the property is encumbered by a drainage easement that includes a drainage ditch and access driveway that runs along the western side of the drainage ditch. The approved landscape plan depicts the western perimeter landscape buffer on the west side of the drainage ditch. In preparation for planting the buffer, it was discovered that there was not sufficient on the west side of the drainage for a 10-foot landscape buffer and the access driveway. The easement is dedicated to the Southern Grove CDD No. 1. The CDD utilizes the access road to maintain the drainage ditch. Due to these circumstances, America Walks is requesting a variance of ten (10) feet to the requirement for a minimum ten- foot- wide perimeter landscape buffer along the inside of the property's western boundary line.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the variance application and vote to approve, approve with conditions, or deny the variance request.

Background: America Walks is an age restricted residential rental community comprised of 410 residential units. A rezoning, subdivision plat, and a site plan were approved for the project in April 2020. The project has been under construction since 2021.

Issues/Analysis: See attached staff report.

Special Consideration: In lieu of providing the western landscape buffer, America Walks will relocate the required trees to other areas of the project site and work with the CDD to provide some beautification plantings along the east bank of the drainage ditch as shown on the attached landscape plan.

Location of Project: The subject property is located on Becker Road directly south of the intersection of SW Village Parkway and SW Becker Road.

Attachments:
1) Staff Report
2) Applicant's Variance Submittal
Exhibit "A" Revised Western Perimeter Landscape Plans
3) Application
4) Reference Document - America Walks Approved Site Plan
5) Reference Document - America Walks Approved Landscape Plan
6) Staff Presentation

America Walks
Variance
Project Number: P23-127



Project Aerial Map

S**UMMARY**

Applicant's Request:	To grant a variance of ten (10) feet to the Code requirement for a ten (10) foot wide perimeter landscape buffer along the inside western property line for a project known as America Walks.
Applicant:	AW-PSL Land Holdings, LLC
Property Owner:	AW-PSL Land Holdings, LLC
Agent	Brooks Stickler, P.E., Kimley-Horn
Location:	The subject property is located on Becker Road directly south of the intersection of SW Village Parkway and SW Becker Road.
Application Type: (Identify if quasi-judicial)	Variance, Quasi-Judicial
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

America Walks is an approved multi-family project that is currently under construction in the Southern Grove area of Tradition. The subject property is a 60 acre parcel that is located west of Interstate 95 and immediately south of the intersection of SW Village Parkway and SW Becker Road. America Walks is an age restricted residential rental community comprised of 410 residential units. The residential units will consist of one-story two bedroom villas in four unit, five unit and six unit buildings for a total of 298 villa units and two multi-story one and two bedroom independent living apartment buildings for a total of 112 apartment units. Each villa will include a parking garage and patio. The development plan also includes an amenity that will include a swimming pool, outdoor recreation, and a clubhouse with a gym, club room, dining room, kitchen and spa.

Section 154.03 (C) (1) (a) of the Landscape Code requires a landscape strip at least ten feet in depth, exclusive of curbing, around the perimeter of a project for all commercial areas, multi-family residential areas, institutional areas, industrial areas, and planned unit developments. The west 68 feet of the America Walks property is encumbered by a drainage easement that includes a drainage ditch and access driveway that runs along the western side of the drainage ditch. The easement is dedicated to the Southern Grove Community Development District No. 1. The drainage ditch conveys stormwater in Southern Grove to the C-23 canal. The approved landscape plan for America Walks depicts the western perimeter landscape buffer on the west side of the drainage ditch. When the contractor went to stake the western landscape buffer, they discovered that there was minimal room to install the required 10 foot perimeter landscape buffer without impacting the access driveway and the CDD's ability to access and maintain their drainage facilities.

Planning staff has discussed the issue with applicant, the applicant's consultants, and the CDD. Since there is not sufficient area to relocate the perimeter landscape buffer to the east side of the drainage ditch, the applicant was advised to apply for a variance to the requirement for a ten foot perimeter landscape buffer along the inside of the project's western property line. In lieu of providing the western landscape buffer, the trees required for the western perimeter landscape buffer will be relocated to other areas of the project site and Pond Cypress trees and ground covers will be planted in clusters along the east side of the drainage ditch as shown on the revised landscape plan attached as Exhibit "A". The revised landscape plan was reviewed by the City's Landscape Architect and found to sufficiently compensate for the plantings in the western landscape buffer.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements (Section 158.298 (B))

Notification of the public hearing was mailed to property owners within 750 feet of the subject property and a copy of the notice has been kept available for public inspection during regular business hours..

Location and Site Information

Parcel Number:	4334-700-0003-000-8
Property Size:	60 acres
Legal Description:	Tract D, Southern Grove Replat Plat No. 30
Address:	8500 SW America Walks BLVD
Future Land Use:	NCD
Existing Zoning:	America Walks-Becker Road MPUD
Existing Use:	Multi-family rental community

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5*	Vacant land*
South	NCD	SLC AG-5	C-23 Canal
East	NCD	MPUD	Vacant Land within the America Walks-Becker Road MPUD
West	NCD	SLC AG-5**	Vacant land**

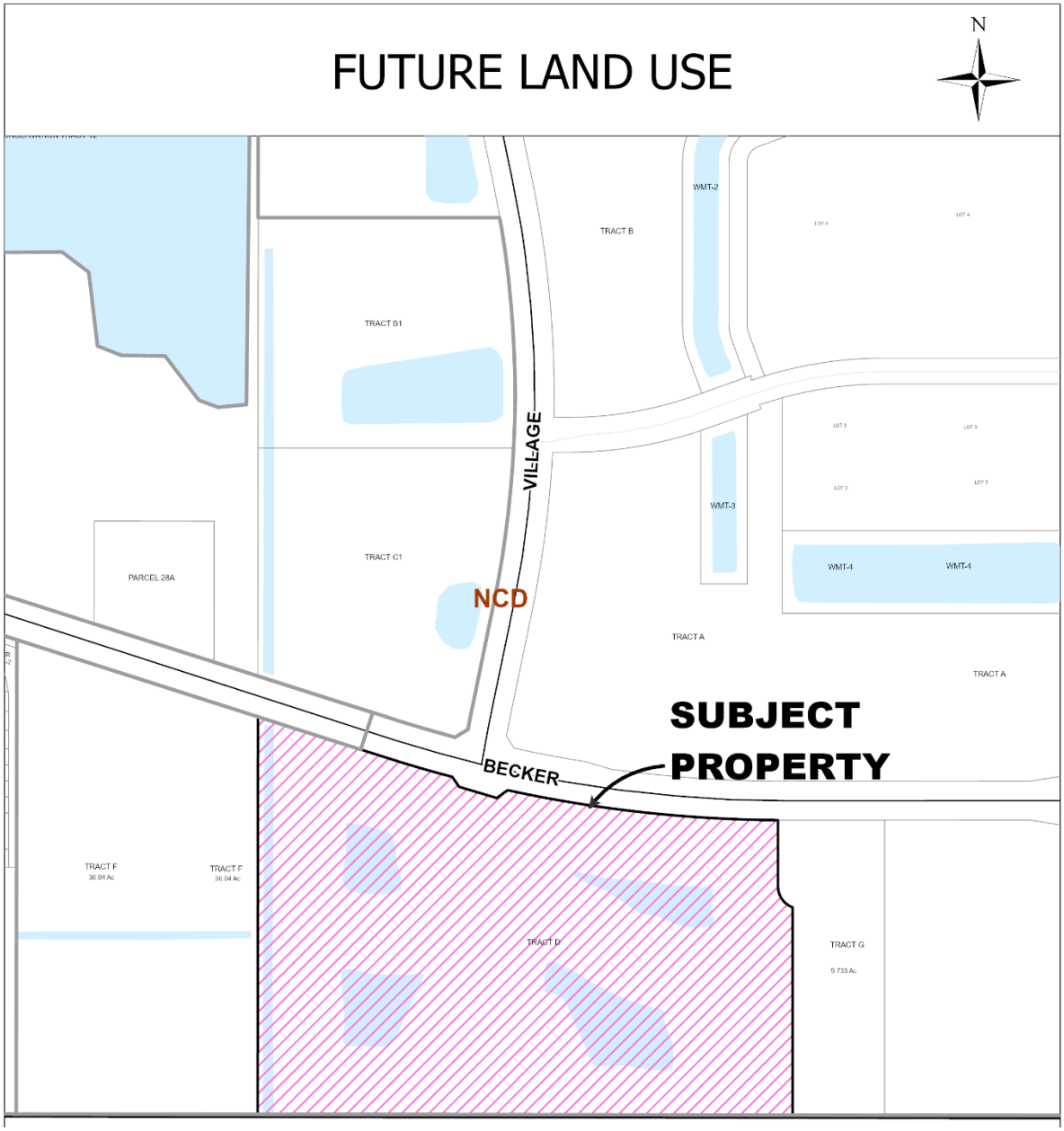
NCD – New Community Development District

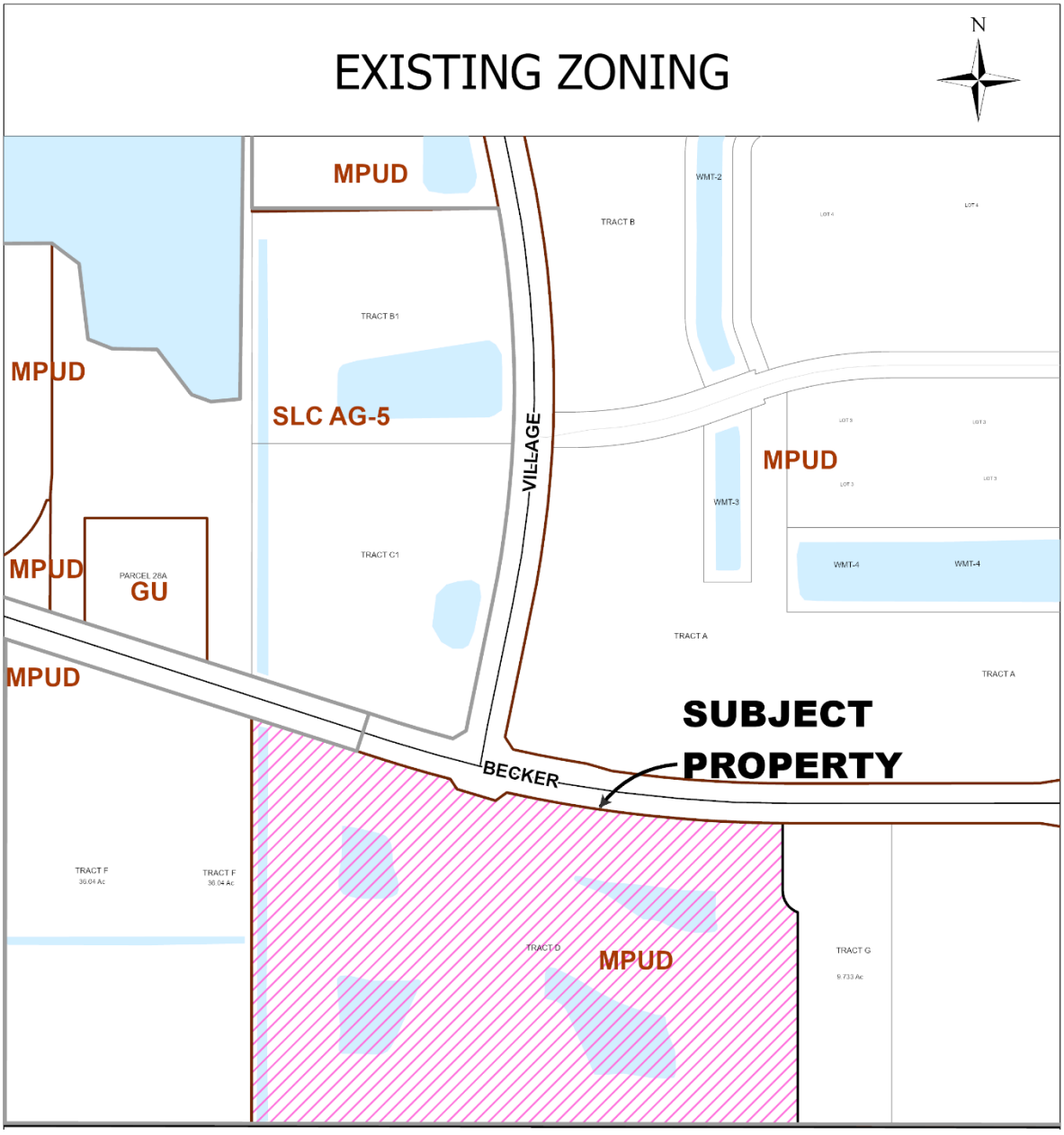
MPUD – Master Planned Unit Development

SLC AG-5 – St. Lucie County Agricultural – one dwelling unit per five acres

*Mattamy Palm Beach, LLC, owner, has applied to rezone the subject property to MPUD and submitted an application for site plan approval for the subject property for commercial development.

** This is a future public park in Southern Grove referred to as SoGrove. The City is processing an application to rezone the property to General Use.


FUTURE LAND USE
N
WMT-2
TRACT B
TRACT B1
VILLAGE
WMT-3
TRACT C1
PARCEL 28A
NCD
WMT-4
WMT-4
TRACT A
TRACT A
SUBJECT
PROPERTY
BECKER
TRACT F
36.04 Ac
TRACT F
36.04 Ac
TRACT D
TRACT G
9.733 Ac


EXISTING ZONING
N
MPUD
MPUD
SLC AG-5
MPUD
PARCEL 28A
GU
MPUD
MPUD
VILLAGE
BECKER
SUBJECT
PROPERTY
TRACT B
TRACT B1
TRACT C1
TRACT A
TRACT A
TRACT F
TRACT F
TRACT O
MPUD
TRACT G
WMT-2
WMT-3
WMT-4
WMT-4

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize a variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with variance criteria Section 158:295 (B).

1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

    - *Staff Findings: The subject property is located in the America Walks-Becker Road MPUD Zoning District. Unlike the other properties in this zoning district, the subject property is encumbered by a 68-foot-wide drainage easement that runs along the inside of the western property line. The easement is dedicated to the Southern Grove CDD No. 1 and includes a drainage ditch that conveys treated stormwater in Southern Grove to the C-23 Canal. There is an access driveway on the west side of the drainage ditch that runs the length of the easement. The approved landscape plan for the subject property does depict the require ten-foot-wide perimeter landscape buffer along the west side of the drainage ditch. At the time the plans were designed, it was assumed there was sufficient access for the ten-foot-wide perimeter landscape buffer. When the contractor went to stake the western landscape buffer, they discovered that there was minimal room to install the required 10-foot wide perimeter landscape buffer without impacting the access driveway. There is not sufficient room to provide a 10-foot wide perimeter landscape buffer on the east side of the drainage ditch.*

2) That the special conditions and circumstances do not result from any action of the applicant.

    - *Staff Findings: The subject property is encumbered by a 68-foot-wide drainage easement that runs along the inside of the western property line that includes a drainage ditch that conveys treated stormwater in Southern Grove to the C-23 Canal. The approved landscape plans were designed showing a ten-foot-wide perimeter landscape buffer along the west side of the drainage ditch. When the contractor went to stake a ten-foot perimeter landscape buffer, there was not sufficient room for the buffer without impacting the access road the CDD uses to maintain the drainage facilities within the 68 foot easement. These conditions are not the result of actions by the applicant.*

3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

- *Staff Findings: The request for a variance will not confer on the applicant any special privileges. The applicant is prevented from complying with City Code because the subject property is encumbered by a 68-foot-wide drainage easement that runs along the inside of the western property line. There is an existing drainage ditch and access road within the drainage easement. The landscape plans were designed with the required ten-foot-wide perimeter landscape buffer on the west side of the drainage ditch. During the installation phase of the project, it was discovered that the area on the west side of the drainage ditch is used by the CDD as an access road for maintenance of the drainage facilities within the easement. Given the importance of this drainage ditch in conveying treated stormwater in Southern Grove to the C-23 Canal, the CDD needs to have unincumbered access to this area and cannot allow landscaping that could impact maintenance of the easement and access.*

4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

    - *Staff Findings: The literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties within the same zoning district because the applicant cannot comply with City Code due to the presence of a 68-foot-wide drainage easement along the inside of the western boundary line of the property. The easement is under the control of the CDD and there is not sufficient room to plant a ten-foot wide landscape buffer without impacting the CDDs facilities. Other properties within this zoning district do not face the same conditions.*

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

    - *Staff Findings: The request is for a variance of ten feet which is the minimum required for a perimeter landscape buffer under Section 154.03 (C) (1) (a) of the Landscape Code. The America Walks project does meet the building setback requirements provided for the America Walks-Becker Road MPUD. The front perimeter landscape buffer will exceed Code requirements and provide a twenty-five-foot-wide landscape buffer along Becker Road. In lieu of providing the western landscape buffer, the trees required for the western perimeter landscape buffer will be relocated to other areas of the project site and the applicant will work with the CDD to add some Cypress trees along the east bank of the drainage ditch as shown on the revised landscape plan attached as Exhibit "A".*

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

    - *Staff Findings: The granting of the variance will be in harmony with the general intent of the City's Landscape Code. In lieu of providing the western landscape buffer, the trees required for the western perimeter landscape buffer will be relocated to other areas of the project site and the applicant will work with the CDD to add some Cypress trees along the east bank of the drainage ditch as shown on the revised landscape plan attached as Exhibit "A".*

.

7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

    - *Staff Findings: The applicant has acknowledged this.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

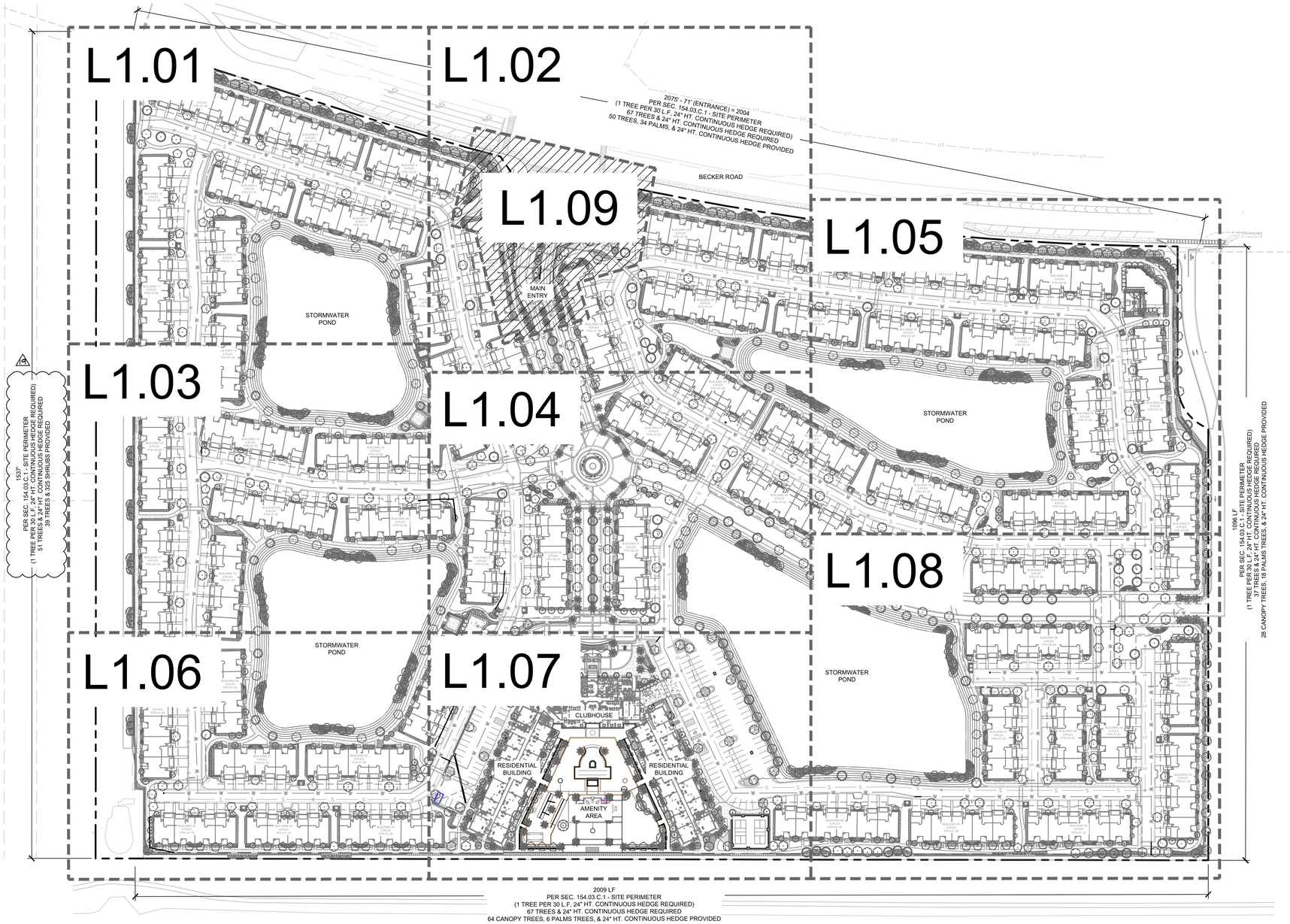
If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE	BY
20	RFI 399 - TEMPORARY JUMPERS	08/08/2023	KHA
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18	REVISION PER RFI 372 & 386	07/19/2023	KHA
17	ARV RELOCATION REVISIONS	07/06/2023	KHA
16	GRADING AND DRAINAGE REVISIONS	06/27/2023	KHA
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14	NE DRIVEWAY ENTRANCE GRADING	05/04/2023	KHA

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LICENSED PROFESSIONAL

DATE: 8/30/2023

KHA PROJECT 149948001
DATE 08/02/2023
SCALE AS SHOWN
DESIGNED BY NAA
DRAWN BY NAA
CHECKED BY ZLH

OVERALL LANDSCAPE PLAN KEY

AMERICA WALKS

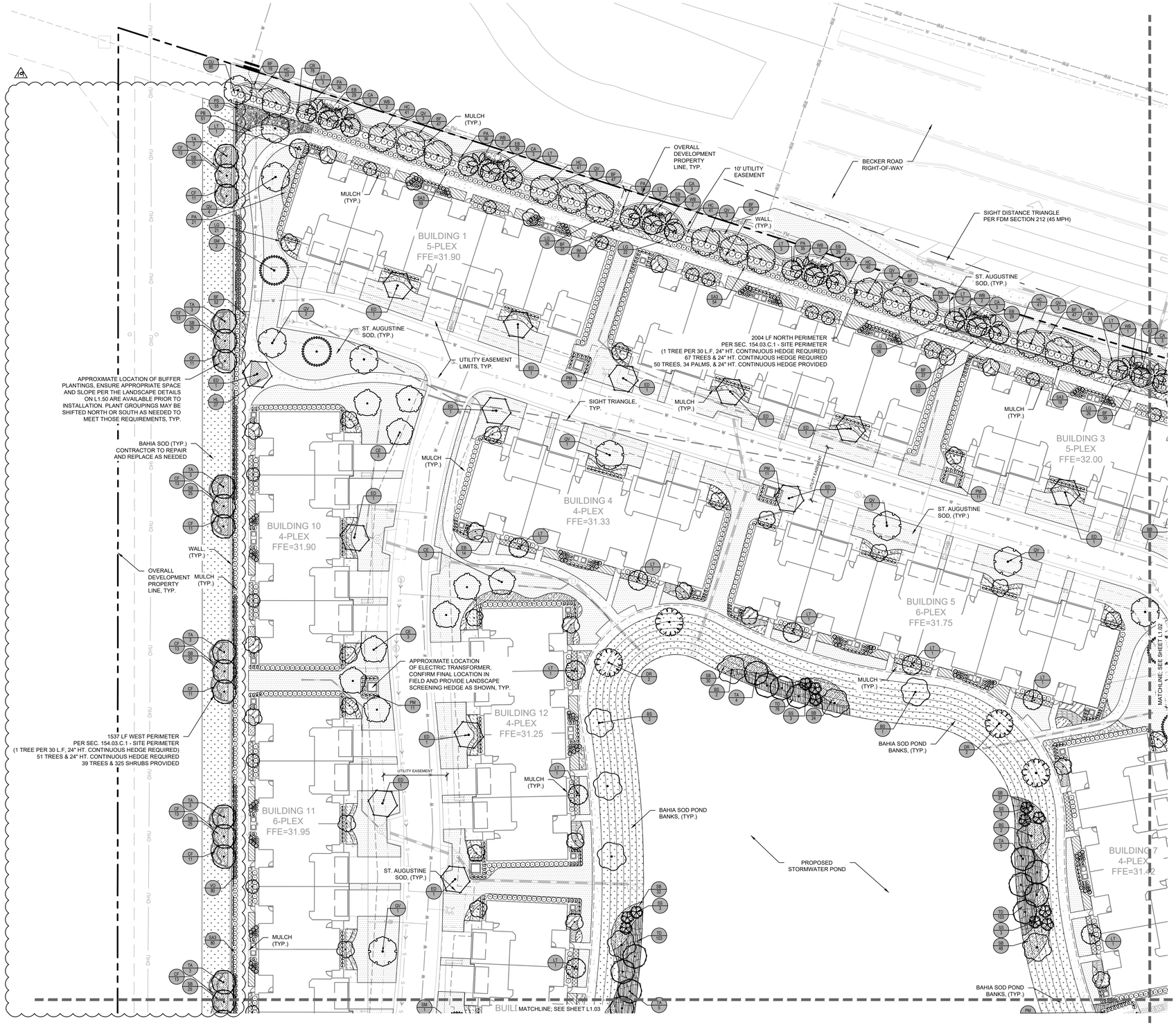
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.00

CITY OF PORT ST. LUCIE PROJECT # P20-039
PSLUSD Project # 5355

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NOTE:
SEE SHEET L1.10 FOR TYPICAL COTTAGE PLANT LABELS

CITY OF PORT ST. LUCIE PROJECT # P20-039
PSLUSD Project # 5355

PLANT SCHEDULE

ACCENT TREE	CODE	COMMON NAME
	TH	GOLD TRUMPET TREE

PALM TREES	CODE	COMMON NAME
	LD	RIBBON PALM
	RR	ROYAL PALM
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	WB	FOXTAIL PALM

SHADE TREE	CODE	COMMON NAME
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	TD	FLORIDA GAMAGRASS

GROUND COVERS	CODE	COMMON NAME
	BF	STALKED BULBINE
	CF	YELLOW CANNA
	EB	BRAZILIAN DWARF MORNING GLORY
	HL	LADY DI HELICONIA
	LG	EVERGREEN GIANT LILYTURF
	SA	ANNUAL FLOWERS
	TM	MINIMA JASMINE

SOD	CODE	COMMON NAME
	PA2	ARGENTINE BAHIAGRASS
	SA2	FLORATAM ST. AUGUSTINE SOD
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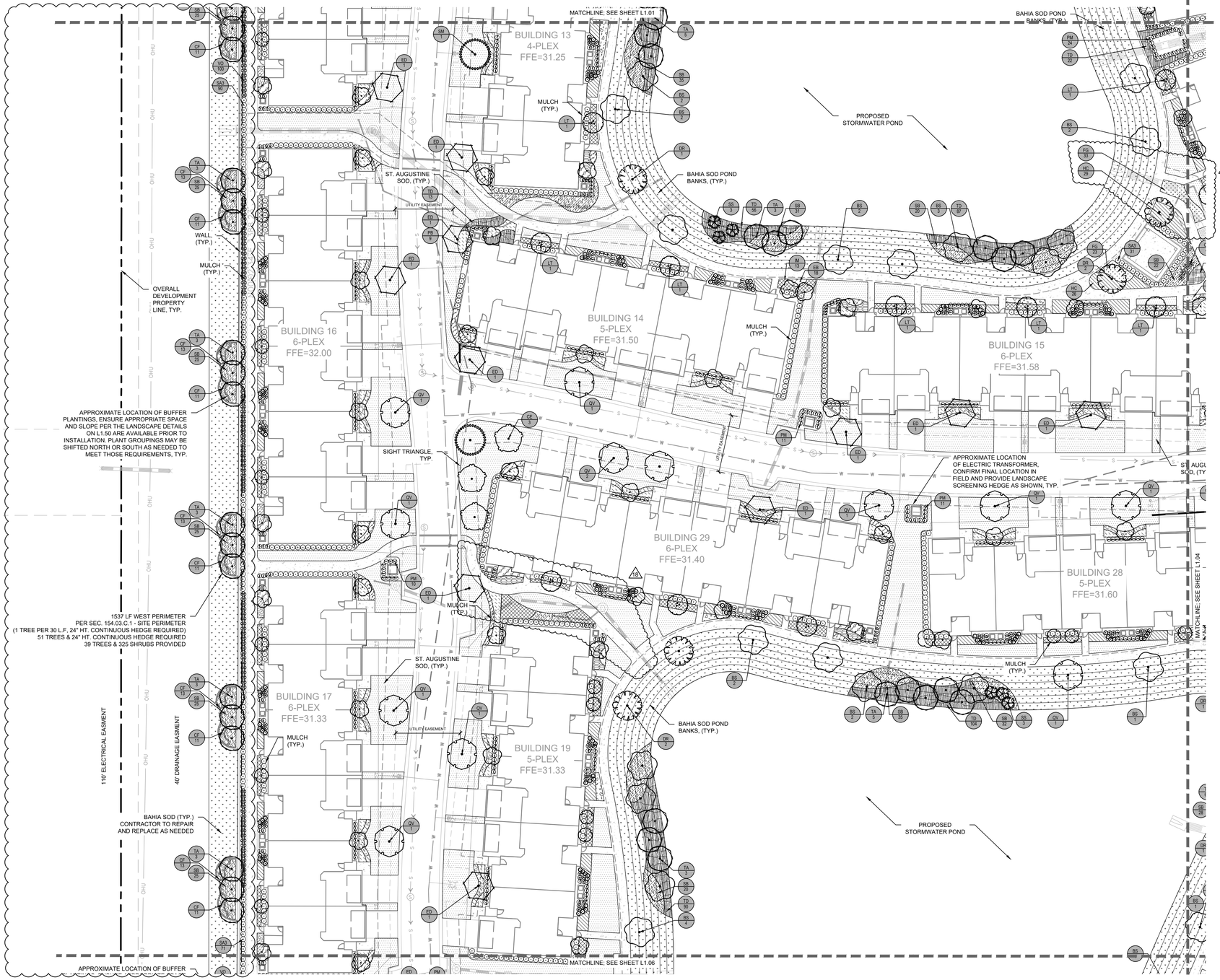
LANDSCAPE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.01

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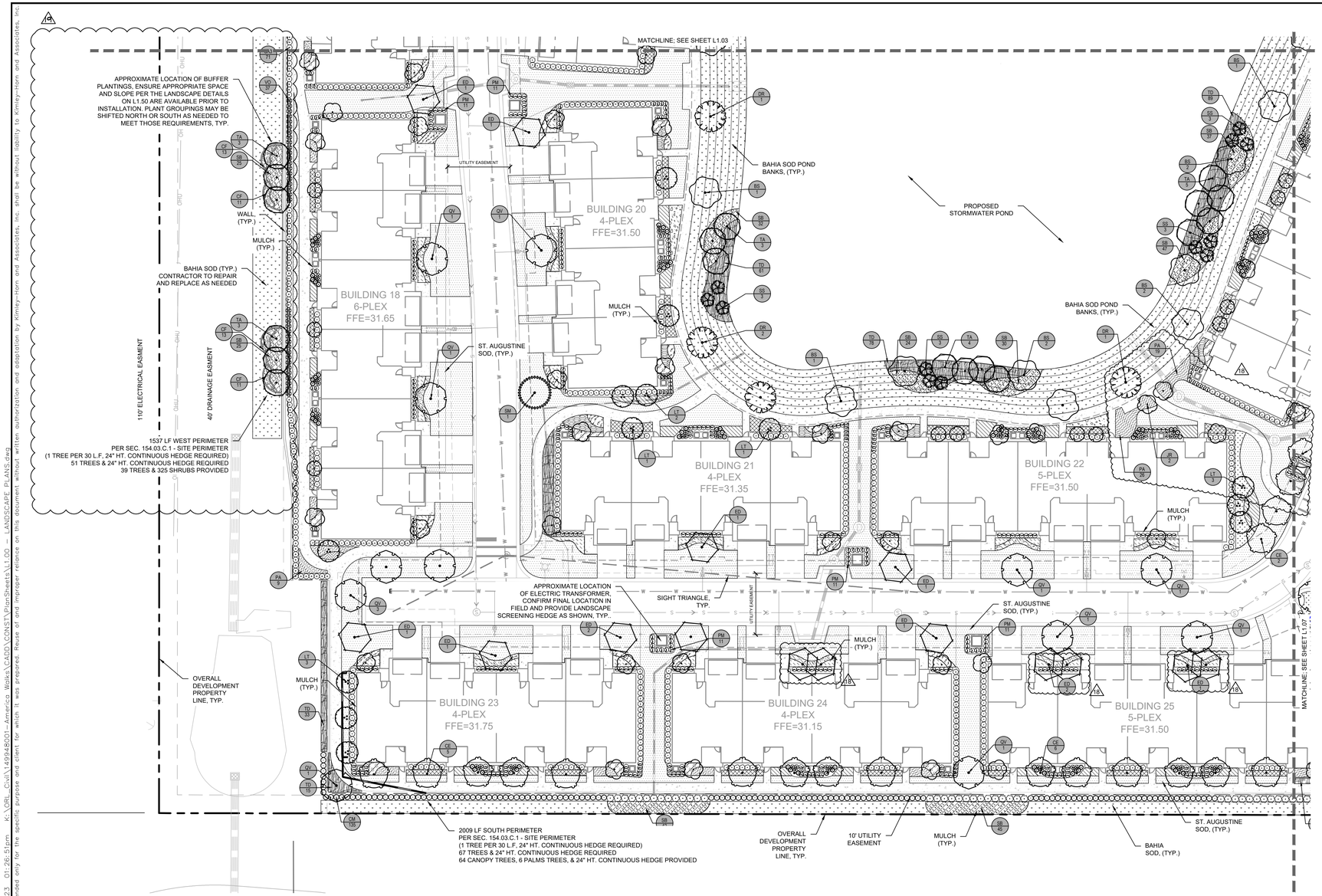
LANDSCAPE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
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CITY OF PORT ST. LUCIE PROJECT # P20-039
PSLUSD Project # 5355



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CITY OF PORT ST. LUCIE PROJECT # P20-039
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	PS	SELLOUM
	SB	SAND CORDGRASS
	ST	TRINETTE VARIEGATED SCHEFFLERA
	TD	FLORIDA GAMAGRASS
GROUND COVERS	**CODE**	**COMMON NAME**
	BF	STALKED BULBINE
	CF	YELLOW CANNA
	EB	BRAZILIAN DWARF MORNING GLORY
	HL	LADY DI HELICONIA
	LG	EVERGREEN GIANT LILYTURF
	SA	ANNUAL FLOWERS
	TM	MINIMA JASMINE
SOD	**CODE**	**COMMON NAME**
	PA2	ARGENTINE BAHIAGRASS
	SA2	FLORATAM ST. AUGUSTINE SOD
	ZE	ZOYSIA GRASS

No.	REVISIONS	DATE	BY
20	RFI 399 - TEMPORARY JUMPERS	08/08/2023	KHA
19	WEST BUFFER PLANTING	07/28/2023	KHA
18	REVISION PER RFI 372 & 386	07/19/2023	KHA
17	ARV RELOCATION REVISIONS	07/06/2023	KHA
16	GRADING AND DRAINAGE REVISIONS	06/27/2023	KHA
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14	NE DRIVEWAY ENTRANCE GRADING	05/04/2023	KHA

Kimley»Horn
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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00035106

LICENSED PROFESSIONAL

DATE: 8/30/2023

KHA PROJECT 149948001
DATE 08/02/2023
SCALE AS SHOWN
DESIGNED BY NAA
DRAWN BY NAA
CHECKED BY ZLH

LANDSCAPE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.06

Plotted By:Holl Zeck (Orlando) Sheet Set:AMERICA WALKS — CD Layout:L1.06 August 30, 2023 01:26:51pm K:\ORL_Civil\149948001-America Walks\CADD\CONST\PlanSheets\L1.00 — LANDSCAPE PLANS.dwg
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MASTER PLANT SCHEDULE

ACCENT TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	TH	6	TABEBUIA CHRYSOTRICHA FL#1, SINGLE STRAIGHT LEADER	GOLD TRUMPET TREE	FG	2.5" CAL MIN	10` HT., 4` SPR.
PALM TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	LD	25	LIVISTONA DECIPIENS FL# 1	RIBBON PALM	FG	-	15` CT MIN
	RR	107	ROYSTONEA REGIA FL#1	ROYAL PALM	FG	-	12` GW MIN
	SS	116	SABAL PALMETTO FL#1, BOOTED	SABAL PALM	FG	-	12` - 18` CT
	WB	52	WODYETIA BIFURCATA FL#1, SINGLE	FOXTAIL PALM	FG	-	10` GW MIN
SHADE TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	BS	82	BURSERA SIMARUBA STRAIGHT, SINGLE LEADER, FL#1	GUMBO LIMBO	FG	2.5" CAL MIN	12` HT., 5` SPR.
	CE	71	CONOCARPUS ERECTUS STANDARD, STRAIGHT, SINGLE LEADER, FL#1, 6`CT	GREEN BUTTONWOOD	FG	2.5" CAL MIN	12` HT., 5` SPR.
	DR	44	DELONIX REGIA STRAIGHT, SINGLE LEADER, FL#1	ROYAL POINCIANA	FG	2.5" CAL MIN	12` HT., 5` SPR.
	ED	114	ELAEOCARPUS DECIPIENS STANDARD, STRAIGHT, SINGLE LEADER, FL#1, 6`CT	JAPANESE BLUEBERRY TREE	FG	2.5" CAL MIN	12` HT., 5` SPR.
	QV	277	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL#1	SOUTHERN LIVE OAK	FG	2.5" CAL MIN	12` HT., 5` SPR.
	SM	85	SWIETENIA MAHAGONI STRAIGHT, SINGLE LEADER, FL#1	WEST INDIAN MAHOGANY	FG	2.5" CAL MIN	12` HT., 5` SPR.
	TA	127	TAXODIUM ASCENDENS STRAIGHT, SINGLE LEADER, FL#1	POND CYPRESS	FG	2.5" CAL MIN	12` HT., 5` SPR.
UNDERSTORY TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	CC	4	CAPPARIS CYNOPHALLOPHORA STANDARD, 3` CLEAR TRUNK, STRAIGHT, SINGLE LEADER, FL#1	JAMAICA CAPER	FG	2" CAL MIN	8` HT., 4` SPR.
	IE	131	ILEX X ATTENUATA `EAGLESTON` FL#1, FULL TO BASE, SINGLE STRAIGHT LEADER	EAGLESTON HOLLY	FG	2" CAL MIN	8` HT., 4` SPR.
	JR	263	JATROPHA INTEGERRIMA `ROSEA` STRAIGHT, SINLGE LEADER, FL#1	PINK JATROPHA	FG	2" CAL MIN	8` HT., 4` SPR.
	LT	208	LAGERSTROEMIA X `MUSKOGEE` FL#1, MULTI-TRUNK, 5 TRUNK MIN.	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK	FG	5" CAL. TOT.	12` HT., 6` SPR.
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	CA	159	CRINUM ASIATICUM FL#1, FULL, SUN GROWN	SPIDER LILY	7 GAL	SEE PLAN	42" HT MIN
	CM	460	CLUSIA MAJOR FULL, FL#1	PITCH APPLE	3 GAL	36" OC	24" FULL
	CR	3,852	CHRYSOBALANUS ICACO `RED TIP` FULL, FL#1	RED TIP COCOPLUM	3 GAL	36" OC	24" FULL
	CU	620	COCCOLOBA UVIFERA FULL, FL#1	SEA GRAPE	7 GAL	48" OC	36" HT MIN
	PD	55	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES` FULL, FL#1, CLOSELY MATCHING	DWARF PODOCARPUS	3 GAL	18" OC	18" HT MIN
	PM	4,048	PODOCARPUS MACROPHYLLUS FULL, FL#1, CLOSLEY MATCHING	PODOCARPUS	7 GAL	30" OC	36" HT MIN
	PM2	30	PODOCARPUS MACROPHYLLUS FULL, FL#1	PODOCARPUS	25 GAL	48" OC	72" HT MIN
	SA3	1,150	SCHEFFLERA ARBORICOLA FULL, FL#1	GREEN SCHEFFLERA	3 GAL	36" OC	24" FULL
	SD	743	STRELITZIA REGINAE `DWARF` FULL, FL#1	DWARF BIRD OF PARADISE	7 GAL	30" OC	24" HT MIN
	VO	521	VIBURNUM OBOVATUM FULL, FL#1	WALTER`S VIBURNUM	3 GAL	36" OC	24" FULL
	ZP	820	ZAMIA PUMILA FULL, FL#1	COONTIE CYCAD	3 GAL	30" OC	18" FULL
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	FG	2,401	FICUS MICROCARPA `GREEN ISLAND` FULL, FL#1	GREEN ISLAND FICUS	3 GAL	24" FULL	30" OC
	HC	2,768	HAMELIA PATENS `COMPACTA` FULL, FL#1, BLOOMING AT INSTAL	DWARF FIREBUSH	3 GAL	24" FULL	36" OC
	IM	2,701	IXORA COCCINEA `MAUI YELLOW` FULL, FL#1, BLOOMING AT INSTAL	MAUI YELLOW IXORA	3 GAL	24" FULL	36" OC
	IN	468	IXORA COCCINEA `NORA GRANT` FULL, FL#1, BLOOMING AT INSTAL	NORA GRANT PINK IXORA	3 GAL	24" FULL	36" OC
	PA	1,782	PENNISETUM SETACEUM `ALBA` FULL, FL#1	WHITE LEAVED FOUNTAIN GRASS	3 GAL	24" FULL	36" OC
	PB	1,984	PLUMBAGO AURICULATA FULL, FL#1	BLUE PLUMBAGO	3 GAL	24" FULL	36" OC
	PS	342	PHILODENDRON SELLOUM FULL, FL#1	SELLOUM	7 GAL	30" FULL	36" OC
	SB	2,144	SPARTINA BAKERI FULL, FL #1	SAND CORDGRASS	3 GAL	24" FULL	36" OC
	ST	688	SCHEFFLERA ARBORICOLA `TRINETTE` FULL, FL#1, ROUNDED FORM	TRINETTE VARIEGATED SCHEFFLERA	3 GAL	24" FULL	36" OC
	TD	2,431	TRIPSACUM FLORIDANUM FULL, FL#1	FLORIDA GAMAGRASS	3 GAL	24" FULL	36" OC

	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	BF	6,579	BULBINE FRUTESCENS FULL, FL#1	STALKED BULBINE	1 GAL	18" FULL	18" OC
	CF	312	CANNA FLACCIDA FULL	YELLOW CANNA	1 GAL	20" HT. MIN	24" OC
	EB	2,598	EVOLVULUS GLOMERATUS `BLUE DAZE` FULL, FL#1	BRAZILIAN DWARF MORNING GLORY	1 GAL	18" FULL	18" OC
	HL	506	HELICONIA PSITTACORUM `LADY DI` FULL, FL#1	LADY DI HELICONIA	3 GAL	14" FULL	24" OC
	LG	4,804	LIRIOPE MUSCARI `EVERGREEN GIANT` FULL, FL#1	EVERGREEN GIANT LILYTURF	1 GAL	18" FULL	18" OC
	SA	4,139	ANNUAL FLOWERS SEASONAL COLOR / ROTATION	ANNUAL FLOWERS	4" POT		9" OC
	TM	1,636	TRACHELOSPERMUM ASIATICUM `MINIMA` FULL, FL#1	MINIMA JASMINE	1 GAL	18" FULL	12" OC
SOD	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	PA2	140,622 SF	PASPALUM NOTATUM `ARGENTINE` ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS FREE	ARGENTINE BAHIAGRASS	SOD	-	-
	SA2	340,863 SF	STENOTAPHRUM SECUNDATUM `FLORATAM` ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS FREE	FLORATAM ST. AUGUSTINE SOD	SOD	-	-
	ZE	9,710 SF	ZOYSIA JAPONICA `EMPIRE` ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE	ZOYSIA GRASS	-	-	-
MISC.	**QTY**		**BOTANICAL/COMMON NAME**	**SPECIFICATIONS**			
MULCH	TBD		CYPRESS MULCH "DESIGNER BROWN"	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL			

PORT ST LUCIE CODE	REQUIRED	PROVIDED
GENERAL LANDSCAPE REQUIREMENTS - SITE PERIMETER *SECTION 154.03.C.1* - ADJACENT TO RIGHT OF WAY OR OTHER PROPERTY LANDSCAPE STRIP 10' WIDE, 1 SHADE TREE PER 30 LF, AND CONT. HEDGE		
NORTH BOUNDARY- 2004 LF	67 CANOPY TREES CONT. HEDGE (1,002 SHRUBS)	50 CANOPY TREES 34 PALM TREES (2:1) CONT. HEDGE (1,004+ SHRUBS)
EAST BOUNDARY- 1096 LF	37 CANOPY TREES CONT. HEDGE (549 SHRUBS)	28 CANOPY TREES 18 PALM TREES (2:1) CONT. HEDGE (549+ SHRUBS)
SOUTH BOUNDARY- 2009 LF	67 CANOPY TREES CONT. HEDGE (1,005 SHRUBS)	64 CANOPY TREES 6 PALM TREES (2:1) CONT. HEDGE (1,005+ SHRUBS)
WEST BOUNDARY- 1537 LF	51 TREES CONT. HEDGE	39 TREES 325 SHRUBS
GENERAL LANDSCAPE REQUIREMENTS - BUILDING FOUNDATION REQUIREMENTS SECTION 154.03.C.2 - BUILDING FOUNDATION ALNDSCAPING LANDSCAPE STRIP 5' WIDE, 1 TREE OR PALM PER 30 LF, 1 SHRUBS PER 2 LF		
BUILDINGS 1&2, CLUBHOUSE - 1,210 LF	7,050 SF LANDSCAPE AREA 47 TREES 605 SHRUBS	15,314 SF LANDSCAPE AREA 32 UNDERSTORY TREES, 26 PALMS 605+ SHRUBS
6 UNIT VILLA - 270 LF (TYP.) (20 TOTAL)	1,350 SF LANDSCAPE AREA 9 TREES 135 SHRUBS	1,350 SF MIN. 9 UNDERSTORY TREES MIN. 135 SHRUBS
5 UNIT VILLA - 225 LF (TYP.) (23 TOTAL)	1,125 SF LANDSCAPE AREA 8 TREES 113 SHRUBS	1,125 SF MIN. 8 UNDERSTORY TREES MIN. 113 SHRUBS
4 UNIT VILLA - 180 LF (TYP.) (17 TOTAL)	900 SF LANDSCAPE AREA 6 TREES 90 SHRUBS	900 SF MIN. 6 UNDERSTORY TREES MIN. 90 SHRUBS
GENERAL LANDSCAPE REQUIREMENTS - VEHICULAR USE REQUIREMENTS *SECTION 154.03.C.3* - LANDSCAPE STRIP LANDSCAPE STRIP 10' WIDE, 1 SHADE TREE PER 30 LF, AND 1 SHRUB PER 2 LF		
PARKING LOT 1 - 300 LF	10 CANOPY TREES 150 SHRUBS	10 CANOPY TREES 150+ SHRUBS
PARKING LOT 2 - 260 LF	9 CANOPY TREES 130 SHRUBS	9 CANOPY TREES 130+ SHRUBS
GENERAL LANDSCAPE REQUIREMENTS - VEHICULAR USE REQUIREMENTS *SECTION 154.03.C.3* - INTERIOR LANDSCAPE AREA 1 SHADE TREE PER LANDSCAPE ISLAND		
PARKING LOT 1 - 9 ISLANDS	9 CANOPY TREES	9 CANOPY TRESS
PARKING LOT 2 - 13 ISLANDS	13 CANOPY TREES	13 CANOPY TREES

TOTAL CODE LANDSCAPE PROPOSED
234 CANOPY TREES
582 UNDERSTORY / PALM TREES
11,191 SHRUBS

TOTAL STREET TREES - 334
TOTAL POND PERIMETER / WALKWAY TREES - 102

NATIVE AND FLOWERING REQUIREMENTS:

PERCENTAGE OF PROPOSED NATIVE TREES: REQUIRED - 50 % / PROVIDED - 54%
PERCENTAGE OF PROPOSED FLOWERING TREES: REQUIRED - 25% / PROVIDED - 43%

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

PSLUSD LANDSCAPE NOTES

- NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 153 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
- ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
- ALL LANDSCAPING SHALL MEET THE LATEST PSLUSD LANDSCAPE POLICY AND SHALL NOT BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
- NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.

CITY OF PORT ST. LUCIE PROJECT # P20-039
PSLUSD Project # 5355

No.	REVISIONS	DATE	BY
20	RFI 399 - TEMPORARY JUMPERS	08/08/2023	KHA
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DATE: 8/30/2023

KHA PROJECT 149948001
DATE 08/02/2023
SCALE AS SHOWN
DESIGNED BY NAA
DRAWN BY NAA
CHECKED BY ZLH

LANDSCAPE SCHEDULE

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.11

Plotted By: Holl, Zack (Orlando) Sheet Set: AMERICA WALKS — CD Layout: L1.11 August 30, 2023 01:54:57pm K:\ORL_Civil\149948001-America Walks\CADD\CONST\PlanSheets\L1.00 — LANDSCAPE PLANS.dwg
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VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept_____
Fee (Nonrefundable) $_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: jeffrey.rivera@kimley-horn.com

PROPERTY OWNER:

Name: AW-PSL Land Holdings LLC

Address: 2211 Medina Road Suite 100, Medina, OH 44256

Telephone No. (330) 697-0379

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Brooks Stickler

Address: 189 S Orange Ave, Suite 1000, Orlando, FL 32801

Telephone No. (407) 898-1511 Email brooks.stickler@kimley-horn.com

SUBJECT PROPERTY:

Legal Description: SOUTHERN GROVE REPLAT NO. 30 (PB 87-17) TRACT D

Parcel I.D. Number: 4334-700-0003-000-8

Address: Becker Road / South side of Becker Rd at the intersection with Village Pkwy

Current Zoning Classification MPUD

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

Signature of Applicant | BROOKS STICKLER Hand Print Name | 8/6/2021 Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

§ 158.295 PLANNING AND ZONING BOARD OR ZONING ADMINISTRATOR (DIRECTOR OF PLANNING AND ZONING) TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

(C) Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator should consider:

(1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

(2) That the special conditions and circumstances do not result from any action of the applicant;

(3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

(4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;

(6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

(7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **§ 158.295 (C) 1-7 and consider your responses to the following when making a determination.**

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

There is a Tradition Drainage Ditch that is parallel to the western boundary line. On the west side of the Tradition Drainage Ditch there is an CDD access/maintenance road that runs the length of the Tradition Drainage Ditch. The approved plans show the required buffer along the western property line, and it had always been assumed that there was adequate area to install the landscaping as shown. During the staking of the Landscape Buffer, it was revealed that there was minimal room to install the required plantings.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

Applicant has not revised anything from the approved plan. The approved plans show the required buffer along the western property line, and it had always been assumed that there was adequate area to install the landscaping as shown. Applicant has been in contact with the CDD to attempt the relocation of the access road or possibly install landscaping on the west bank of the ditch. After further review with CDD the road cannot be moved due to the existing power poles and the west bank of the ditch cannot be landscaped as direct access is needed to the ditch for periodic maintenance.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

The Applicant, with the assistance on the Planning Department, will relocate the Trees that were approved on the original Landscape Plan within the development. The Applicant will complete the perimeter landscaping as shown on the Approved Landscaping Plan for the entire project.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

This Variance is to assist the CDD and their ability to access and maintain the drainage ditch.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

The Applicant has directed their Landscape Architect to prepare a plan that will show landscaping of the east bank of the ditch as discussed with the CDD. The Landscape Architect will also work to show more landscaping on the rear of the units that are parallel with the ditch.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

For the project's success, the Applicant is committed to maintain an attractive vegetated rear yard behind the Units.

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

As stated, the Applicant has no intention of reducing the landscape requirements set forth by the Planning Department Approved Plans.

Signature of Applicant	Hand Print Name	Date
	BRIAN STICKLER	08/14/2023

Fusion Planning & Zoning Public Works Utility Engineering  Bridget Kean

Planning / Applications / P#: P23-127

Legal Request

Application | Comments | Submittals | Inspections | Meetings | Allowed Users | BlueBeam | History | Fees | Conditions | Files | Reports

UE Application Save

Project Name:
Southern Grove-America Walks

Management/Property Information | Reviewers

Management

Project Type: *
VARIANCE

Status:
P&Z MEETING SCHEDUL...

Approved Date:

Project Number: *
P23-127

Amended Number:

Utility File Number :
Type file number...

Building Type :
COMMERCIAL

Primary Email Address:
jeffrey.rivera@kimley-horn.com

Describe Request:
1. There is a Tradition Drainage Ditch that is parallel to the western boundary line. On the west side of the Tradition Drainage Ditch there is an CDD access/maintenance road that runs the length of the Tradition Drainage Ditch. The approved plans show the required buffer along the western property line, and it had always been assumed that there was adequate area to install the landscaping as shown. During the staking of

Check this if Exempt from Public Records Request: ☐

Property Information

Address:
Becker Road

Project Site Location:
South side of Becker Rd at the int

City Section:
Pl 30

Block:
SouthernGrove

Lot:
Tr "D"

Legal Description:
SOUTHERN GROVE REPLAT NO. 30 (PB 87-17) TRACT D

+

Parcel Number
4334-700-0003-000-8

Current Land Use: Select...

Current Zoning: MPUD - MASTER PLANNED UNIT DEVELOPMENT

Proposed Zoning: Select...

Acreage: 60

Administrative: ☑

Architectural Elevations: ☐

Agent/Applicant | Property Owners | Authorized Signatory of Corporation | Project Architect/Engineer

Agent First Name: Brooks

Agent Last Name: Stickler

Agent Business Name: Kimley-Horn

Agent Phone: (407) 898-1511

Agent Address: 189 S Orange Ave, Suite 1000

Agent City: Orlando

Agent State: FLORIDA

Agent Zip: 32801

Agent Email: brooks.stickler@kimley-

Save

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LETTER OF AUTHORIZATION

August 1, 2023

Teresa Lamar-Sarno
Planning and Zoning Deputy City Manager
City of Port St. Lucie
121 S.E. Port St. Lucie Blvd
Port St. Lucie, FL 34984

RE: America Walks “P20-039”

To Whom It May Concern:

Please be advised by this correspondence that Brooks Stickler with Kimley-Horn and Associates, Inc. is authorized to act as Applicant/Agent on behalf of America Walks at Port St. Lucie, LLC for the purposes of making application submittals for permits and negotiating conditions for the above referenced project.

Kevin Brokaw
America Walks at Port St. Lucie, LLC, Owner



America Walks at Port St. Lucie, LLC
2211 Medina Road
Suite 100
Medina, Ohio 44256

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4915416 OR BOOK 4674 PAGE 1168, Recorded 08/27/2021 08:57:52 AM Doc Tax: $77000.00

This Instrument was Prepared by
and Should be Returned to:

Charles Mann
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL 33901

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of this 24th day of August, 2021, by **AMERICA WALKS AT PORT ST. LUCIE, LLC, a Delaware limited liability company,** whose address is 2211 Medina Road, Suite 100, Medina, Ohio 44256 (hereinafter called the "Grantor"), to **AW-PSL Land Holidngs LLC, a Delaware limited liability company,** whose address is 2211 Medina Road, Suite 100, Medina, Ohio 44256 (hereinafter called the "Grantee").

W I T N E S S E T H:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in St. Lucie County, Florida (the "Property"), described as follows:

TRACT "D" OF SOUTHERN GROVE REPLAT NO. 30, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except real property taxes accruing subsequent to December 31, 2020, and easements, restrictions and reservations of record, if any; however, this reference thereto shall not serve to reimpose same.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

AMERICA WALKS AT PORT ST. LUCIE LLC, a Delaware limited liability company

By: AMERICA WALKS SENIOR HOUSING, LLC,
an Ohio limited liability company,
its Sole Member

Print Name: ERICK ALLEN

By: _____
Douglas C. Leohr, Manager

Print Name: Alana Jaroska

By: _____
Kevin M. Brokaw, Manager

STATE OF OHIO

COUNTY OF Medina

The foregoing instrument was acknowledged before me, by means of physical presence, this 20 day of August, 2021 by Douglas C. Leohr, Manager of AMERICA WALKS SENIOR HOUSING, LLC, an Ohio limited liability company, which is the Sole Member of AMERICA WALKS AT PORT ST. LUCIE, LLC, a Delaware limited liability company, on behalf of the company, said individual is personally known to me or has produced State Photo ID as identification and who executed the same for and on behalf of said companies.

KARNEL FECHKO
Notary Public, State of Ohio
My Commission Expires 12/1/24

Printed Name: Karnel Fechko
Notary Public, State of OHIO
Commission No. _____
My Commission Expires: 12/1/24

[NOTARY SEAL]

STATE OF OHIO

COUNTY OF Medina

The foregoing instrument was acknowledged before me, by means of physical presence, this 20 day of August, 2021 by Kevin M. Brokaw, Manager of AMERICA WALKS SENIOR HOUSING, LLC, an Ohio limited liability company, which is the Sole Member of AMERICA WALKS AT PORT ST. LUCIE, LLC, a Delaware limited liability company, on behalf of the company, said individual is personally known to me or has produced State Photo ID as identification and who executed the same for and on behalf of said companies.

NOTARIAL SEAL STATE OF OHIO
KARNEL FECHKO
Notary Public, State of Ohio
My Commission Expires 12/1/24

Karnel Fechko
Printed Name: Karnel Fechko
Notary Public, State of Ohio
Commission No. _____
My Commission Expires: 12/1/24

[NOTARY SEAL]

SITE PLAN DRAWINGS

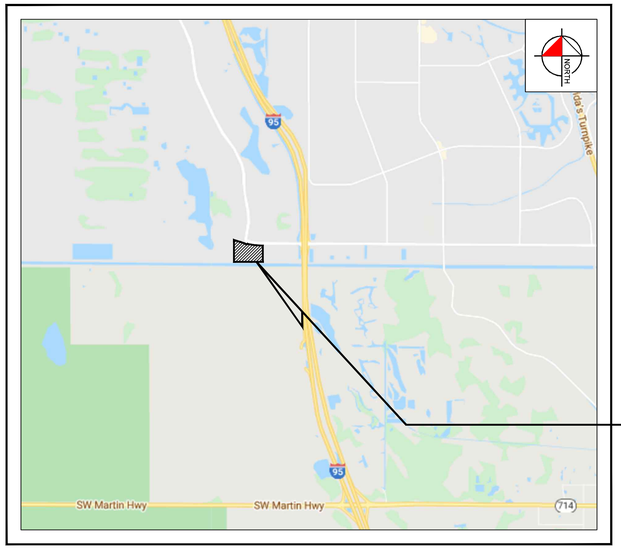
FOR

AMERICA WALKS

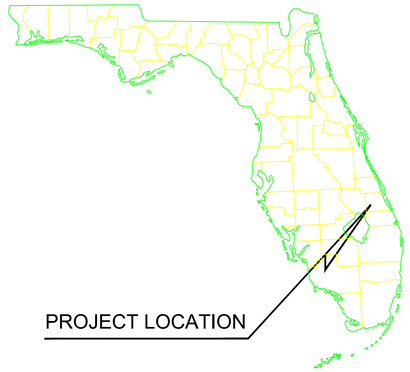
IN SECTIONS 34 & 35, TOWNSHIP 37 SOUTH,
RANGE 39 EAST
CITY OF PORT ST. LUCIE, FLORIDA

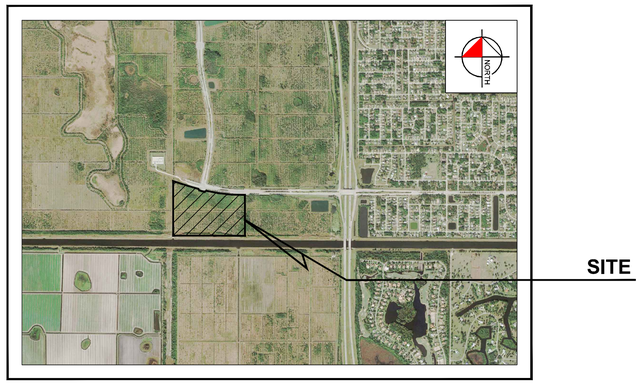
PREPARED FOR

AMERICA WALKS AT
PORT ST. LUCIE, LLC



VICINITY MAP





AERIAL PHOTOGRAPH

INDEX OF SHEETS

	C0.0	COVER SHEET
1	C0.1	PHASING PLAN
1	C1.0	OVERALL SITE PLAN
1	C1.1 - C1.5	SITE PLAN
	C1.6	SITE PLAN DETAILS

PROJECT TEAM

OWNER/DEVELOPER
AMERICA WALKS AT PORT ST. LUCIE, LLC
2211 MEDINA ROAD, SUITE 100
MEDINA, OH 44256
CONTACT: KEVIN BROKAW

SURVEYOR
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
PHONE: (561) 392-1991

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: SCOTT MINGONET, PLA
PHONE: (407) 898-1511
EMAIL: scott.mingonet@kimley-horn.com

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: BROOKS A. STICKLER, P.E.
PHONE: (407) 898-1511
EMAIL: brooks.stickler@kimley-horn.com

ARCHITECT
FORUM ARCHITECTURE & INTERIOR DESIGN, INC.
237 S. WESTMONTE DRIVE, SUITE 220
ALTAMONTE SPRINGS, FL 32714
PHONE: (407) 830-1400

APPROVED BY CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE
CONDITIONS: YES ☐ NO ☑
DATE: 3/09/2022

PREPARED BY
Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

189 S. Orange Avenue, Suite 1000, Orlando, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM CA 00000696

CITY OF PSL PROJECT NO. 20-039 A-2
PSLUSD PROJECT NO. 5355

Jon Brunner
Digitally signed by Jon Brunner
Date: 2021.02.11 16:55:01 -05'00'

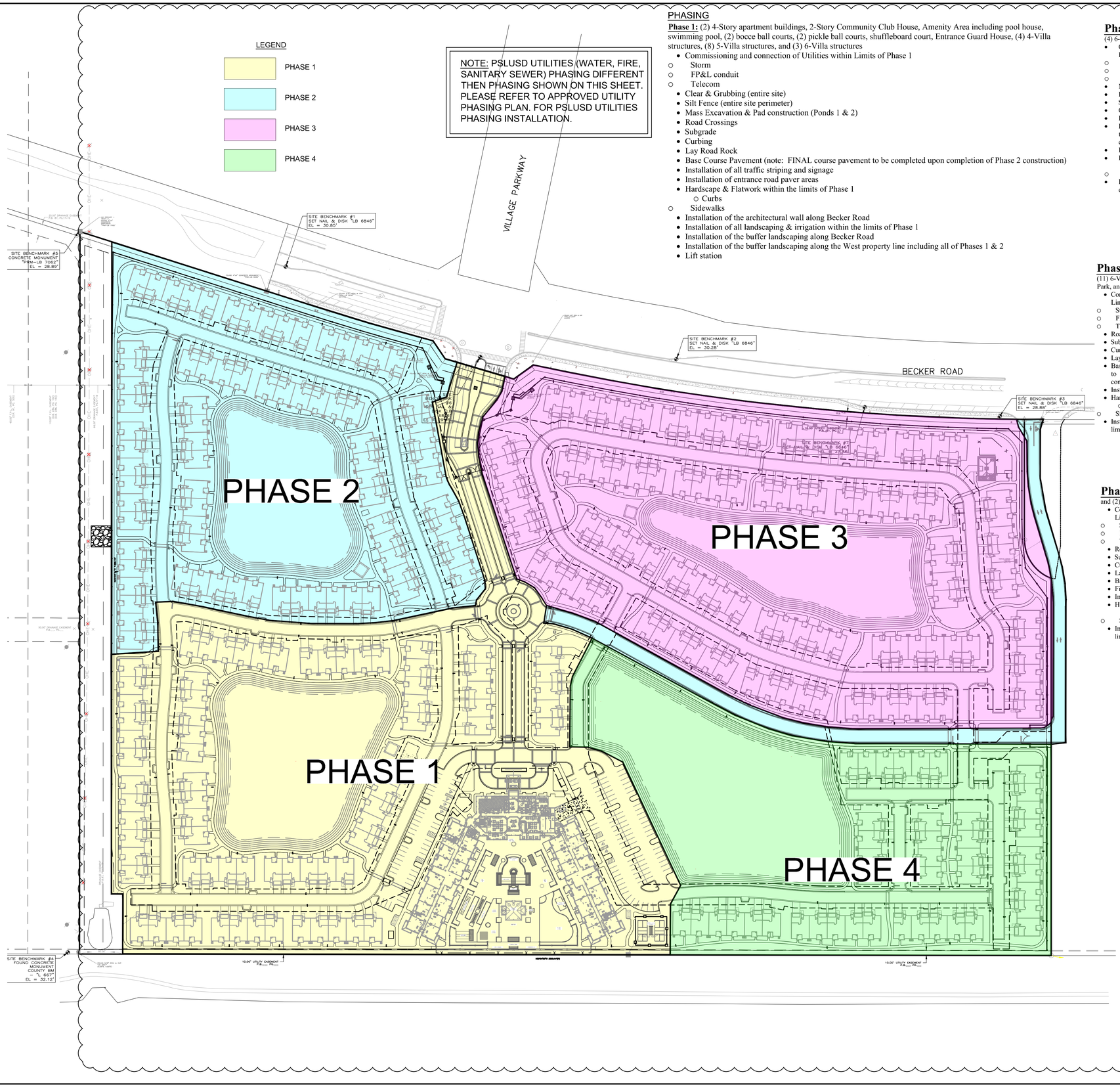
BROOKS A. STICKLER, P.E.
FL. P.E. NO. 74031

AMERICA WALKS
05/27/2022
ENGINEER'S PROJECT No. 149948001

REVISIONS:

No.	DESCRIPTION	DATE	BY
1	REVISION #1	12/16/2021	KWA

Drawing name: K:\ORL_Civil\149948001-America Walks\CADD\DEVELOPMENT\Correct Site Plan\2020-04-02 - CORRECT FILES 2020\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 - COVER SHEET May 27, 2022 4:12pm by: Jeffrey.Rivera
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PHASING

Phase 1: (2) 4-Story apartment buildings, 2-Story Community Club House, Amenity Area including pool house, swimming pool, (2) bocce ball courts, (2) pickle ball courts, shuffleboard court, Entrance Guard House, (4) 4-Villa structures, (8) 5-Villa structures, and (3) 6-Villa structures

- Commissioning and connection of Utilities within Limits of Phase 1
  - Storm
  - FP&L conduit
  - Telecom
- Clear & Grubbing (entire site)
- Silt Fence (entire site perimeter)
- Mass Excavation & Pad construction (Ponds 1 & 2)
- Road Crossings
- Subgrade
- Curbing
- Lay Road Rock
- Base Course Pavement (note: FINAL course pavement to be completed upon completion of Phase 2 construction)
- Installation of all traffic striping and signage
- Installation of entrance road paver areas
- Hardscape & Flatwork within the limits of Phase 1
  - Curbs
  - Sidewalks
- Installation of the architectural wall along Becker Road
- Installation of all landscaping & irrigation within the limits of Phase 1
- Installation of the buffer landscaping along Becker Road
- Installation of the buffer landscaping along the West property line including all of Phases 1 & 2
- Lift station

Phase 2: (5) 4-Villa structures, (7) 5-Villa structures, (4) 6-Villa structures, and (1) Lake Pavilion structure

- Commissioning and connection of Utilities within Limits of Phase 2
  - Storm
  - FP&L conduit
  - Telecom
- Mass Excavation & Pad construction (Ponds 3 & 4)
- Road crossings
- Subgrade
- Curbing
- Lay Road Rock
- Base Course Pavement (note: FINAL course pavement to be completed upon completion of Phase 2 construction)
- Installation of all traffic striping and signage
- Hardscape & Flatwork within the limits of Phase 2
  - Curbs
  - Sidewalks
- Installation of landscaping & irrigation within the limits of Phase 2

Phase 3: (4) 4-Villa structures, (5) 5-Villa structures, (11) 6-Villa structures, Facilities & Engineering Office, Dog Park, and (1) Lake Pavilion structure

- Commissioning and connection of Utilities within Limits of Phase 3
  - Storm
  - FP&L conduit
  - Telecom
- Road crossings
- Subgrade
- Curbing
- Lay Road Rock
- Base Course Pavement (Note: Final course pavement to be completed upon completion of Phase 4 construction)
- Installation of all traffic striping and signage
- Hardscape & Flatwork within the limits of Phase 3
  - Curbs
  - Sidewalks
- Installation of landscaping & irrigation within the limits of Phase 3

Phase 4: (4) 4-Villa structures, (3) 5-Villa structures, and (2) 6-Villa structures

- Commissioning and connection of Utilities within Limits of Phase 4
  - Storm
  - FP&L conduit
  - Telecom
- Road crossings
- Subgrade
- Curbing
- Lay Road Rock
- Base Course Pavement
- Final Course Pavement
- Installation of all traffic striping and signage
- Hardscape & Flatwork within the limits of Phase 4
  - Curbs
  - Sidewalks
- Installation of landscaping & irrigation within the limits of Phase 4

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE	BY
1	REVISION #1	12/16/2021	KHA
2	REVISION #2 (OUTFALL ELEVATIONS)	02/14/2022	KHA
3	THIS REVISION HAS BEEN REMOVED	04/13/2022	KHA
4	RFI #86 & #92 - WATER MAIN ELEVATION AND NEW SAMPLE POINT	04/22/2022	KHA
5	MOVING FDC AND PLACING PIV ASSEMBLY FOR CLUBHOUSE	05/11/2022	KHA

Kimley»Horn

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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
BROOKS A. STICKLER, P.E.
FLORIDA LICENSE NUMBER
74031
DATE: 05/27/2022

KHA PROJECT 149948001
DATE 05/27/2022
SCALE AS SHOWN
DESIGNED BY JLR
DRAWN BY JLR
CHECKED BY BAS

PHASING PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
C0.1

Plotted By:Rivera, Jeffrey Sheet Set:AMERICA WALKS — CD Layout:C4.01 PHASING PLAN May 31, 2022 02:40:01pm K:\ORL_Civil\149948001-America Works\CAD\CONST\PlanSheets\C4.01 PHASING PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES:

1. ALL LANDSCAPE AREAS ABUTTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
2. ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
3. PROPOSED LIGHT POLES SHALL BE SHIELDED TO MINIMIZE EXCESS GLARE TO ADJACENT RESIDENTIAL AREAS AND ROADWAYS.
4. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
5. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 153 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
6. NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS ARE TAKE FROM OUTSIDE TO OUTSIDE.)
7. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
8. THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
9. SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THIS APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST LUCIE LAND DEVELOPMENT REGULATIONS AND SECTION II OF THE ARCHITECTURAL DESIGNS STANDARDS.)
10. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT OF WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).
11. UTILITY EASEMENTS MUST BE A MINIMUM OF 20' WDE FOR ALL MAINS (GRAVITY SEWER, POTABLE WATER, FORCE) NOT LOCATED WITHIN OR ADJACENT TO A CITY-OWNED RIGHT OF WAY.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

UTILITY SERVICE:

WATER SERVICE AND SANITARY SEWER WILL BE PROVIDED BY CITY OF PORT SAINT LUCIE UTILITIES SYSTEMS DEPARTMENT.

STORMWATER MANAGEMENT:

STORMWATER MANAGEMENT SYSTEM WILL CONSIST OF CATCH INLETS THAT WILL ROUTE STORMWATER TO PROPOSED STORMWATER PONDS ON-SITE, THE PROPOSED ON-SITE STORMWATER PONDS WILL PROVIDE WATER QUALITY TREATMENT AND ATTENUATION FOR ON-SITE, OFF-SITE, AND FUTURE DEVELOPMENT EAST OF THE PROPERTY.. A DRAINAGE STUB-OUT WILL BE PROVIDED FOR THE FUTURE COMMERCIAL PARCEL EAST OF THE PROJECT SITE. THE RUNOFF WILL ULTIMATELY DRAIN TO THE EXISTING CANAL SOUTH OF THE SITE.

FLOOD ZONE:

BASED ON FEMA FLOOD MAP 12111C0400J, DATED FEBRUARY 16, 2012 SHOWS THE SUBJECT PROPERTY IS FULLY LOCATED WITHIN ZONE X, OUTSIDE THE FLOODPLAIN.

LANDSCAPING:

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF PORT SAINT LUCIE.

SOLID WASTE SERVICES

TRASH DISPOSAL WILL BE VIA CURB-SIDE PICKUP FOR THE DETACHED LIVING FACILITY UNITS. DUMPSTERS WILL BE PROVIDED FOR ALL OTHER BUILDINGS.

PHASING:

ALL ON-SITE AND OFF-SITE SITE WORK INFRASTRUCTURE WILL BE CONSTRUCTED IN ONE PHASE.

WELLFIELD PROTECTION ORDINANCE STATEMENT

THE SITE IS LOCATED WITHIN THE ZONE OF PROTECTION. THE WELLFIELD PROTECTION ORDINANCE SHALL APPLY TO THIS PROJECT.

LEGAL DESCRIPTION:

TRACT D, OF SOUTHERN GROVE REPLAT NO. 30, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 17-19, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARKING REQUIRED:

DUPLEX/VILLA:	1.5 SPACES PER UNIT
303 VILLA UNITS:	455 SPACES
INDEPENDENT LIVING APARTMENT UNITS:	1 SPACE PER UNIT
112 UNITS:	112 SPACES
CLUB HOUSE:	15 SPACES (MIN.)
TOTAL SPACES REQUIRED:	582 SPACES

PROVIDED PARKING:

REGULAR 10'X18' PARKING SPACES:	143 SPACES
HANDICAP SURFACE PARKING SPACES:	6 SPACES
VILLA GARAGE (1)/DRIVEWAY (1) SPACES:	606 SPACES
TOTAL SPACES PROVIDED:	755 SPACES

TOTAL UNITS:

4-PLEX (4 DU/BLDG)	1 STORY (21'-3" BLDG HEIGHT); 7,937 SF GROSS EACH; 17 BUILDINGS TOTAL (68 UNITS TOTAL)
5-PLEX (5 DU/BLDG)	1 STORY (21'-3" BLDG HEIGHT); 9,843 SF GROSS EACH; 23 BUILDINGS TOTAL (115 UNITS TOTAL)
6-PLEX (6 DU/BLDG)	1 STORY (21'-3" BLDG HEIGHT); 11,850 SF GROSS EACH; 20 BUILDINGS TOTAL (120 UNITS TOTAL)
APARTMENTS	4 STORIES (59'-6" BLDG HEIGHT); 137,688 SF GROSS EACH; 2 BUILDINGS TOTAL (112 UNITS TOTAL)
TOTAL UNITS:	415 UNITS

NON-RESIDENTIAL BUILDING DATA:

CLUBHOUSE	2 STORY (40'-0" BLDG HEIGHT); 15,297 SF GROSS; (1.04% OF OVERALL GROSS)
GAZEBO	(3 TOTAL BUILDINGS) 1 STORY (15'-0" BLDG HEIGHT); 798 SF GROSS (0.03% OF OVERALL GROSS)
MAINTENANCE BUILDING	1 STORY (9'-4" BLDG HEIGHT); 1,648 SF GROSS (0.03% OF OVERALL GROSS)
POOL HOUSE/RESTROOM	1 STORY (9'-4" BLDG HEIGHT); 687 SF GROSS (0.03% OF OVERALL GROSS)

TOTAL BEDROOMS

VILLAS: 2 BEDROOMS/UNIT	606 BEDROOMS
RESIDENTIAL A: 1 BEDROOMS/UNIT	92 BEDROOMS
RESIDENTIAL B: 2 BEDROOMS/UNIT	40 BEDROOMS
TOTAL	738 BEDROOMS

SITE DATA TABLE:

TOTAL PROPOSED ON-SITE AREA:	60.00 ACRES (2,613,600 SF)
PARCEL ID'S:	4315-700-0032-000-1
CURRENT ZONING:	SLC-AG-5
PROPOSED ZONING (THRU PUD REZONING):	MPUD
FUTURE LAND USE:	NEW COMMUNITY DEVELOPMENT
PROPOSED USE:	MULTI-FAMILY
PROPOSED OFF-SITE WORK:	0.56 ACRES (24,394 SF) OFFSITE WORK IS FOR DRIVEWAY WITHIN INGRESS/EGRESS EASEMENT.

SETBACKS:	BUILDING:
FRONT:	25 FT
SIDES:	10 FT
REAR:	10 FT

RESIDENTIAL DENSITY CALCULATIONS:

TOTAL DWELLING UNITS:	415 UNITS
PROPOSED DENSITY CALCULATION: (PROPOSED 415 DWELLING UNITS/60.00 ACRES)	
PROPOSED DENSITY:	6.917 DU/ACRE

RESIDENTIAL UNIT BREAKDOWN:

UNIT TYPE(# PROPOSED):	AREA PER UNIT TYPE:
A1 (14)	746 SF
A1-DEN (14)	898 SF
A2 (8)	989 SF
A3 CORNER (24)	900 SF
A3 (24)	892 SF
A4 (8)	735 SF
B1 (16)	1214 SF
B2 (4)	1022 SF

OPEN SPACE:

VILLA/RESIDENTIAL/MISC BUILDING AREA =	14.94 ACRES (24.90%)
PAVEMENT/SIDEWALK AREA (IMPERVIOUS) =	15.72 ACRES (26.20%)
POND SURFACE AREA =	8.32 ACRES (13.87%)
TOTAL OPEN SPACE (PERVIOUS) AREA* =	21.02 ACRES (35.03%)
TOTAL SITE AREA =	60.00 ACRES

*OPEN SPACE INCLUDES A MINIMUM 3 AC. (5%) MINIMUM USABLE OPEN SPACE

FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT
ZONING: SLC AG-5
LEGAL DESCRIPTION: SOUTHERN GROVE PLAT NO. 3 (PB 61-17) PARCEL 29 (LESS THAT PART FOR COMMUNITY BLVD AS IN OR 3935-2995-(436.727 AC - 19,023,828 SF)

FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT
ZONING: SLC AG-5
LEGAL DESCRIPTION: SOUTHERN GROVE PLAT NO. 3-(PB 61-17) PARCEL 29 (OR 3274-915)

FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT
ZONING: MPUD
LEGAL DESCRIPTION: TRACT 'G' OF PARCEL 29 ACCORDING TO SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

FUTURE LAND USE: NEW COMMUNITY DEVELOPMENT
ZONING: MPUD
LEGAL DESCRIPTION: TRACT 'G' OF PARCEL 29 ACCORDING TO SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST
SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST

EAST LINE – SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST
WEST LINE – SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST

LANDS OF MATTAMY PALM BEACH LLC

S00°02'39"W 1537.27'

N00°00'05"W 1256.22'

S89°54'21"E 2068.14'

N89°54'36"W 268.38' (P)

N89°54'36"W 268.38'

BECKER ROAD

VILLAGE PARKWAY

EXISTING 12" POTABLE WATER MAIN

EXISTING 2" FIBER OPTIC LINE

EXISTING 16" FORCE MAIN

EXISTING 6" RECLAIM WATER MAIN

EXISTING 12" FORCE MAIN

10' P.U.E. PLAT BOOK 61, PAGE 17

25' BUILDING SETBACK & LA BUFFER

10' UTILITY EASEMENT PLAT BOOK 61, PAGE 17

10' UTILITY EASEMENT OFFICIAL RECORD BOOK 4408, PAGE 2297

10.00' UTILITY EASEMENT P.B. ___ PG. ___

EXISTING DRAINAGE EASEMENT BOOK 4, PAGE 30

EXISTING DRAINAGE DITCH

68'

92'

10'

STORMWATER POND 1
1.64 ACRES

STORMWATER POND 2
2.01 ACRES

STORMWATER POND 3
1.58 ACRES

STORMWATER POND 4

PROPOSED LIFT STATION LOCATION

CLUBHOUSE FFE=33.00

AMENITY AREA

APARTMENT BLDG 1 FFE=33.00

APARTMENT BLDG 2 FFE=33.00

DOG PARK

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-23

(PA [illegible] 01-[illegible]-950[illegible])

FOUND 5/8" IRON ROD WITH CAP "LB 3591"

SHEET C1.1 - SITE PLAN

SHEET C1.2 - SITE PLAN

SHEET C1.3 - SITE PLAN

SHEET C1.4 - SITE PLAN

SHEET C1.5 - SITE PLAN

ENVIRONMENTAL PROTECTION STATEMENT

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	Yes	SFWMD/USACE	Yes	No
Rare Habitat	No	N/A	N/A	N/A
Threatened Species	Yes	FFWCC/USFWS	Yes	No
Endangered Species	Yes	FFWCC/USFWS	Yes	No
Species of Special Concern	No	N/A	N/A	N/A
Invasive/Exotic Vegetation	No	N/A	N/A	N/A

TRAFFIC STATEMENT:

LUC 252: Senior Adult Housing (Attached)	415	DU	1,635	83	29	54	104	57	47
Driveway Volumes			1,635	83	29	54	104	57	47
Net New External Trips			1,635	83	29	54	104	57	47

Land Use	Daily	AM Peak Hour		PM Peak Hour		Pass-By
LUC 252: Senior Adult Housing (Attached)	3.94 trips/DU	0.20 trips/DU (35% in/65% out)		0.25 trips/DU (55% in/45% out)		0.0%

PSLUSD PROJECT NO. 5355
CITY OF PSL PROJECT NO. 20-039 A-2

No.	REVISION #1	DATE	BY
1	REVISIONS	12/16/2021	KHA

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LICENSED PROFESSIONAL
BROOKS A. STICKLER, P.E.
FLORIDA LICENSE NUMBER
74031
DATE: 2022

KHA PROJECT 149948001
DATE 05/27/2022
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

OVERALL SITE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
C1.0

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BECKER ROAD
(TRACT R-2)
VARIABLE-WIDTH RIGHT OF WAY
PER SOUTHERN GROVE PLAT NO. 3
P.B. 61, PG. 17
O.R. 2899, PG. 2933

VILLAGE PARKWAY
(TRACT R-1)
VARIABLE-WIDTH RIGHT OF WAY
PER SOUTHERN GROVE PLAT NO. 3
P.B. 61, PG. 17
O.R. 2899, PG. 2933

SITE BENCHMARK #5
FOUND 4"x4" CONCRETE MONUMENT
"PRM-LB 7062"
EL = 29.84

SITE BENCHMARK #1
SET NAIL & DISK "LB 6846"
EL = 30.85

SITE BENCHMARK #4
SET NAIL & DISK "LB 6846"
EL = 29.93

SITE BENCHMARK #3
FOUND 4"x4" CONCRETE MONUMENT
"PRM-LB 2936"
EL = 30.15

SITE BENCHMARK #2
FOUND 4"x4" CONCRETE MONUMENT
"PRM-LB 7062"
EL = 29.84

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND
- PROPERTY BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED CONCRETE SIDEWALK
- W — EXISTING POTABLE WATER MAIN
- RW — EXISTING RECLAIM WATER MAIN
- FM — EXISTING FORCE MAIN
- FOC — EXISTING FIBER OPTIC
- PROPOSED UTILITY EASEMENT
- PROPOSED STORM INFRASTRUCTURE
- W — PROPOSED POTABLE WATER MAIN
- S — PROPOSED SANITARY SEWER MAIN
- FM — PROPOSED FORCE MAIN
- (S) PROPOSED SANITARY SEWER MANHOLE

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I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA.
BROOKS A. STICKLER, P.E.
FLORIDA LICENSE NUMBER 74031
DATE: 2022

KHA PROJECT 149948001
DATE 05/27/2022
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

SITE PLAN

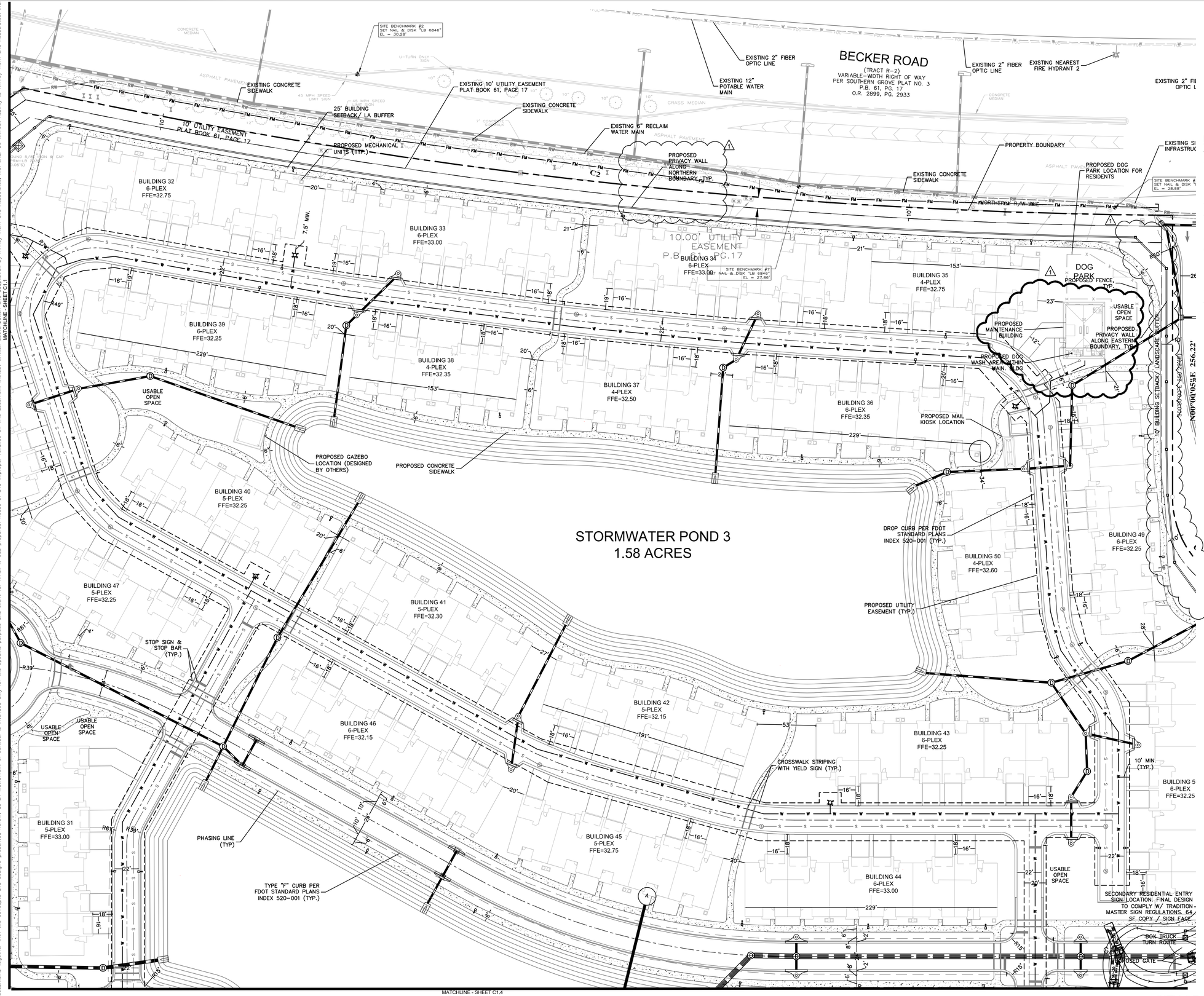
AMERICA WALKS
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
C1.1

PSLUSD PROJECT NO. 5355

CITY OF PSL PROJECT NO. 20-039 A-2

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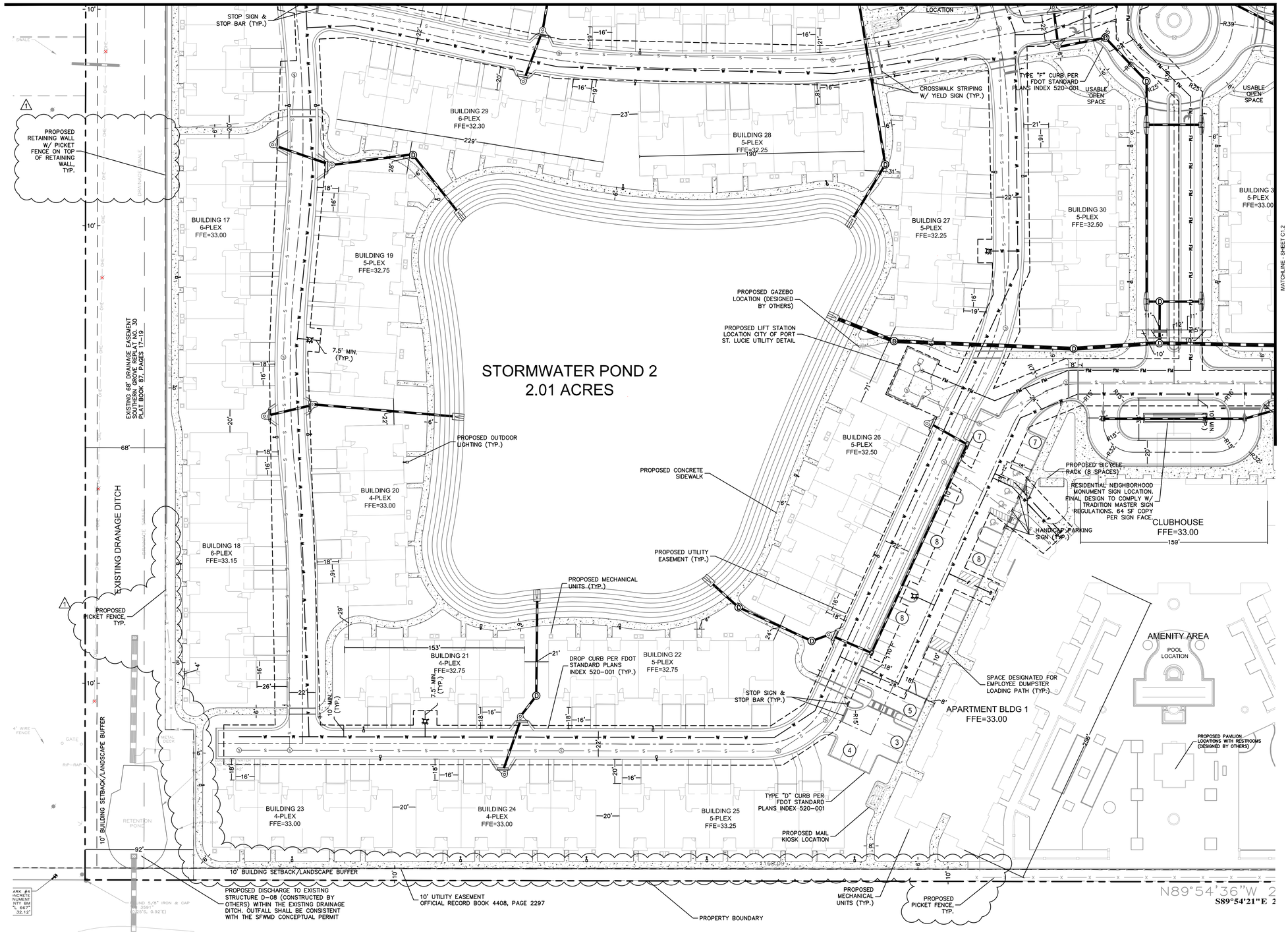
SITE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
C1.2

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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FLORIDA LICENSE NUMBER
74031
DATE: 2022

KHA PROJECT	149948001
DATE	05/27/2022
SCALE	AS SHOWN
DESIGNED BY	ST
DRAWN BY	ST
CHECKED BY	BAS

SITE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

PSLUSD PROJECT NO. 5355
CITY OF PSL PROJECT NO. 20-039 A-2

SHEET NUMBER
C1.3

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MATCHLINE - SHEET C1.2

MATCHLINE - SHEET C1.3

BUILDING 31
5-PLEX
FFE=33.00

PHASING LINE (TYP)

TYPE "F" CURB PER FDOT STANDARD PLANS INDEX 520-001 (TYP.)

TYPE "D" CURB PER FDOT STANDARD PLANS INDEX 520-001

BUILDING 45
5-PLEX
FFE=32.75

BUILDING 44
6-PLEX
FFE=33.00

USABLE OPEN SPACE

SECONDARY RESIDENTIAL ENTRY SIGN LOCATION. FINAL DESIGN TO COMPLY W/ TRADITION MASTER SIGN REGULATIONS. 64 SF COPY / SIGN FACE.

BOX TRUCK TURN ROUTE

GATE
PROPOSED GATE

6-PLEX
FFE=32.25

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

STORMWATER POND 4
3.07 ACRES

PROPOSED BICYCLE RACK (9 SPACES)

HANDICAP PARKING SIGN (TYP.)

APARTMENT BLDG 2
FFE=33.00

PROPOSED MAIL KIOSK LOCATION

PROPOSED PICKLEBALL COURT LOCATION (DESIGNED BY OTHERS)

PROPOSED FENCE AROUND PICKLE BALL COURTS

PROPOSED PICKET FENCE, TYP.

PROPOSED UTILITY EASEMENT (TYP.)

BUILDING 56
6-PLEX
FFE=33.00

BUILDING 57
4-PLEX
FFE=32.65

BUILDING 58
4-PLEX
FFE=32.80

BUILDING 59
4-PLEX
FFE=32.80

BUILDING 60
6-PLEX
FFE=32.75

BUILDING 55
5-PLEX
FFE=33.00

BUILDING 54
5-PLEX
FFE=33.00

BUILDING 52
4-PLEX
FFE=32.80

BUILDING 53
5-PLEX
FFE=33.00

CROSSWALK STRIPING WITH YIELD SIGN (TYP.)

STOP SIGN & STOP BAR (TYP.)

DROP CURB PER FDOT STANDARD PLANS INDEX 520-001

PROPOSED PRIVACY WALL ALONG EASTERN BOUNDARY, TYP.

7.5' MIN. (TYP.)

10' MIN. (TYP.)

10' BUILDING SETBACK/LANDSCAPE BUFFER

10' UTILITY EASEMENT OFFICIAL RECORD BOOK 4408, PAGE 2297

PROPOSED MECHANICAL UNITS (TYP.)

S00°00'15"W 802.70'

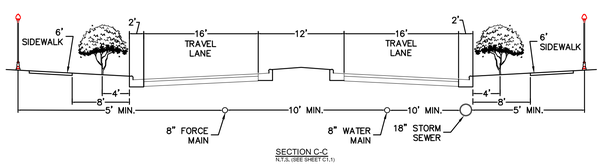
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SOUTH FLORIDA WATER MANAGEMENT DISTRICT
CANAL C-23

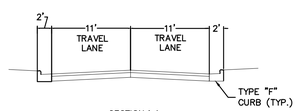
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LEGEND

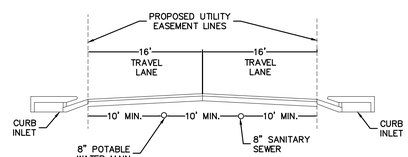
- PROPERTY BOUNDARY
- PROPOSED CENTERLINE
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- EXISTING POTABLE WATER MAIN
- EXISTING RECLAIM WATER MAIN
- EXISTING FORCE MAIN
- EXISTING FIBER OPTIC
- PROPOSED UTILITY EASEMENT
- PROPOSED STORM INFRASTRUCTURE
- PROPOSED POTABLE WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED FORCE MAIN
- PROPOSED SANITARY SEWER MANHOLE



SECTION C-C
N.T.S. (SEE SHEET C1.1)



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

PSLUSD PROJECT NO. 5355
CITY OF PSL PROJECT NO. 20-039 A-2

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1		12/16/2021	KHA

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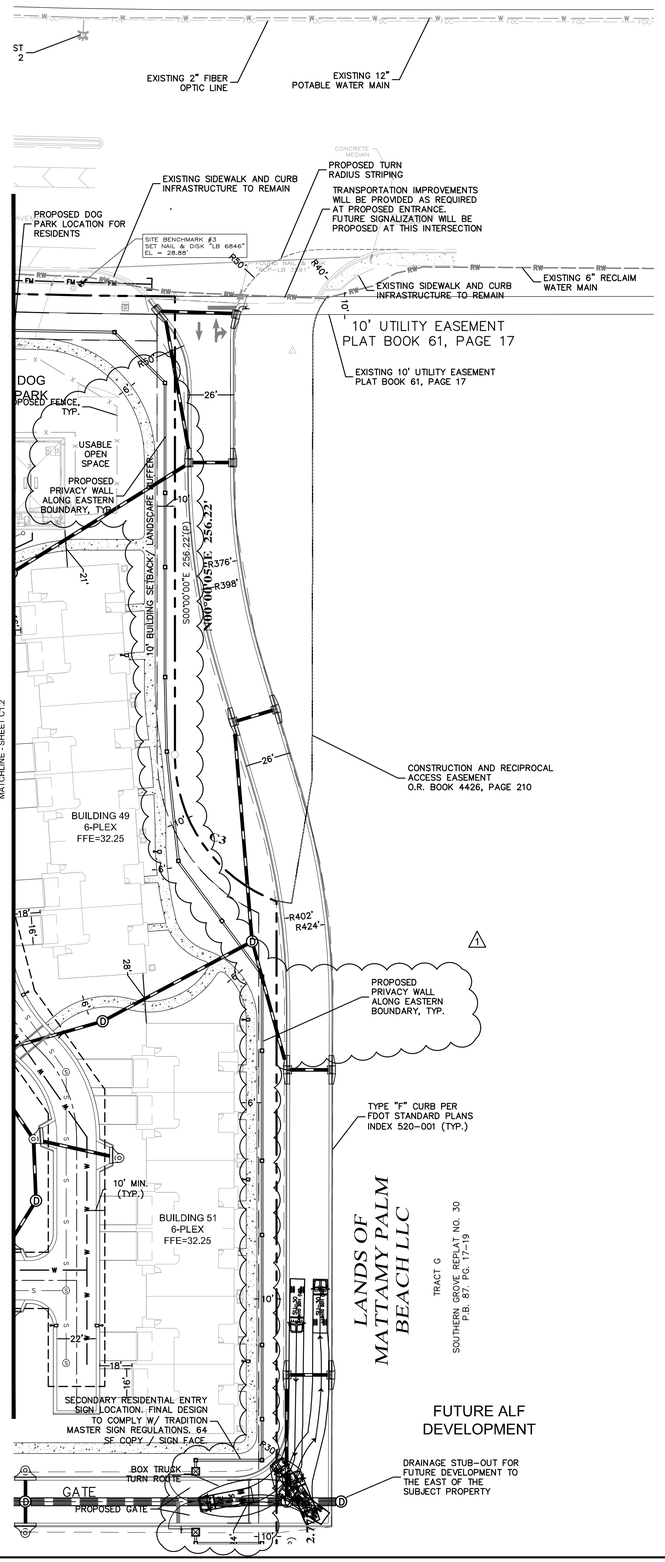
SITE PLAN

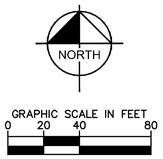
AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
C1.4

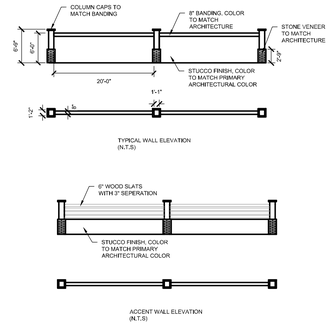
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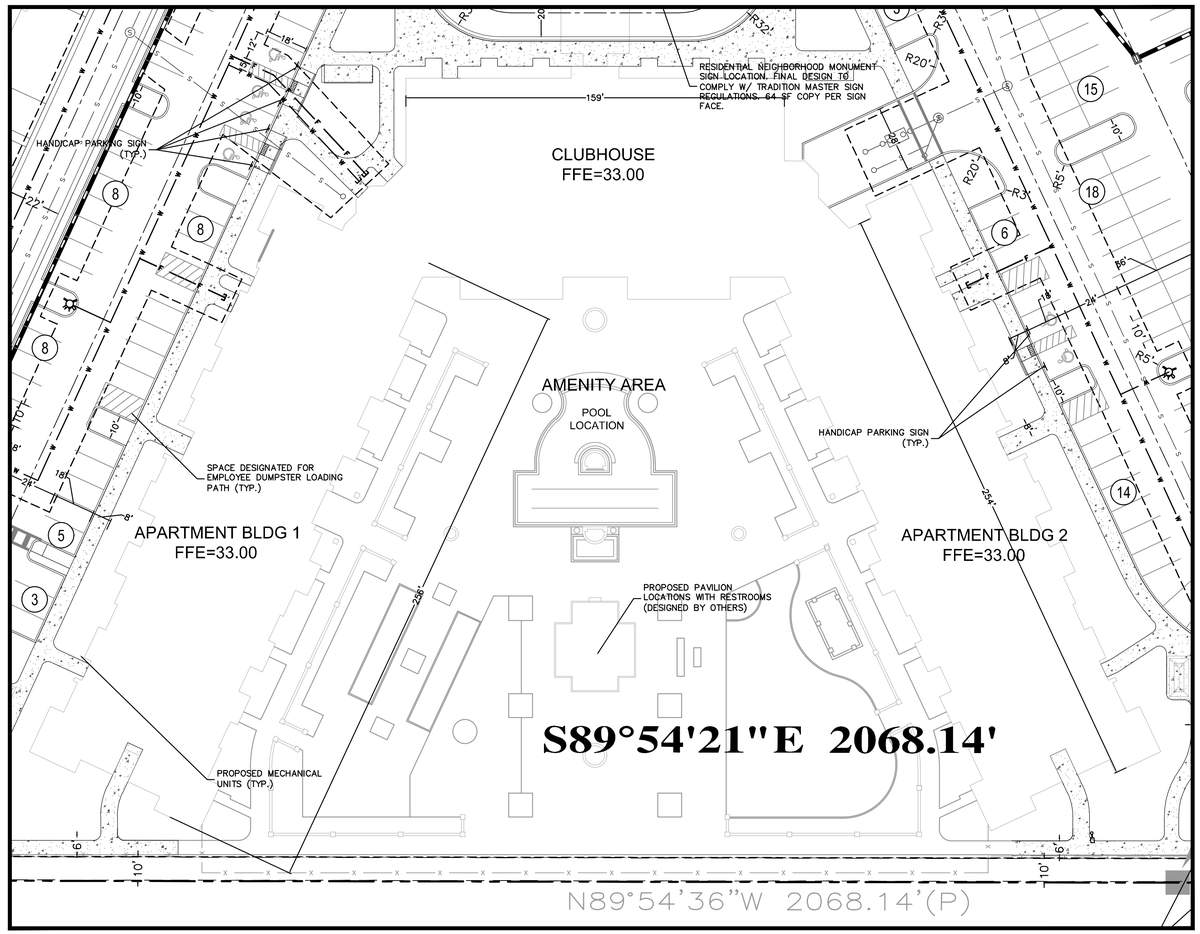


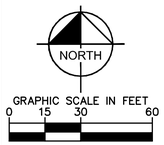


LEGEND

- PROPERTY BOUNDARY
- PROPOSED CENTERLINE
- PROPOSED CONCRETE SIDEWALK
- EXISTING POTABLE WATER MAIN
- EXISTING RECLAIM WATER MAIN
- EXISTING FORCE MAIN
- EXISTING FIBER OPTIC
- PROPOSED UTILITY EASEMENT
- PROPOSED STORM INFRASTRUCTURE
- PROPOSED POTABLE WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED FORCE MAIN
- PROPOSED SANITARY SEWER MANHOLE







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SITE PLAN

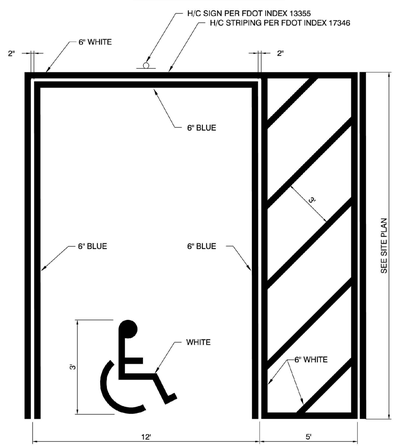
AMERICA WALKS

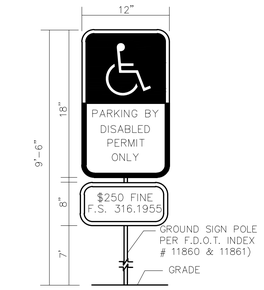
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
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HANDICAP PARKING DETAIL



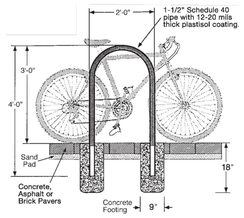


NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24–23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION (MUTCD).

HANDICAP SIGN DETAIL

NTS



BIKE RACK DETAIL

NTS

KEY NOTES

01 TRASH COMPACTOR INSTALLED BY OTHERS. CONTRACTOR SHALL SUPPLY ALL REQUIRED WIRING, CONNECTIONS AND STRUCTURAL FASTENERS PER MANUFACTURER SPECIFICATIONS. VERIFY COMPACTOR MANUFACTURER PRIOR TO COMMENCEMENT

02 STONE VENEER

03 ARCHITECTURAL CAST STONE COLUMN CAP

04 ADA COMPLIANT SIDEWALK PER CIVIL

05 STAINLESS STEEL LATCH

06 GATE HINGE PIN, TYP. OF 3 PER GATE

07 FLOOR SLAB : 6" THICK HEAVY DUTY CONCRETE SLAB PER STRUCTURAL; BRUSHED FINISH

08 ALUMINUM LOUVERS; PROVIDE INTERMEDIATE SUPPORTS AND ATTACH TO FRAME AS REQUIRED

09 RAISED STUCCO BAND; SLOPE TOP OF WALL TO INSIDE

10 4"x1 3/4" ALUMINUM WELDED GATE FRAME

11 3/8" STEEL PLATE

12 URETHANE SEALANT

13 3/4"Ø ANCHOR BOLT, 6" MIN EMBED INTO FILLED CELL

14 8" GALVANIZED STEEL CONCRETE FILLED BOLLARD. REFER TO STRUCTURAL DRAWINGS FOR FOOTING REQUIREMENTS. REFER TO CIVIL FOR EXACT BOLLARD LOCATIONS AT GATES

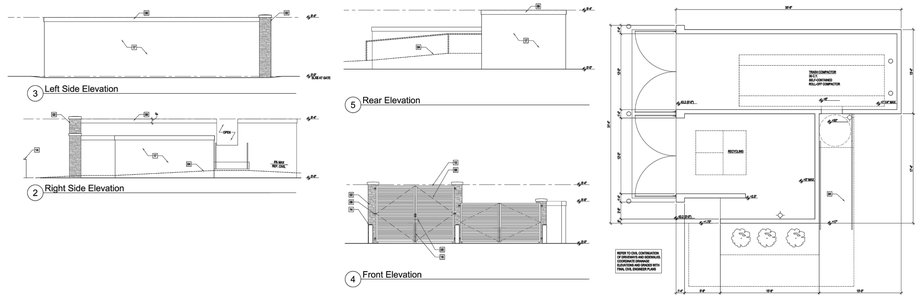
15 CONCRETE APRON : EXTEND SLAB BEYOND ENCLOSURE . CONFIRM LENGTH WITH TRASH COMPACTOR VENDOR

16 24" GALVANIZED STL. CANE BOLT. PROVIDE SLOTS @ OPEN & CLOSED GATE POSITIONS

17 8" CMU WALL. STRUCK FLUSH & PAINTED ON INSIDE. COLOR PER OWNER, 5/8" PAINTED STUCCO FINISH ON OUTSIDE

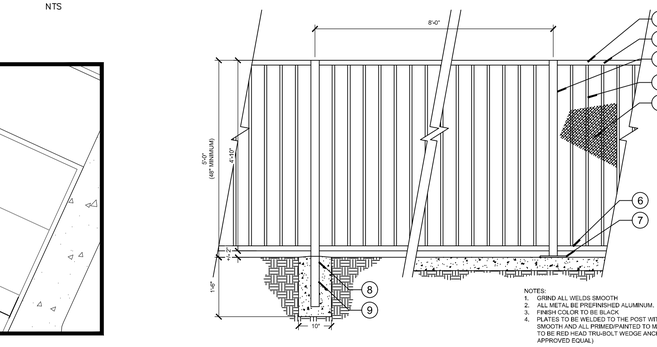
18 (2) 5/4" FIBER CEMENT TRIM BLOCKING

19 FULLY MORTAR BRICK CELLS AND THE JOINT BETWEEN THE CMU



DUMPSTER ENCLOSURE DETAIL

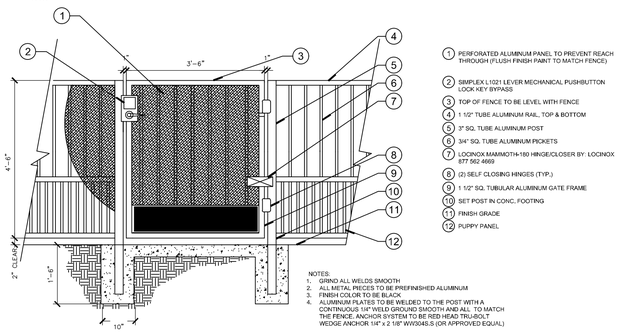
NTS



NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL BE PREPRINSHED ALUMINUM.
3. FINISH COLOR TO BE BLACK
4. PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" x 2 1/8" WW3048.S (OR APPROVED EQUAL)

POOL FENCE DETAIL

NTS



NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM
3. FINISH COLOR TO BE BLACK
4. ALUMINUM PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED-HEAD TRU-BOLT WEDGE ANCHOR 1/4" x 2 1/8" WW3048.S (OR APPROVED EQUAL)

DOG PARK FENCE DETAIL

NTS

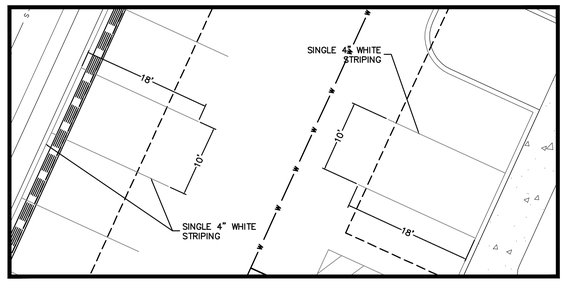
PROVIDE WIND LOAD CALCULATIONS FOR 170 MPH, SIGNED AND SEALED BY A FLORIDA ENGINEER. CONFIRM BURIAL DEPTH FOR EACH POLE ASSEMBLY / MOUNTING HEIGHT

SITE LIGHTING DETAIL

NTS

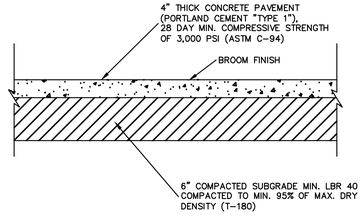
HANDICAP PARKING PAVEMENT MARKING

NTS



STANDARD PARKING DETAIL

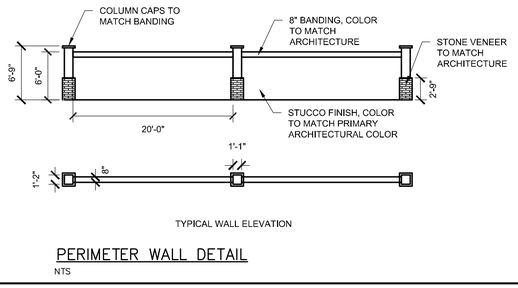
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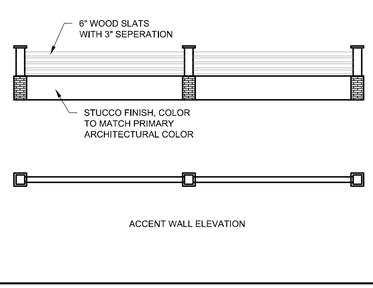
CONCRETE SIDEWALK DETAIL

NTS

SIDEWALK NOTES:
1. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX #310.



TYPICAL WALL ELEVATION



ACCENT WALL ELEVATION

PERIMETER WALL DETAIL

NTS

PROVIDE WIND LOAD CALCULATIONS FOR 170 MPH, SIGNED AND SEALED BY A FLORIDA ENGINEER. CONFIRM BURIAL DEPTH FOR EACH POLE ASSEMBLY / MOUNTING HEIGHT

SITE LIGHTING DETAIL

NTS

Invue

DESCRIPTION

The geometric form of MESA LED luminaire allows it to adapt to either contemporary or traditional architectural settings. Available in single or twin pole mount configurations with optional wall mounting capability, the MESA LED luminaire's mounting options allow for harmonized site design whether at the entryway or in the parking lot. UL/cUL listed for use in wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
HOUSING: Die-cast aluminum main housing and spider mount base maintain a minimum 0.125 wall thickness. Integral aluminum heat sink provides superior thermal heat transfer to ambient. DOOR ASSEMBLY: Pre-machined, heavy wall, die-cast aluminum door maintains a nominal 0.125 thickness. Door includes a self-retaining interior hinge. GASKET: Continuous silicone gasket provided to seal housing door assembly and optic tray. LENS: Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. HARDWARE: Four tinset fasteners on underside of housing provide access to luminaire interior. Concealed, stainless steel four bar hinge lock allows door to lock in the open position.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory-installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics. LightBAR optic tray is removable and able to rotate 360° in 90° increments for specific placement of the distribution relative to fixture.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 85% lumen maintenance at 60,000 hours per ISNA TM-21. Occupancy sensor and dimming options available.

Mounting
Fitter assembly mounts over 3" O.D. tenon and is secured via three concealed stainless steel set screws. Design of fitter provides adequate clearance for round poles. Additional mounting accessories include a dual fixture post top mounting arm and wall mount arm.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

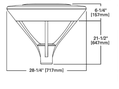


MSA MESA LED

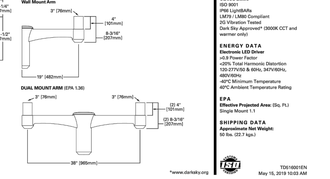
1-6 LightBARs
Solid State LED

DECORATIVE LUMINAIRE

DIMENSIONS



MOUNTING ACCESSORIES



CERTIFICATION DATA
UL/cUL Listed
ISO 9001
IP66 LightBARs
3G Vibration Compliant
3G Vibration Tested
Dark Sky Approved* (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
105-277VAC 50 & 60Hz, 347VRDHz, 480VRDHz
40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.)
Single Mount 1.1

SHIPPING DATA
Approximate Net Weight:
50 lbs. (22.7 kgs.)

EATON Powering Business Worldwide

*www.darksky.org

TDS160001EN
May 15, 2019 10:03 AM

AEL American Electric Lighting

Autobahn ATB2

LED Roadway Luminaire



For more than 60 years, the American Electric Lighting name has been recognized for the highest quality and reliability in outdoor, utility and infrastructure lighting.

Designed to replace up to 400 watt HPS cobraheads, the virtually maintenance-free Autobahn ATB2 uses breakthrough LEDs and precision-engineered optics to provide exceptional illumination while also saving energy – typically 60% or more.

Plus, it works seamlessly with the Acuity Brands outdoor controls systems to maximize energy and maintenance savings through enhanced monitoring and control functions.

Lightweight, reliable and extremely efficient, the Autobahn Series is the definitive choice for roadway lighting renovation and improving sustainability in you infrastructure.

Key Selling Points
- High performance energy efficient solution for high speed roadways, highway access ramps, and area lighting applications
- 40-60% more efficient than comparable HID luminaires
- Sleek attractive dayform with weight and EPA less than comparable cobraheads
- Leading-edge optics improve visibility on roadways
- Nighttime Friendly™
- Tool-less features
- Designed to operate at 40°C ambient
- Best-in-class surge protection and efficacy (lpw)
- **Municipalities:** Energy efficiency and holistic longevity make it the ultimate sustainable solution for renovating legacy streetlights
- **Utilities:** Lineman-friendly features make it easy to install; its long, reliable operating life reduces the hassle of lighting grid maintenance (especially when paired with ROAM smart controls)

Quick Facts
- 250-400 watt HPS replacement
- ANSI 20kV/10kA Surge Protection
- Weight–21 lbs
- Types 2, 3, 4, & 5 Distributions
- 3000K, 4000K & 5000K CCT, 70CRI minimum
- ROAM Compatible
- Removable "Power Door" standard

Applications
- Municipal Streets and Public Roadways
- Residential Areas
- Campuses
- Military Bases
- Industrial Parks
- Hotels and Resorts
- Municipal Parks
- Recreation Centers

AcuityBrands.

PSLUSD PROJECT NO. 5355
CITY OF PSL PROJECT NO. 20-039 A-2

No.	REVISION #1	DATE	BY
1	REVISIONS	12/16/2021	KHA

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
BROOKS A. STICKLER, P.E.
FLORIDA LICENSE NUMBER
74031
DATE: 05/27/2022

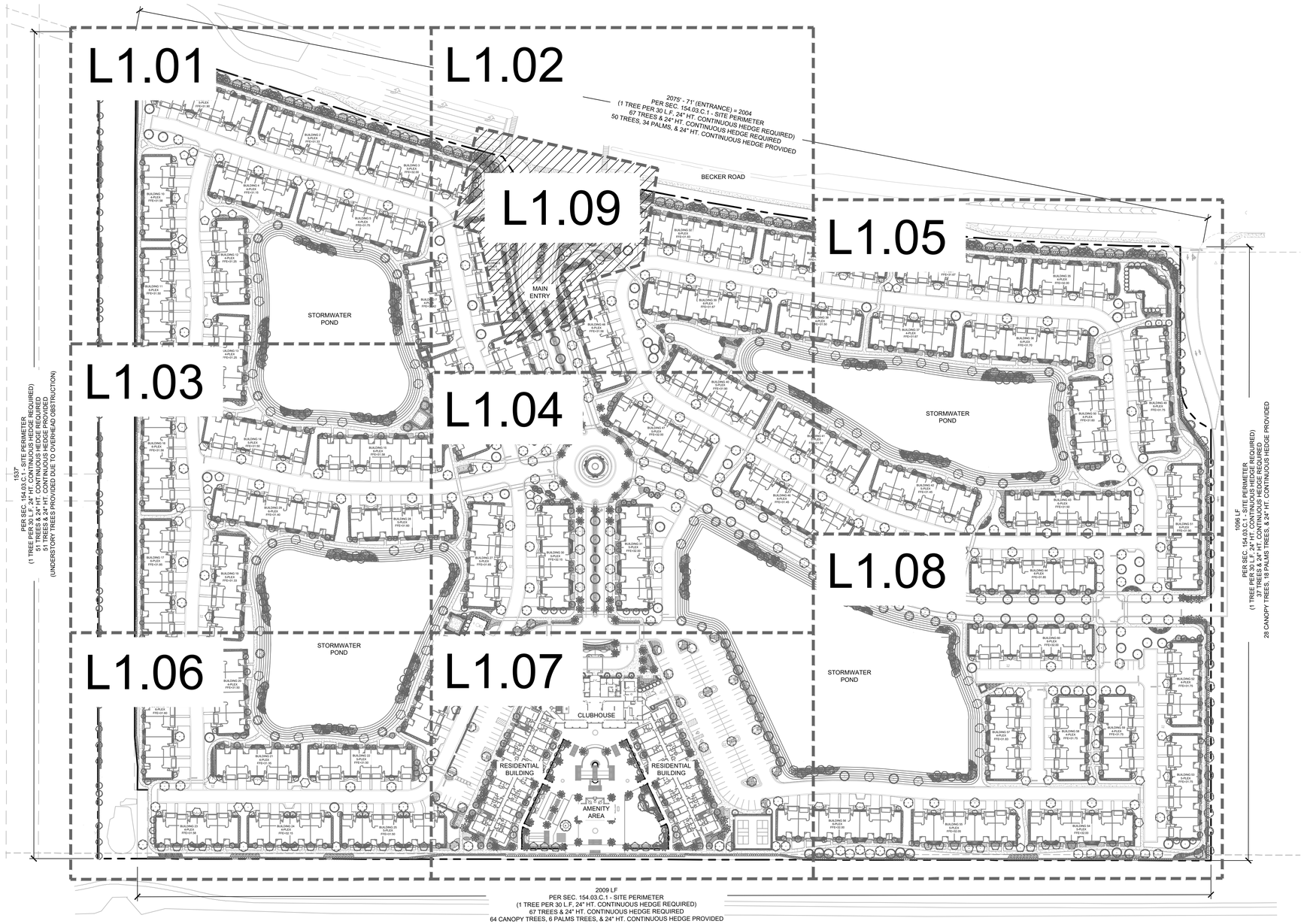
KHA PROJECT 149948001
DATE 05/27/2022
SCALE AS SHOWN
DESIGNED BY ST
DRAWN BY ST
CHECKED BY BAS

SITE PLAN DETAILS

AMERICA WALKS
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
C1.6

Plotted By:Rivera, Jeffrey Sheet Set:AMERICA WALKS Layout:C1.6 May 27, 2022 04:09:24pm K:\ORL_Civil\149948001-America Walks\CADD\DEVELOPMENT\Correct Site Plan\2020-04-02 - CORRECT FILES 2020\PlanSheets\C1.0 - OVERALL SITE PLAN.dwg
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NORTH

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0 50 100 200

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000696

Digitally signed by Weston M Rogers
DN: CN=Weston M Rogers, OU=A01410C0000016FBE22E190000A089, O=KIMLEY-HORN AND ASSOCIATES, C=US
Date: 2020.12.02 18:08:03-05'00'

REGISTERED LANDSCAPE ARCHITECT
WESTON MICHAEL ROGERS
LA6667442
STATE OF FLORIDA

DATE: 12/2/2020

KHA PROJECT	149948001
DATE	12/02/2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	ZLH
CHECKED BY	WMR

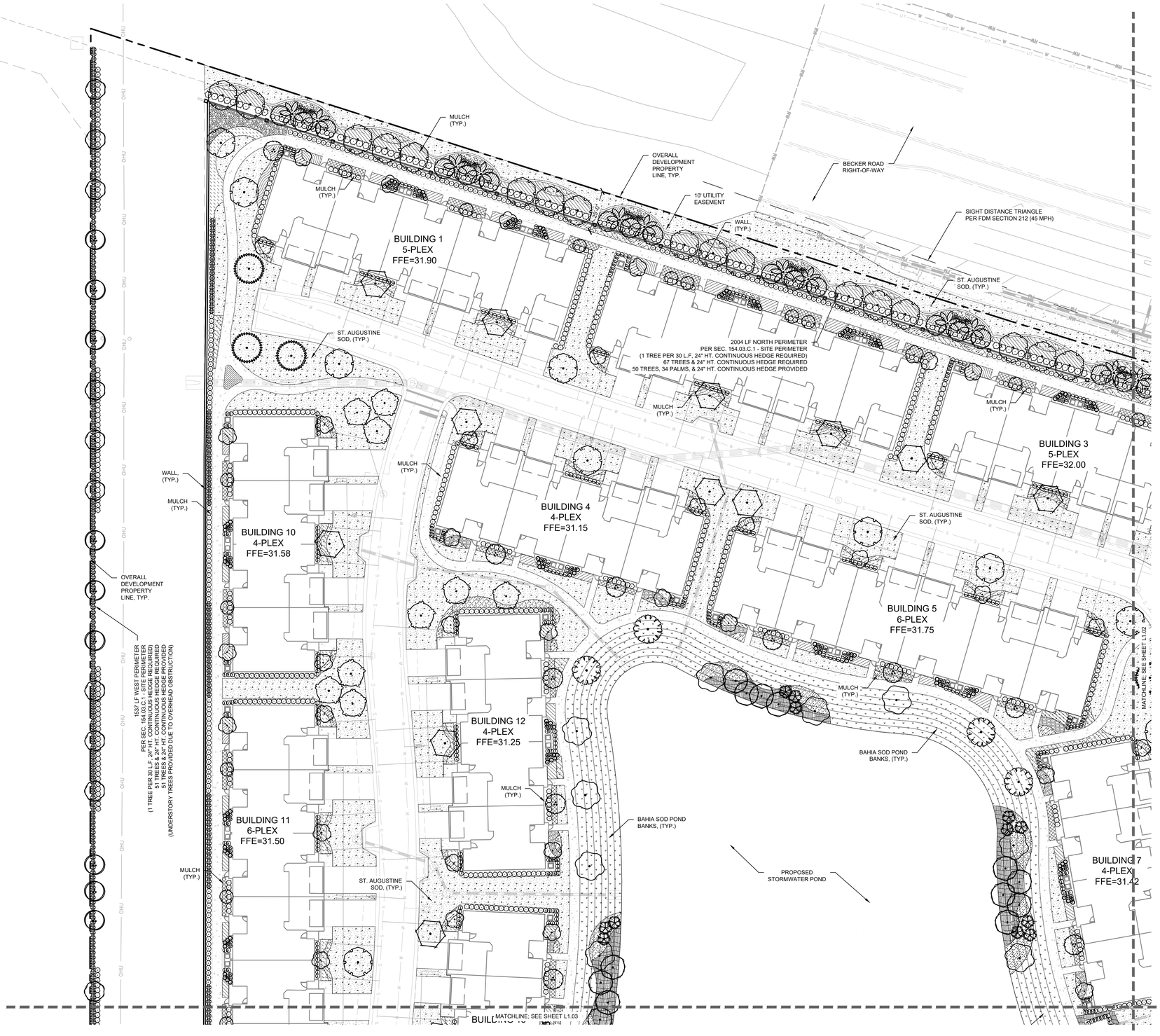
OVERALL LANDSCAPE PLAN KEY

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.00

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PLANT SCHEDULE

ACCENT TREE	CODE	COMMON NAME
	TH	GOLD TRUMPET TREE
PALM TREES	**CODE**	**COMMON NAME**
	LD	RIBBON PALM
	RR	ROYAL PALM
	SS	SABAL PALM
	WB	FOXTAIL PALM
SHADE TREE	**CODE**	**COMMON NAME**
	BS	GUMBO LIMBO
	CS	SILVER BUTTONWOOD
	DR	ROYAL POINCIANA
	ED	JAPANESE BLUEBERRY TREE
	QV	SOUTHERN LIVE OAK
	SM	WEST INDIAN MAHOGANY
	TA	POND CYPRESS
UNDERSTORY TREE	**CODE**	**COMMON NAME**
	CC	JAMAICA CAPER
	IE	EAGLESTON HOLLY
	JR	PINK JATROPHA
	LJ	JAPANESE PRIVET
	LT	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK
SHRUBS	**CODE**	**COMMON NAME**
	CA	SPIDER LILY
	CM	PITCH APPLE
	CR	RED TIP COCOPLUM
	CU	SEA GRAPE
	PD	DWARF PODOCARPUS
	PM	PODOCARPUS
	PM2	PODOCARPUS
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	SD	DWARF BIRD OF PARADISE
	VO	WALTER'S VIBURNUM
	ZP	COONTIE CYCAD
SHRUB AREAS	**CODE**	**COMMON NAME**
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	HC	DWARF FIREBUSH
	IM	MAUI YELLOW IXORA
	IN	NORA GRANT PINK IXORA
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	PB	BLUE PLUMBAGO
	PS	SELLOUM
	SB	SAND CORDGRASS
	ST	TRINETTE VARIEGATED SCHEFFLERA
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GROUND COVERS	**CODE**	**COMMON NAME**
	BF	STALKED BULBINE
	EB	BRAZILIAN DWARF MORNING GLORY
	HL	LADY DI HELICONIA
	LG	EVERGREEN GIANT LILYTURF
	SA	ANNUAL FLOWERS
	TM	MINIMA JASMINE
SOD	**CODE**	**COMMON NAME**
	PA2	ARGENTINE BAHIAGRASS
	SA2	FLORATAM ST. AUGUSTINE SOD
	ZE	ZOYSIA GRASS

No.	REVISIONS	DATE	BY

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REGISTERED LANDSCAPE ARCHITECT
WESTON MICHAEL ROGERS
LA6667442
STATE OF FLORIDA
DATE: 12/2/2020

Digitally signed by Weston M Rogers
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Date: 2020.12.02 18:08:07-05'00'

KHA PROJECT	149948001
DATE	12/02/2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	ZLH
CHECKED BY	WMR

LANDSCAPE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.01

Plotted By:Rogers, Wes Sheet Set:AMERICA WALKS – CD Layout:L1.01 December 02, 2020 05:34:30pm K:\ORL_Civil\149948001-America Walks\CADD\CONSTN\Plan Sheets\L1.00 – LANDSCAPE PLANS.dwg
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DATE: 12/2/2020

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DATE 12/02/2020	DRAWN BY ZLH
SCALE AS SHOWN	CHECKED BY WMR

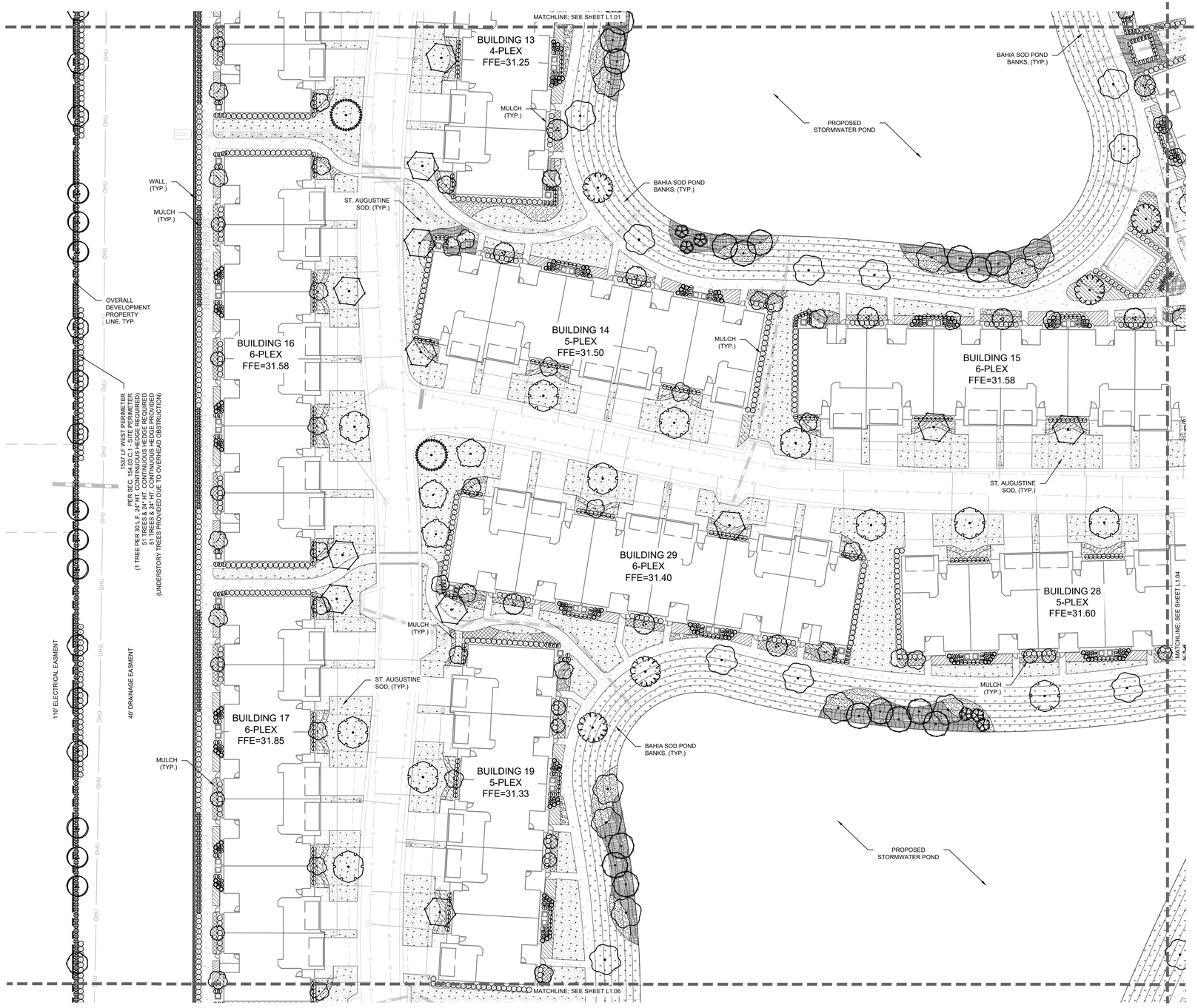
LANDSCAPE PLAN

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CITY OF PORT ST. LUCIE FLORIDA

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	QV	SOUTHERN LIVE OAK
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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DATE: 12/2/2020

KHA PROJECT	149948001
DATE	12/02/2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	ZLH
CHECKED BY	WMR

LANDSCAPE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.03

Plotted By:Rogers, Wes Sheet Set:AMERICA WALKS – CD Layout:L1.03 December 02, 2020 05:37:32pm K:\ORL_Civil\149948001-America Walks\CADD\CONST\PlanSheets\L1.00 – LANDSCAPE PLANS.dwg
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	HL	LADY DI HELICONIA
	LG	EVERGREEN GIANT LILYTURF
	SA	ANNUAL FLOWERS
	TM	MINIMA JASMINE
SOD	**CODE**	**COMMON NAME**
	PA2	ARGENTINE BAHIAGRASS
	SA2	FLORATAM ST. AUGUSTINE SOD
	ZE	ZOYSIA GRASS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY

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189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000696

REGISTERED LANDSCAPE ARCHITECT
WESTON MICHAEL ROGERS
LA6667442
STATE OF FLORIDA

Digitally signed by Weston M Rogers
DN: CN=Weston M Rogers, OU=A01410C000001F6BZZE1900004089, O=KIMLEY-HORN AND ASSOCIATES, C=US
Date: 2020.12.02 18:08:18-05'00'

DATE: 12/2/2020

KHA PROJECT 149948001	DESIGNED BY KHA
DATE 12/02/2020	DRAWN BY ZLH
SCALE AS SHOWN	CHECKED BY WMR

LANDSCAPE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.04

Plotted By:Rogers, Wes Sheet Set:AMERICA WALKS – CD Layout:L1.04 December 02, 2020 05:39:14pm K:\ORL_Civil\149948001–America Walks\CADD\CONST\PlanSheets\L1.00 – LANDSCAPE PLANS.dwg
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PLANT SCHEDULE

ACCENT TREE	CODE	COMMON NAME
	TH	GOLD TRUMPET TREE
PALM TREES	**CODE**	**COMMON NAME**
	LD	RIBBON PALM
	RR	ROYAL PALM
	SS	SABAL PALM
	WB	FOXTAIL PALM
SHADE TREE	**CODE**	**COMMON NAME**
	BS	GUMBO LIMBO
	CS	SILVER BUTTONWOOD
	DR	ROYAL POINCIANA
	ED	JAPANESE BLUEBERRY TREE
	QV	SOUTHERN LIVE OAK
	SM	WEST INDIAN MAHOGANY
	TA	POND CYPRESS
UNDERSTORY TREE	**CODE**	**COMMON NAME**
	CC	JAMAICA CAPER
	IE	EAGLESTON HOLLY
	JR	PINK JATROPHA
	LJ	JAPANESE PRIVET
	LT	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK
SHRUBS	**CODE**	**COMMON NAME**
	CA	SPIDER LILY
	CM	PITCH APPLE
	CR	RED TIP COCOPLUM
	CU	SEA GRAPE
	PD	DWARF PODOCARPUS
	PM	PODOCARPUS
	PM2	PODOCARPUS
	SA3	GREEN SCHEFFLERA
	SD	DWARF BIRD OF PARADISE
	VO	WALTER`S VIBURNUM
	ZP	COONTIE CYCAD
SHRUB AREAS	**CODE**	**COMMON NAME**
	FG	GREEN ISLAND FICUS
	HC	DWARF FIREBUSH
	IM	MAUI YELLOW IXORA
	IN	NORA GRANT PINK IXORA
	PA	WHITE LEAVED FOUNTAIN GRASS
	PB	BLUE PLUMBAGO
	PS	SELLOUM
	SB	SAND CORDGRASS
	ST	TRINETTE VARIEGATED SCHEFFLERA
	TD	FLORIDA GAMAGRASS
GROUND COVERS	**CODE**	**COMMON NAME**
	BF	STALKED BULBINE
	EB	BRAZILIAN DWARF MORNING GLORY
	HL	LADY DI HELICONIA
	LG	EVERGREEN GIANT LILYTURF
	SA	ANNUAL FLOWERS
	TM	MINIMA JASMINE
SOD	**CODE**	**COMMON NAME**
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	SA2	FLORATAM ST. AUGUSTINE SOD
	ZE	ZOYSIA GRASS

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STATE OF FLORIDA
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KHA PROJECT	149948001
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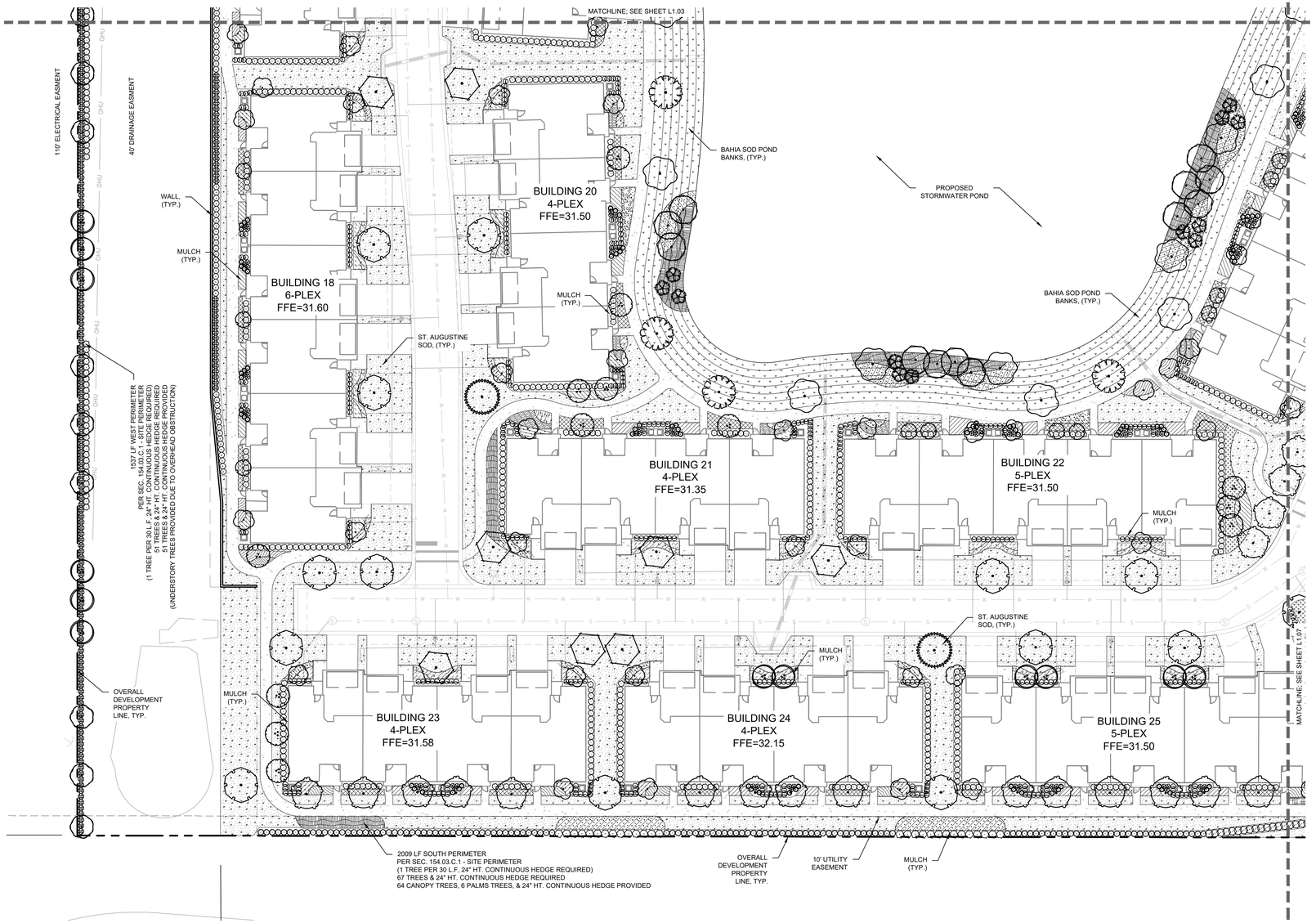
LANDSCAPE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.05

Plotted By:Rogers, Wes Sheet Set:AMERICA WALKS – CD Layout:L1.05 December 02, 2020 05:41:03pm K:\ORL_Civil\149948001-America Walks\CADD\CONSTY\PlanSheets\L1.00 – LANDSCAPE PLANS.dwg
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PLANT SCHEDULE

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PALM TREES	**CODE**	**COMMON NAME**
	LD	RIBBON PALM
	RR	ROYAL PALM
	SS	SABAL PALM
	WB	FOXTAIL PALM
SHADE TREE	**CODE**	**COMMON NAME**
	BS	GUMBO LIMBO
	CS	SILVER BUTTONWOOD
	DR	ROYAL POINCIANA
	ED	JAPANESE BLUEBERRY TREE
	QV	SOUTHERN LIVE OAK
	SM	WEST INDIAN MAHOGANY
	TA	POND CYPRESS
UNDERSTORY TREE	**CODE**	**COMMON NAME**
	CC	JAMAICA CAPER
	IE	EAGLESTON HOLLY
	JR	PINK JATROPHA
	LJ	JAPANESE PRIVET
	LT	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK
SHRUBS	**CODE**	**COMMON NAME**
	CA	SPIDER LILY
	CM	PITCH APPLE
	CR	RED TIP COCOPLUM
	CU	SEA GRAPE
	PD	DWARF PODOCARPUS
	PM	PODOCARPUS
	PM2	PODOCARPUS
	SA3	GREEN SCHEFFLERA
	SD	DWARF BIRD OF PARADISE
	VO	WALTER`S VIBURNUM
	ZP	COONTIE CYCAD
SHRUB AREAS	**CODE**	**COMMON NAME**
	FG	GREEN ISLAND FICUS
	HC	DWARF FIREBUSH
	IM	MAUI YELLOW IXORA
	IN	NORA GRANT PINK IXORA
	PA	WHITE LEAVED FOUNTAIN GRASS
	PB	BLUE PLUMBAGO
	PS	SELLOUM
	SB	SAND CORDGRASS
	ST	TRINETTE VARIEGATED SCHEFFLERA
	TD	FLORIDA GAMAGRASS
GROUND COVERS	**CODE**	**COMMON NAME**
	BF	STALKED BULBINE
	EB	BRAZILIAN DWARF MORNING GLORY
	HL	LADY DI HELICONIA
	LG	EVERGREEN GIANT LILYTURF
	SA	ANNUAL FLOWERS
	TM	MINIMA JASMINE
SOD	**CODE**	**COMMON NAME**
	PA2	ARGENTINE BAHIAGRASS
	SA2	FLORATAM ST. AUGUSTINE SOD
	ZE	ZOYSIA GRASS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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REGISTERED LANDSCAPE ARCHITECT
WESTON MICHAEL ROGERS
LA6667442
STATE OF FLORIDA

Digitally signed by Weston M Rogers
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DATE: 12/2/2020

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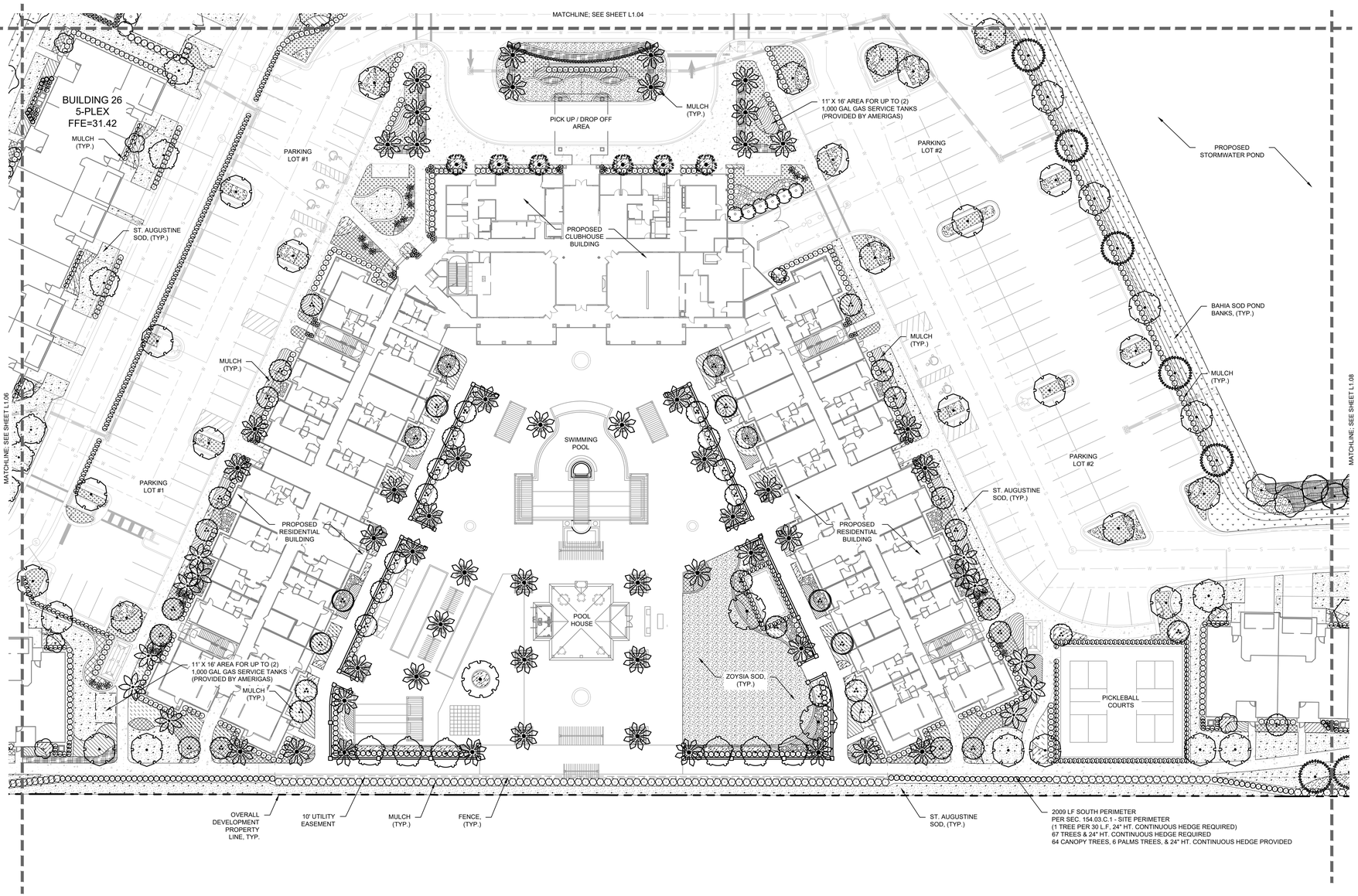
LANDSCAPE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.06

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ACCENT TREE	CODE	COMMON NAME
	TH	GOLD TRUMPET TREE
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	RR	ROYAL PALM
	SS	SABAL PALM
	WB	FOXTAIL PALM
SHADE TREE	**CODE**	**COMMON NAME**
	BS	GUMBO LIMBO
	CS	SILVER BUTTONWOOD
	DR	ROYAL POINCIANA
	ED	JAPANESE BLUEBERRY TREE
	QV	SOUTHERN LIVE OAK
	SM	WEST INDIAN MAHOGANY
	TA	POND CYPRESS
UNDERSTORY TREE	**CODE**	**COMMON NAME**
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	IE	EAGLESTON HOLLY
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	PM	PODOCARPUS
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	HC	DWARF FIREBUSH
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GRAPHIC SCALE IN FEET
0 15 30 60

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LA6667442
STATE OF FLORIDA
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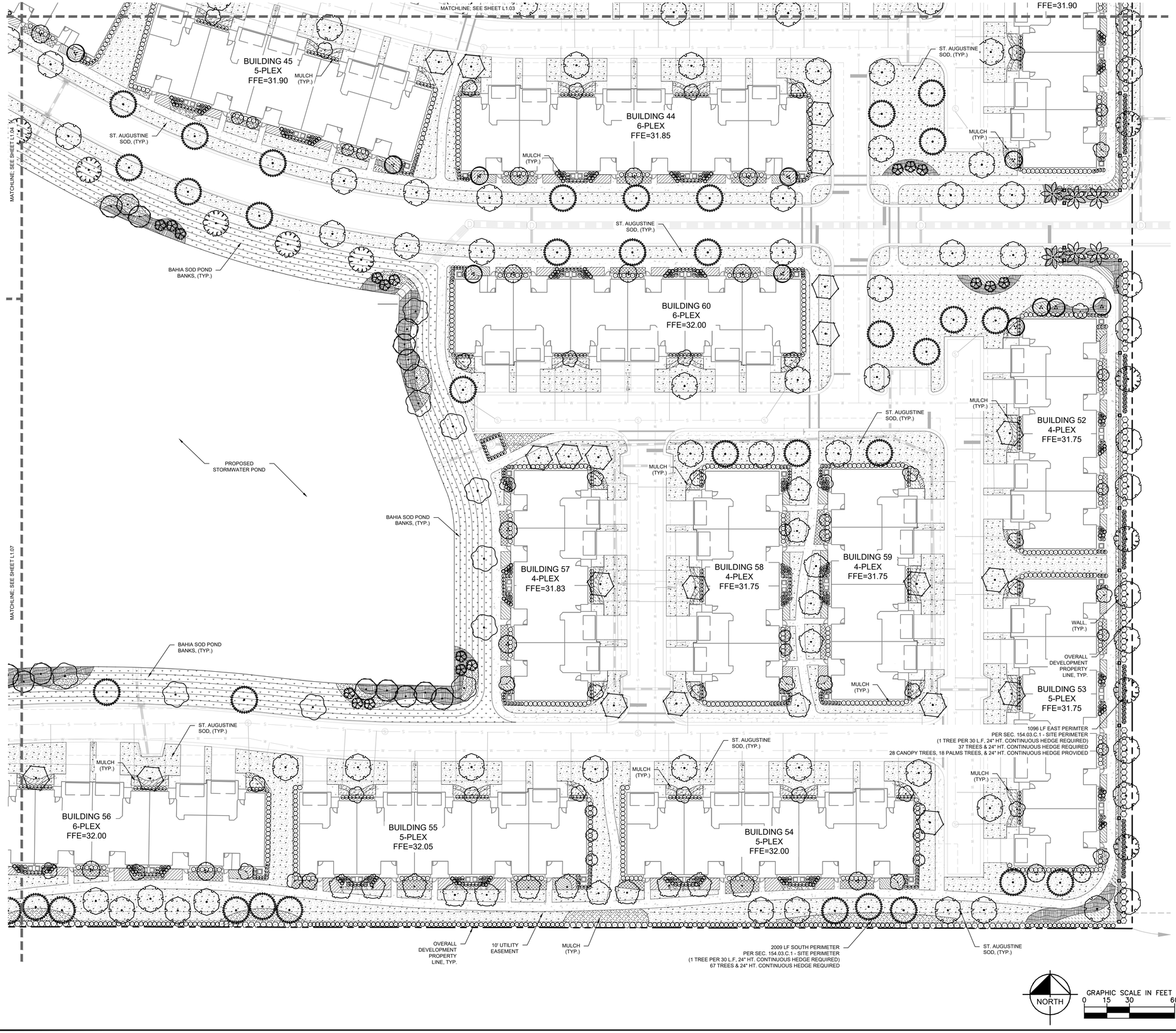
LANDSCAPE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.07

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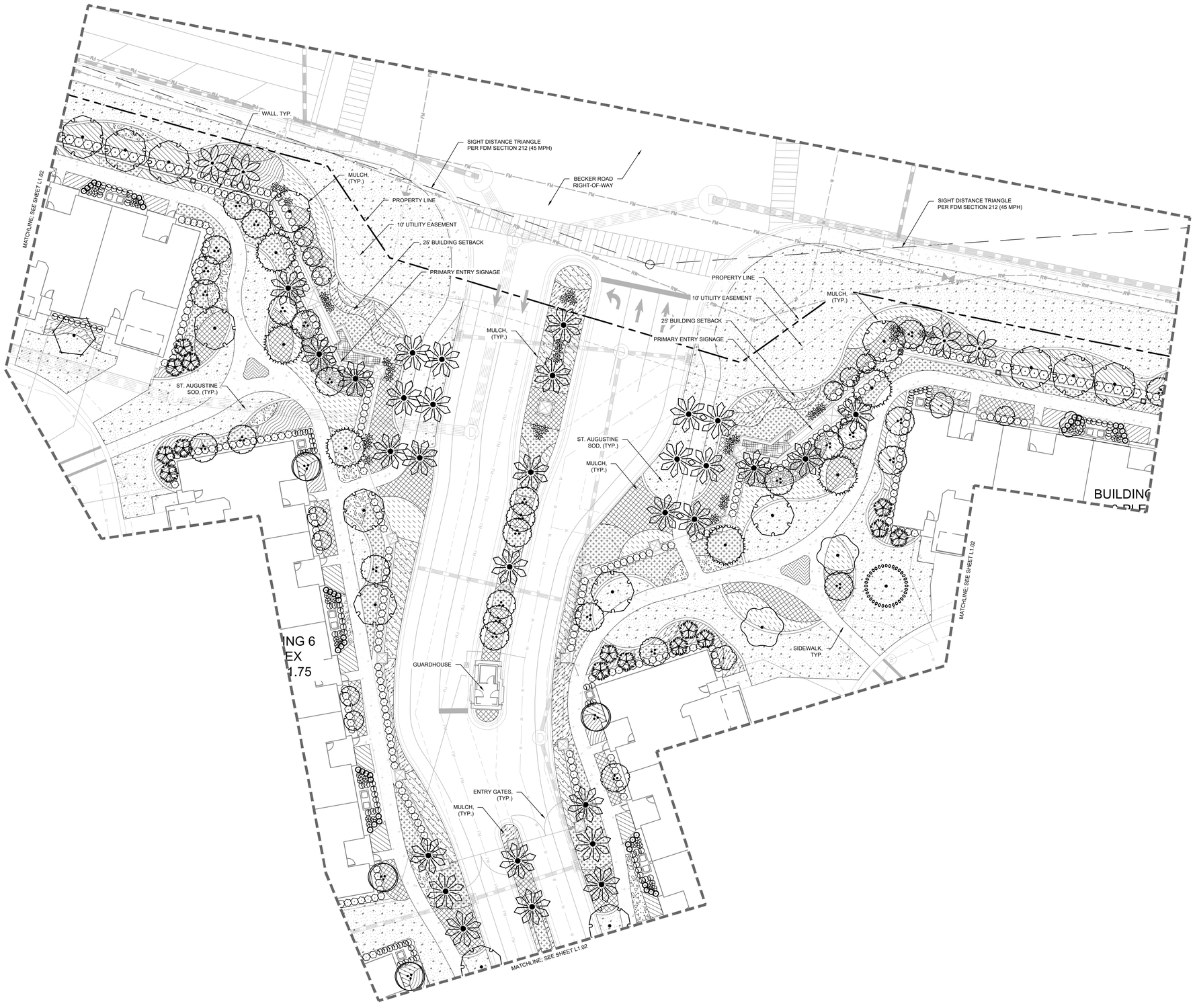
LANDSCAPE PLAN

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.08

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PLANT SCHEDULE

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SHADE TREE	CODE	COMMON NAME
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	ED	JAPANESE BLUEBERRY TREE
	QV	SOUTHERN LIVE OAK
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UNDERSTORY TREE	CODE	COMMON NAME
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NORTH

GRAPHIC SCALE IN FEET
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CHECKED BY	WMR

BECKER ROAD ENTRANCE LANDSCAPE ENLARGEMENT

AMERICA WALKS

CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.09

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MASTER PLANT SCHEDULE

ACCENT TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	TH	6	TABEBUIA CHRYSOTRICHA FL#1, SINGLE STRAIGHT LEADER	GOLD TRUMPET TREE	FG	2.5" CAL MIN	10` HT., 4` SPR.
PALM TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	LD	25	LIVISTONA DECIPIENS FL# 1	RIBBON PALM	FG	-	15` CT MIN
	RR	107	ROYSTONEA REGIA FL#1	ROYAL PALM	FG	-	12` GW MIN
	SS	116	SABAL PALMETTO FL#1, BOOTED	SABAL PALM	FG	-	12` - 18` CT
	WB	52	WODYETIA BIFURCATA FL#1, SINGLE	FOXTAIL PALM	FG	-	10` GW MIN
SHADE TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	BS	82	BURSERA SIMARUBA STRAIGHT, SINGLE LEADER, FL#1	GUMBO LIMBO	FG	2.5" CAL MIN	12` HT., 5` SPR.
	CS	70	CONOCARPUS ERECTUS SERICEUS STANDARD, STRAIGHT, SINGLE LEADER, FL#1, 6`CT	SILVER BUTTONWOOD	FG	2.5" CAL MIN	12` HT., 5` SPR.
	DR	44	DELONIX REGIA STRAIGHT, SINGLE LEADER, FL#1	ROYAL POINCIANA	FG	2.5" CAL MIN	12` HT., 5` SPR.
	ED	73	ELAEOCARPUS DECIPIENS STANDARD, STRAIGHT, SINGLE LEADER, FL#1, 6`CT	JAPANESE BLUEBERRY TREE	FG	2.5" CAL MIN	12` HT., 5` SPR.
	QV	281	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL#1	SOUTHERN LIVE OAK	FG	2.5" CAL MIN	12` HT., 5` SPR.
	SM	86	SWIETENIA MAHAGONI STRAIGHT, SINGLE LEADER, FL#1	WEST INDIAN MAHOGANY	FG	2.5" CAL MIN	12` HT., 5` SPR.
	TA	88	TAXODIUM ASCENDENS STRAIGHT, SINGLE LEADER, FL#1	POND CYPRESS	FG	2.5" CAL MIN	12` HT., 5` SPR.
UNDERSTORY TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	CC	30	CAPPARIS CYNOPHALLOPHORA STANDARD, 3` CLEAR TRUNK, STRAIGHT, SINGLE LEADER, FL#1	JAMAICA CAPER	FG	2" CAL MIN	8` HT., 4` SPR.
	IE	131	ILEX X ATTENUATA `EAGLESTON` FL#1, FULL TO BASE, SINGLE STRAIGHT LEADER	EAGLESTON HOLLY	FG	2" CAL MIN	8` HT., 4` SPR.
	JR	263	JATROPHA INTEGERRIMA `ROSEA` STRAIGHT, SINLGE LEADER, FL#1	PINK JATROPHA	FG	2" CAL MIN	8` HT., 4` SPR.
	LJ	62	LIGUSTRUM JAPONICUM 3 TRUNK MIN, FL#1	JAPANESE PRIVET	FG	5" CAL. TOT.	8` HT., 4` SPR.
	LT	206	LAGERSTROEMIA X `MUSKOGEE` FL#1, MULTI-TRUNK, 5 TRUNK MIN.	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK	FG	5" CAL. TOT.	12` HT., 6` SPR.
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	CA	164	CRINUM ASIATICUM FL#1, FULL, SUN GROWN	SPIDER LILY	7 GAL	SEE PLAN	42" HT MIN
	CM	464	CLUSIA MAJOR FULL, FL#1	PITCH APPLE	3 GAL	36" OC	24" FULL
	CR	4,047	CHRYSOBALANUS ICACO `RED TIP` FULL, FL#1	RED TIP COCOPLUM	3 GAL	36" OC	24" FULL
	CU	625	COCCOLOBA UVIFERA FULL, FL#1	SEA GRAPE	7 GAL	48" OC	36" HT MIN
	PD	55	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES` FULL, FL#1, CLOSELY MATCHING	DWARF PODOCARPUS	3 GAL	18" OC	18" HT MIN
	PM	3,615	PODOCARPUS MACROPHYLLUS FULL, FL#1, CLOSLEY MATCHING	PODOCARPUS	7 GAL	30" OC	36" HT MIN
	PM2	30	PODOCARPUS MACROPHYLLUS FULL, FL#1	PODOCARPUS	25 GAL	48" OC	72" HT MIN
	SA3	1,166	SCHEFFLERA ARBORICOLA FULL, FL#1	GREEN SCHEFFLERA	3 GAL	36" OC	24" FULL
	SD	736	STRELITZIA REGINAE `DWARF` FULL, FL#1	DWARF BIRD OF PARADISE	7 GAL	30" OC	24" HT MIN
	VO	1,031	VIBURNUM OBOVATUM FULL, FL#1	WALTER`S VIBURNUM	3 GAL	36" OC	24" FULL
	ZP	817	ZAMIA PUMILA FULL, FL#1	COONTIE CYCAD	3 GAL	30" OC	18" FULL
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	FG	2,509	FICUS MICROCARPA `GREEN ISLAND` FULL, FL#1	GREEN ISLAND FICUS	3 GAL	24" FULL	30" OC
	HC	2,789	HAMELIA PATENS `COMPACTA` FULL, FL#1, BLOOMING AT INSTAL	DWARF FIREBUSH	3 GAL	24" FULL	36" OC
	IM	2,670	IXORA COCCINEA `MAUI YELLOW` FULL, FL#1, BLOOMING AT INSTAL	MAUI YELLOW IXORA	3 GAL	24" FULL	36" OC
	IN	459	IXORA COCCINEA `NORA GRANT` FULL, FL#1, BLOOMING AT INSTAL	NORA GRANT PINK IXORA	3 GAL	24" FULL	36" OC
	PA	1,776	PENNISETUM SETACEUM `ALBA` FULL, FL#1	WHITE LEAVED FOUNTAIN GRASS	3 GAL	24" FULL	36" OC
	PB	1,989	PLUMBAGO AURICULATA FULL, FL#1	BLUE PLUMBAGO	3 GAL	24" FULL	36" OC
	PS	351	PHILODENDRON SELLOUM FULL, FL#1	SELLOUM	7 GAL	30" FULL	36" OC
	SB	1,809	SPARTINA BAKERI FULL, FL#1	SAND CORDGRASS	3 GAL	24" FULL	36" OC
	ST	703	SCHEFFLERA ARBORICOLA `TRINETTE` FULL, FL#1, ROUNDED FORM	TRINETTE VARIEGATED SCHEFFLERA	3 GAL	24" FULL	36" OC
	TD	2,414	TRIPSACUM FLORIDANUM FULL, FL#1	FLORIDA GAMAGRASS	3 GAL	24" FULL	36" OC

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	BF	6,558	BULBINE FRUTESCENS FULL, FL#1	STALKED BULBINE	1 GAL	18" FULL	18" OC
	EB	2,815	EVOLVULUS GLOMERATUS `BLUE DAZE` FULL, FL#1	BRAZILIAN DWARF MORNING GLORY	1 GAL	18" FULL	18" OC
	HL	507	HELICONIA PSITTACORUM `LADY DI` FULL, FL#1	LADY DI HELICONIA	3 GAL	14" FULL	24" OC
	LG	4,872	LIRIOPE MUSCARI `EVERGREEN GIANT` FULL, FL#1	EVERGREEN GIANT LILYTURF	1 GAL	18" FULL	18" OC
	SA	4,289	ANNUAL FLOWERS SEASONAL COLOR / ROTATION	ANNUAL FLOWERS	4" POT		9" OC
	TM	1,656	TRACHELOSPERMUM ASIATICUM `MINIMA` FULL, FL#1	MINIMA JASMINE	1 GAL	18" FULL	12" OC
SOD	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	PA2	109,729 SF	PASPALUM NOTATUM `ARGENTINE` ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS FREE	ARGENTINE BAHIAGRASS	SOD	-	-
	SA2	361,513 SF	STENOTAPHRUM SECUNDATUM `FLORATAM` ROLLED TIGHT, 100% INSECT / WEED / DISEASE / DEBRIS FREE	FLORATAM ST. AUGUSTINE SOD	SOD	-	-
	ZE	9,710 SF	ZOYSIA JAPONICA `EMPIRE` ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE	ZOYSIA GRASS	-	-	-

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	CYPRESS MULCH "DESIGNER BROWN"	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

PORT ST LUCIE CODE

	REQUIRED	PROVIDED
GENERAL LANDSCAPE REQUIREMENTS - SITE PERIMETER *SECTION 154.03.C.1* - ADJACENT TO RIGHT OF WAY OR OTHER PROPERTY LANDSCAPE STRIP 10' WIDE, 1 SHADE TREE PER 30 LF, AND CONT. HEDGE		
NORTH BOUNDARY- 2004 LF	67 CANOPY TREES CONT. HEDGE (1,002 SHRUBS)	50 CANOPY TREES 34 PALM TREES (2:1) CONT. HEDGE (1,004+ SHRUBS)
EAST BOUNDARY- 1096 LF	37 CANOPY TREES CONT. HEDGE (549 SHRUBS)	28 CANOPY TREES 18 PALM TREES (2:1) CONT. HEDGE (549+ SHRUBS)
SOUTH BOUNDARY- 2009 LF	67 CANOPY TREES CONT. HEDGE (1,005 SHRUBS)	64 CANOPY TREES 6 PALM TREES (2:1) CONT. HEDGE (1,005+ SHRUBS)
WEST BOUNDARY- 1537 LF	51 TREES CONT. HEDGE (769 SHRUBS)	51 TREES CONT. HEDGE (769+ SHRUBS)
GENERAL LANDSCAPE REQUIREMENTS - BUILDING FOUNDATION REQUIREMENTS SECTION 154.03.C.2 - BUILDING FOUNDATION ALNDSCAPING LANDSCAPE STRIP 5' WIDE, 1 TREE OR PALM PER 30 LF, 1 SHRUBS PER 2 LF		
BUILDINGS 1&2, CLUBHOUSE - 1,210 LF	7,050 SF LANDSCAPE AREA 47 TREES 605 SHRUBS	15,314 SF LANDSCAPE AREA 32 UNDERSTORY TREES, 26 PALMS 605+ SHRUBS
6 UNIT VILLA - 270 LF (TYP.) (20 TOTAL)	1,350 SF LANDSCAPE AREA 9 TREES 135 SHRUBS	1,350 SF MIN. 9 UNDERSTORY TREES MIN. 135 SHRUBS
5 UNIT VILLA - 225 LF (TYP.) (23 TOTAL)	1,125 SF LANDSCAPE AREA 8 TREES 113 SHRUBS	1,125 SF MIN. 8 UNDERSTORY TREES MIN. 113 SHRUBS
4 UNIT VILLA - 180 LF (TYP.) (17 TOTAL)	900 SF LANDSCAPE AREA 6 TREES 90 SHRUBS	900 SF MIN. 6 UNDERSTORY TREES MIN. 90 SHRUBS
GENERAL LANDSCAPE REQUIREMENTS - VEHICULAR USE REQUIREMENTS *SECTION 154.03.C.3* - LANDSCAPE STRIP LANDSCAPE STRIP 10' WIDE, 1 SHADE TREE PER 30 LF, AND 1 SHRUB PER 2 LF		
PARKING LOT 1 - 300 LF	10 CANOPY TREES 150 SHRUBS	10 CANOPY TREES 150+ SHRUBS
PARKING LOT 2 - 260 LF	9 CANOPY TREES 130 SHRUBS	9 CANOPY TREES 130+ SHRUBS
GENERAL LANDSCAPE REQUIREMENTS - VEHICULAR USE REQUIREMENTS *SECTION 154.03.C.3* - INTERIOR LANDSCAPE AREA 1 SHADE TREE PER LANDSCAPE ISLAND		
PARKING LOT 1 - 9 ISLANDS	9 CANOPY TREES	9 CANOPY TRESS
PARKING LOT 2 - 13 ISLANDS	13 CANOPY TREES	13 CANOPY TREES

TOTAL CODE LANDSCAPE PROPOSED
234 CANOPY TREES
582 UNDERSTORY / PALM TREES
11,191 SHRUBS

TOTAL STREET TREES - 334
TOTAL POND PERIMETER / WALKWAY TREES - 102

NATIVE AND FLOWERING REQUIREMENTS:

PERCENTAGE OF PROPOSED NATIVE TREES: REQUIRED - 50 % / PROVIDED - 54%
PERCENTAGE OF PROPOSED FLOWERING TREES: REQUIRED - 25% / PROVIDED - 43%

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

PSLUSD LANDSCAPE NOTES

1. ALL LANDSCAPING WITHIN PSLUSD UTILITY EASEMENTS AND WITHIN TEN (10) FEET OF PSLUSD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 153 OF THE CITY'S CODE OR ORDINANCES AND PSLUSD UTILITY STANDARDS.
2. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.
3. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACK FLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, AND MANHOLES. AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN TEN FEET OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT OF TREE TRUNK.

No.	REVISIONS	DATE	BY

Kimley»Horn
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REGISTERED LANDSCAPE ARCHITECT WESTON MICHAEL ROGERS
LA6667442
STATE OF FLORIDA
Digitally signed by Weston M Rogers
DN: CN=Weston M Rogers, OU=A01410C0000016F8B2ZE13000A0B89, O=KIMLEY-HORN AND ASSOCIATES, C=US
Date: 2020.12.02 18:08:42-05'00'
DATE: 12/2/2020

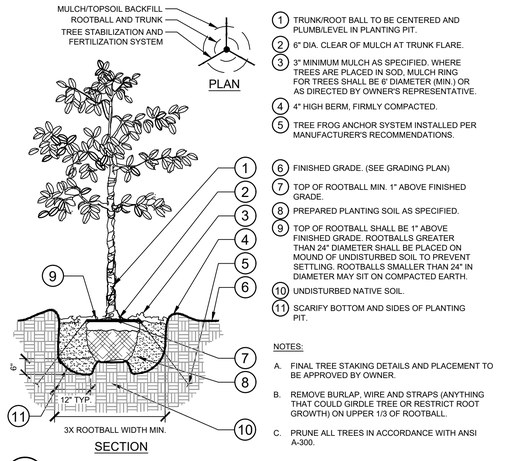
KHA PROJECT	149948001
DATE	12/02/2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	ZLH
CHECKED BY	WMR

LANDSCAPE SCHEDULE

AMERICA WALKS
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.10

Plotted By: Rogers, Wes Sheet Set: AMERICA WALKS – CD Layout: L1.10 December 02, 2020 05:54:18pm K:\ORL_Civil\149948001–America Walks\CADD\CONSTV\PlanSheets\L1.00 – LANDSCAPE PLANS.dwg
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1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

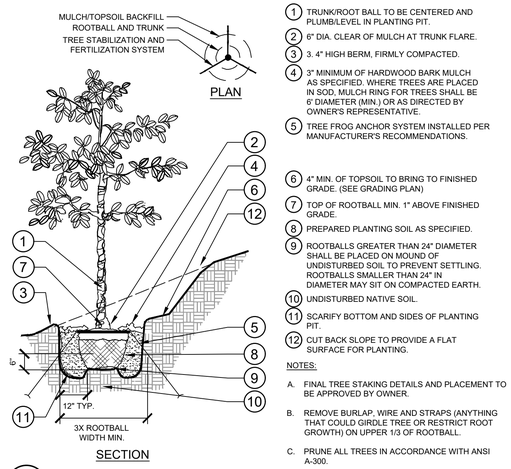
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 TREE PLANTING
L1.50 SECTION / PLAN NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

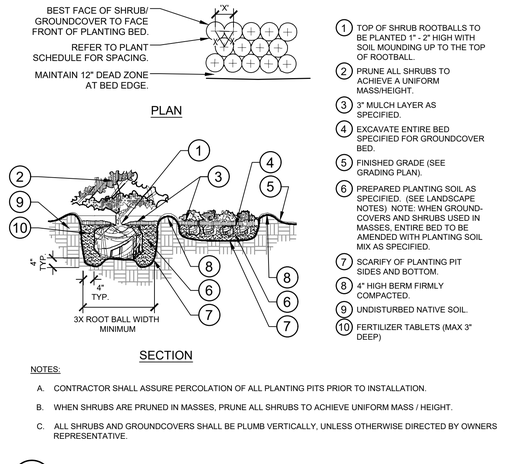
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 TREE PLANTING ON A SLOPE
L1.50 SECTION / PLAN NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

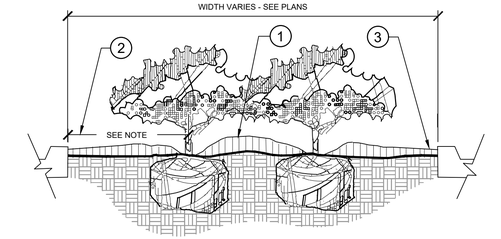
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 SHRUB/GROUNDCOVER PLANTING
L1.50 SECTION / PLAN NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 PLANTED PARKING LOT ISLANDS/MEDIANS
L1.50 SECTION NTS

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
L1.50 SECTION NTS

NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

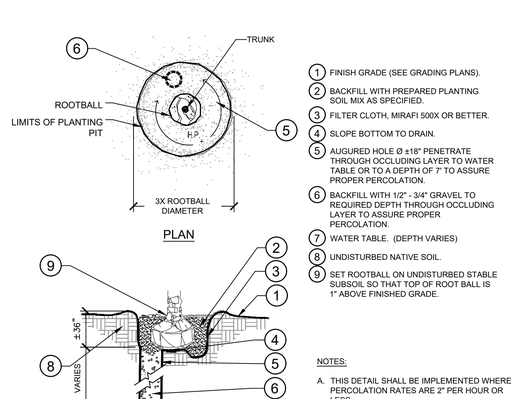
6 PLANTINGS ADJACENT TO BUILDINGS
L1.50 SECTION NTS

1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 PARKING SPACE/CURB PLANTING
L1.50 SECTION NTS

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 SHRUB PLANTING AT FIRE HYDRANT
L1.50 SECTION / PLAN NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

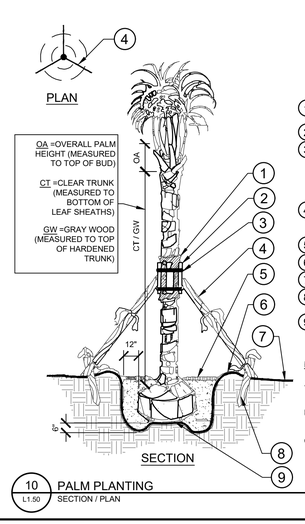
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 POOR DRAINAGE CONDITION
L1.50 SECTION / PLAN NTS



1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

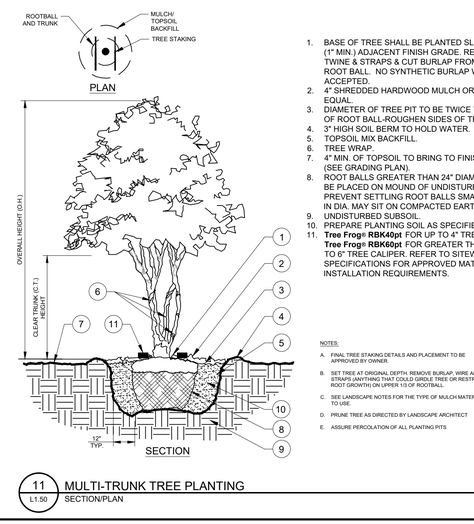
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

10 PALM PLANTING
L1.50 SECTION / PLAN NTS



1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

11 MULTI-TRUNK TREE PLANTING
L1.50 SECTION/PLAN NTS

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No.	REVISIONS	DATE	BY

REGISTERED LANDSCAPE ARCHITECT WESTON MICHAEL ROGERS LA6667442 STATE OF FLORIDA
Digitally signed by Weston M Rogers
DN: CN=Weston M Rogers, OU=A01410C0000016F8E22E190000A089, O=KIMLEY-HORN AND ASSOCIATES, C=US
Date: 2020.12.02 18:08:46-05'00'
DATE: 12/2/2020

KHA PROJECT	149948001
DATE	12/02/2020
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	ZLH
CHECKED BY	WMR

LANDSCAPE DETAILS

AMERICA WALKS
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L1.50

Plotted By:Rogers, Wes Sheet Set:AMERICA WALKS – CD Layout:L1.50 December 02, 2020 05:54:38pm K:\ORL_Civil\149948001–America Walks\CADD\CONSTY_PlanSheets\L1.50 – LANDSCAPE DETAILS AND SPECS.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6' MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATE

America Walks Variance Application P23-127

Planning and Zoning Board Meeting

September 5, 2023

Bridget Kean, AICP, Senior Planner

CityofPSL.com

REQUEST SUMMARY

Applicant's Request:	A variance of 10 feet to the requirement for the property to proved a minimum 10-foot-wide perimeter landscape buffer along the inside of the western boundary line.
Agent:	Brooks Stickler, P.E., Kimley-Horn
Applicant /Property Owner:	AW-PSL Land Holdings, LLC
Location:	The subject property is located on Becker Road directly south of the intersection of SW Village Parkway and SW Becker Road.

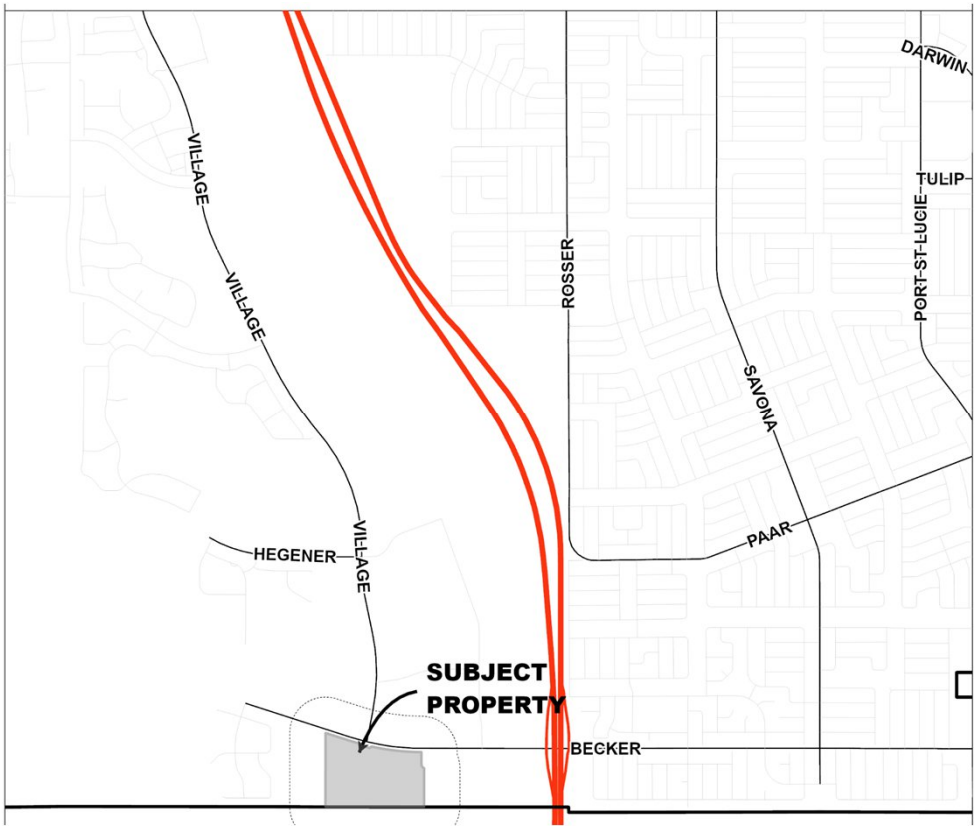
CityofPSL.com

PROJECT SUMMARY

- America Walks is an approved multi-family project (P20-039) of 410 age restricted villas and apartment units that is currently under construction in the Southern Grove area of Tradition.
- The subject property is a 60-acre parcel located west of Interstate 95 and immediately south of the intersection of SW Village Parkway and SW Becker Road.
- Section 154.03 (C) (1) (a) of the Landscape Code requires a landscape strip at least ten feet in depth, exclusive of curbing, around the perimeter of a project for all commercial areas, multi-family residential areas, institutional areas, industrial areas, and planned unit developments.
- The west 68 feet of the property is encumbered by a drainage easement that includes a drainage ditch and access driveway that is dedicated to and maintained by the Southern Grove Grove CDD.
- There is not sufficient room for the applicant to plan the required 10-foot-wide perimeter landscape buffer along the west side of the drainage ditch as depicted on the approved landscape plan without impacting the CDD's ability to access and maintain their drainage facilities.
- There is not sufficient room on the east side of the drainage ditch to relocate the required 10-foot-wide perimeter landscape buffer.

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LOCATION MAP



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AERIAL



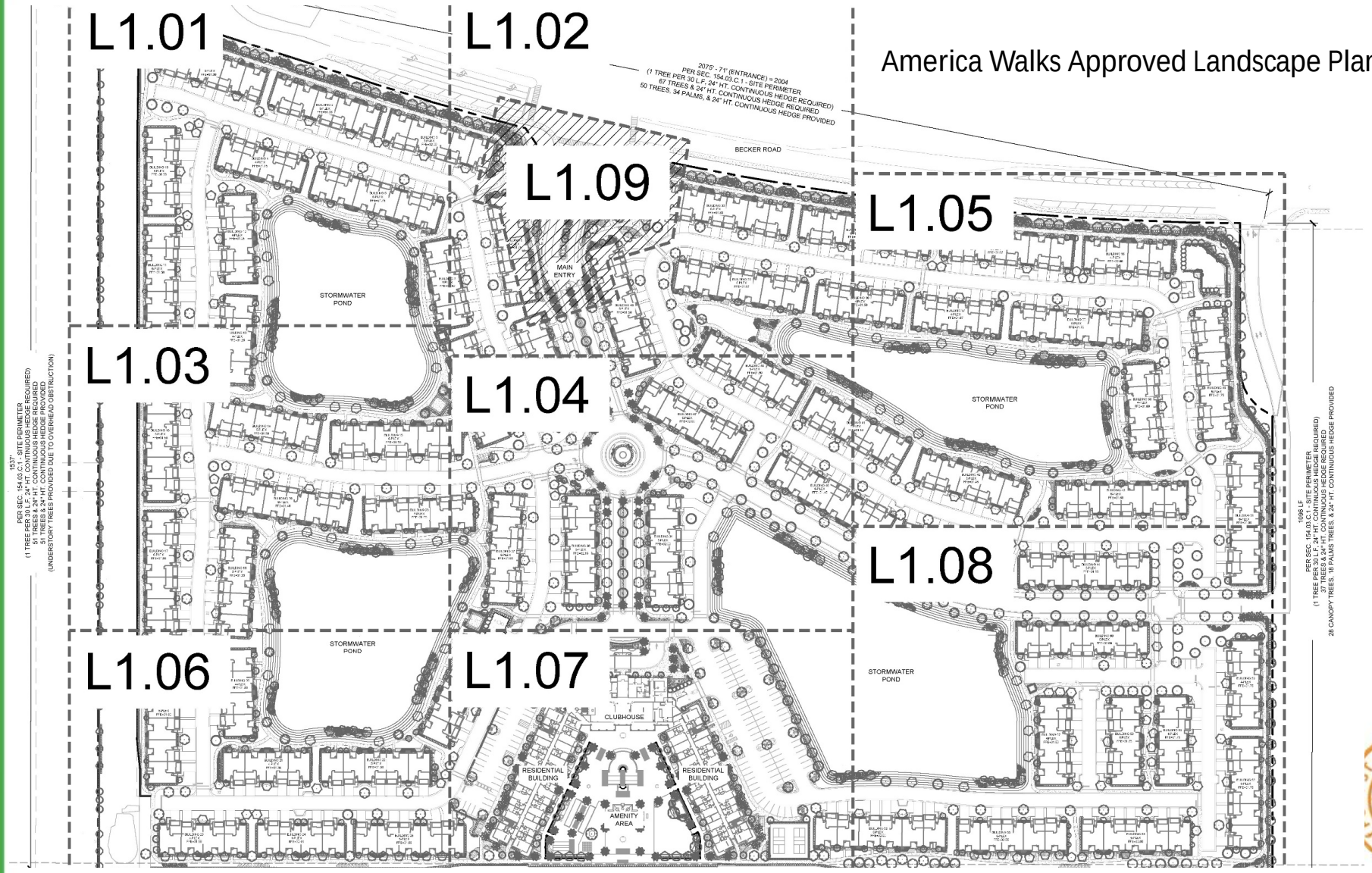
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VARIANCE REQUEST

- The request is for a variance of ten (10) feet to the requirement under Section 154.03 (C) (1) (a) of the Landscape Code for the property to have a 10-foot-wide perimeter landscape buffer along the inside of the project's western property line.
- In lieu of providing the western landscape buffer, the required trees will be relocated to other areas of the project site and Pond Cypress trees and groundcover will be clustered at select locations along the east side of the drainage ditch.

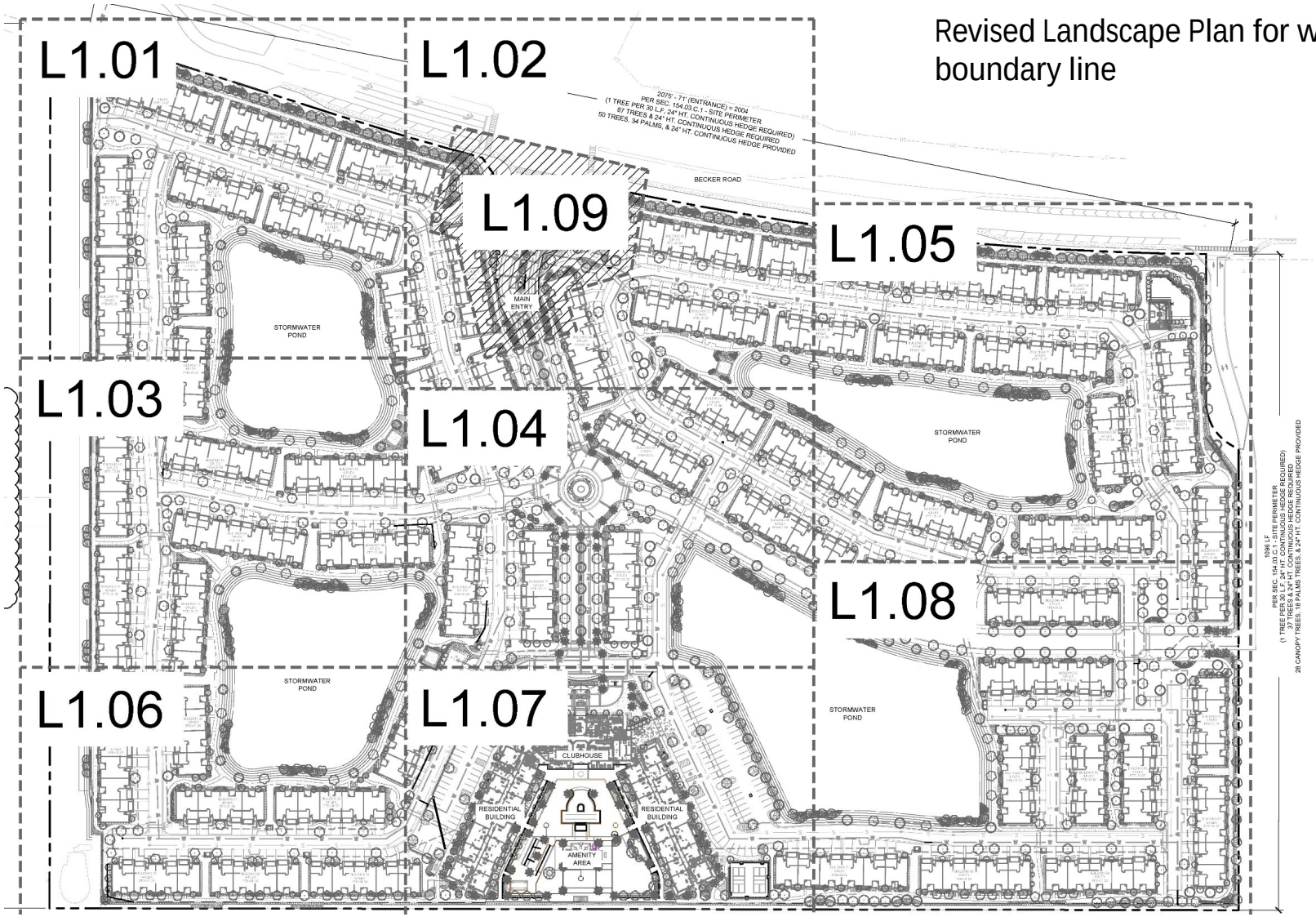
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America Walks Approved Landscape Plan

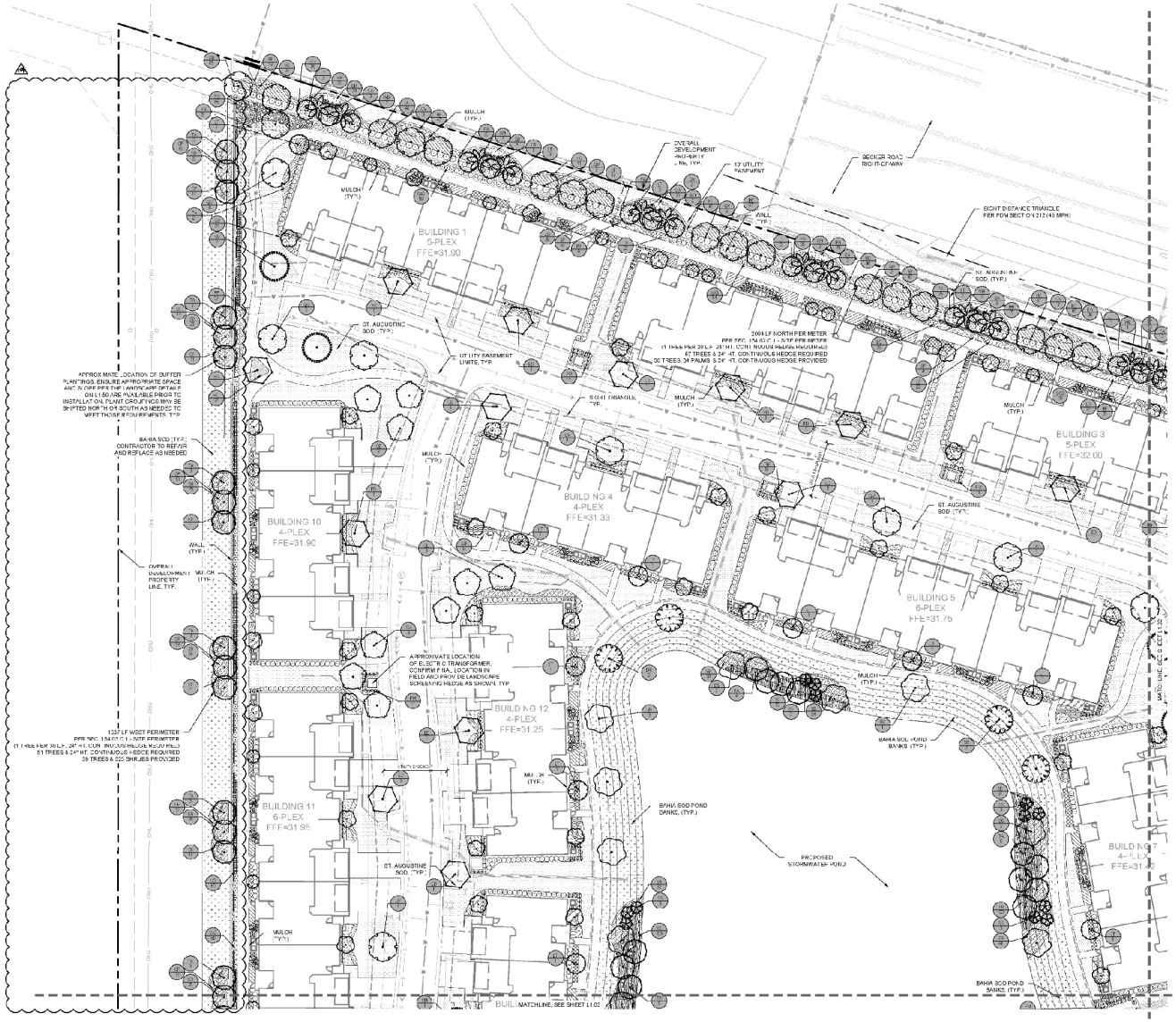


CityofPSL.com

Revised Landscape Plan for western boundary line



CityofPSL.com



Revised Landscape Plan for western boundary line

QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

CityofPSL.com

Agenda Summary

2023-787

Agenda Date: 9/5/2023 **Agenda Item No.:** 8.h

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-128 Nicholas Dwarika - Variance

Location: 3350 SW Vendome St

Legal Description: Port St. Lucie Section 15, Block 1451, Lot 13

This is a request to grant a variance of 13 feet from the rear yard setback requirement to allow for an addition to an existing single-family residence.

Submitted By: Marissa Da Breo-Latchman, Environmental Planner II

Executive Summary: The applicant is requesting a variance of 13 feet to allow a 12-foot setback where a 25 foot setback from the rear property line is required in order to enable the construction of an addition to the existing home. Section 158.073(H)(3) of the City's Zoning Code requires a 25-foot setback from the rear property line for principal structures within Single-Family Residential (RS-2) Zoning District.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the variance application and vote to approve, approve with conditions, or deny the variance request.

Background: See attached Staff Report

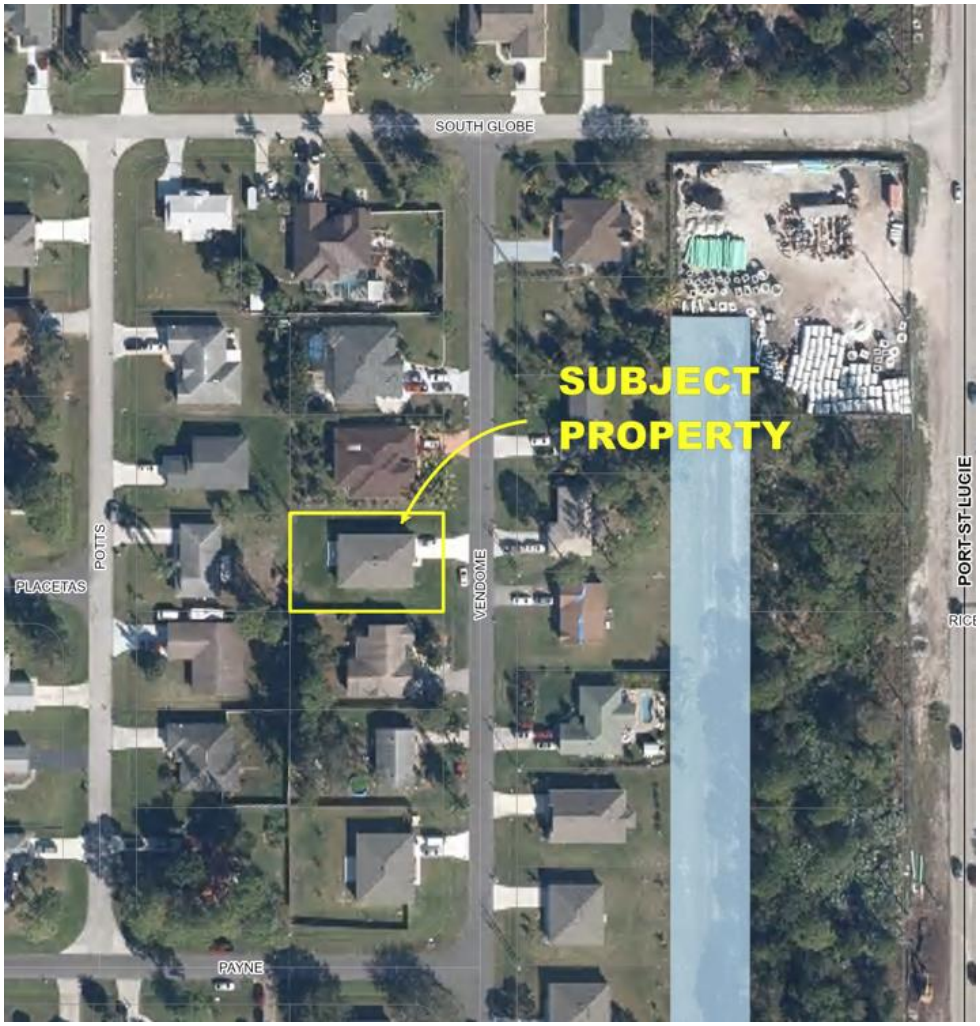
Issues/Analysis: See attached Staff Report

Special Consideration: N/A

Location of Project: 3350 SW Vendome St.

Attachments: 1. Staff Report, 2. Proposed Addition, 3. Responses to variance criteria, 4. Survey, 5. Application, 6. Deed, 7. Staff Presentation

Nicholas Dwarika
Variance (Rear Setback)
P23-128



Aerial Map

SUMMARY

Applicant's Request:	To grant a variance of 13 feet from the rear yard setback requirement to allow for an addition to an existing single-family residence.
Application Type:	Variance, Quasi-Judicial
Applicant / Property Owner:	Nicholas Dwarika
Address:	3350 SW Vendome St
Location:	The property is generally located west of Port St. Lucie Blvd, south of South Globe Avenue and north of Alcantarra Blvd.
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description
The applicant is requesting a variance of 13 feet to allow a 12-foot setback from the rear property line to enable the construction of an addition to the existing home. Section 158.073(H)(3) of the City's Zoning Code requires a 25-foot setback from the rear property line for principal structures within Single-Family Residential (RS-2) Zoning District.

Background
The existing residence was constructed in 2021. The applicant is seeking to expand the structure to accommodate an elderly family member. The proposed addition will be connected to the existing structure via a breezeway.

Drainage and Utility Easement: The property has a typical 10-foot drainage easement at the rear.

Review Criteria
An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements
Public notice was mailed to owners within 750 feet on August 24, 2023, and the file was included in the ad for the Planning & Zoning Board's agenda.

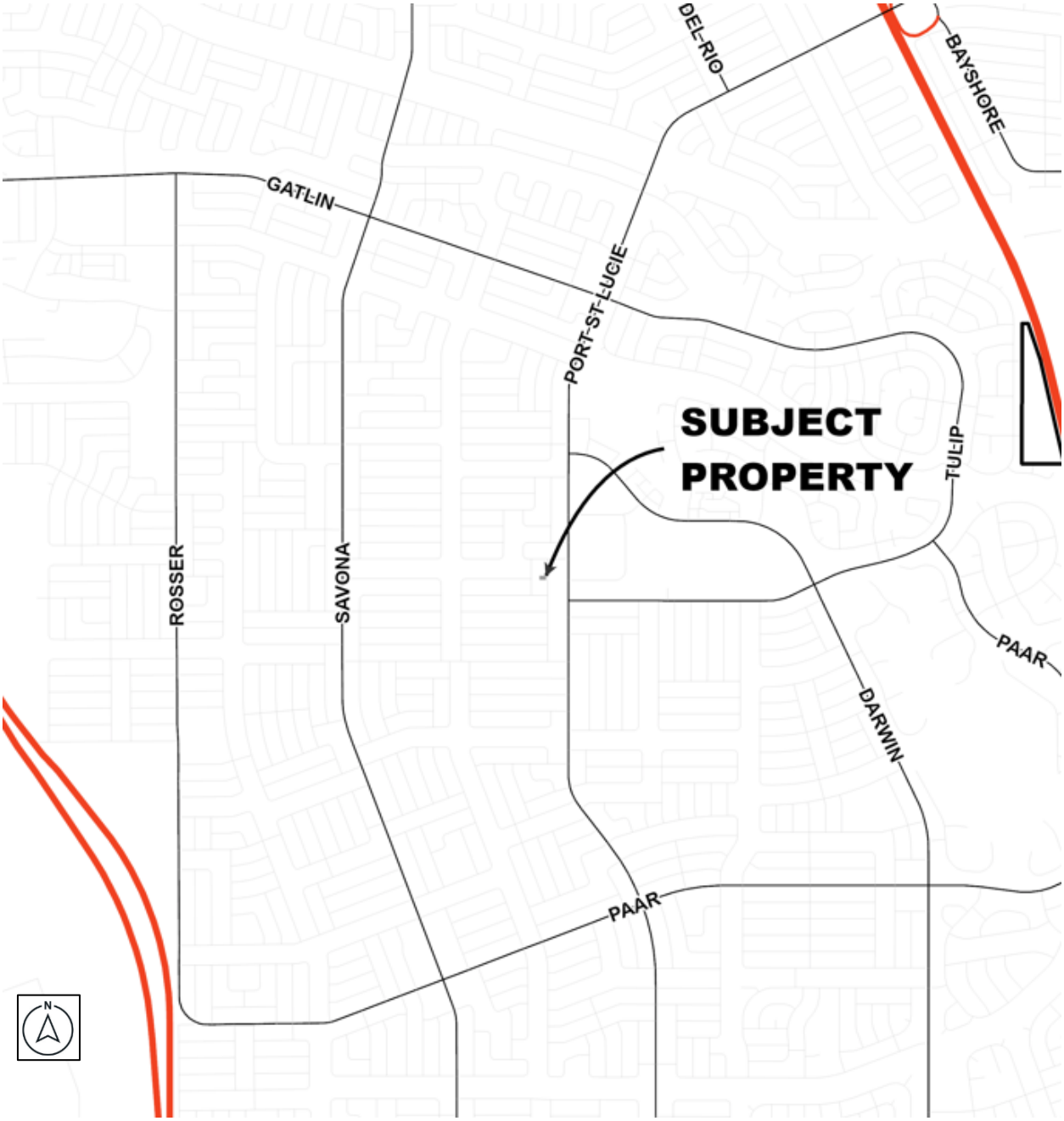
Location and Site Information

Parcel Number:	3420-570-0346-000-8
Property Size:	0.23-acres
Legal Description:	Port St. Lucie - Section 15, Block 1451, Lot 13
Future Land Use:	RL
Existing Zoning:	RS-2
Existing Use:	Single-Family Residence

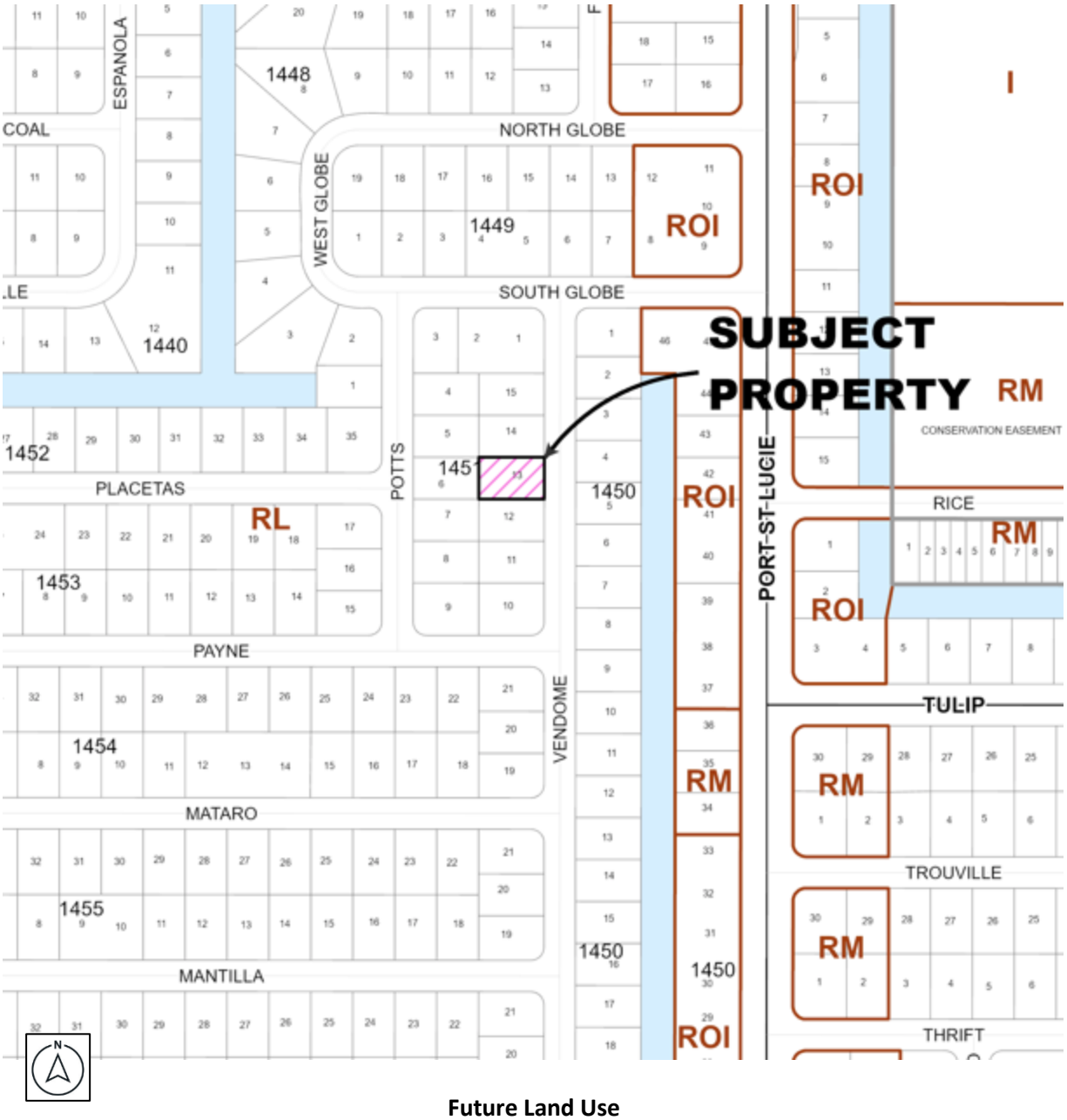
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residence
South	RL	RS-2	Single-Family Residence
East	RL	RS-2	Single-Family Residence
West	RL	RS-2	Single-Family Residence

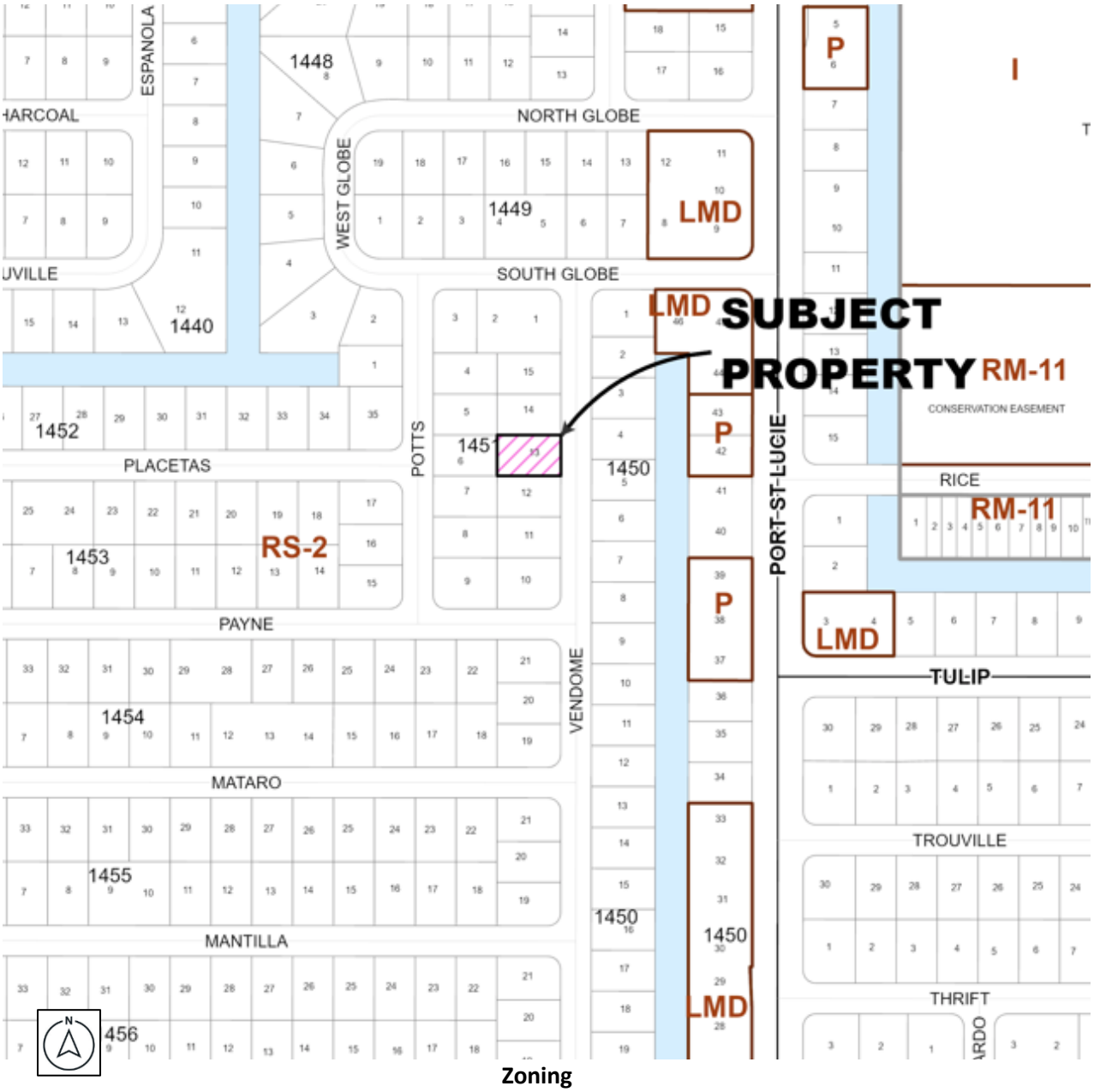
RL – Low Density Residential, RS-2 – Single-Family Residential



Location Map



Future Land Use


SUBJECT PROPERTY
RM-11
CONSERVATION EASEMENT
LMD
P
I
RS-2
RM-11
ESPANOLA
NORTH GLOBE
WEST GLOBE
SOUTH GLOBE
POTTS
PLACETAS
PAYNE
MATARO
MANTILLA
VENDOME
PORT-ST-LUCIE
RICE
TULIP
TROUVILLE
THRIFT
1448
1449
1440
1452
1451
1450
1453
1454
1455
456

Zoning

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize the variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of the structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

See the applicant's responses that are included in the Variance application.

Compatibility with variance criteria Section 158.295 (B).

1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

    - *Staff Findings: Special conditions and circumstances do not exist, which are peculiar to the land, structure, or building involved. The lot is a typical 80 feet by 125 feet lot. The existing residential structure is approximately 60 feet long by 40 feet wide.*

2) That the special conditions and circumstances do not result from any action of the applicant.

    - *Staff Findings: See No. 1 above. The applicant is seeking a variance to allow for an addition to the existing structure to accommodate an elderly parent.*

3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

    - *Staff Findings: Special privileges would be conferred upon the applicant; a 25-foot rear setback is a regulatory standard applied to other lands and residential structures within the RS-2 zoning district.*

4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

    - *Staff Findings: Literal interpretation of the provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district or introduce unnecessary and undue hardships on the applicant. All property owners who own a single-family dwelling unit located in the Single-Family Residential (RS-2) Zoning District are permitted to have additions provided they meet the setback requirements. Building to the required setback would provide an addition that is 8 feet wide.*

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

    - *Staff Findings: The property contains a primary structure and an uncovered concrete patio. The proposed addition can only be accommodated at the location proposed as it provides for more area to connect the rooflines. Additionally, utilities are located on the other side of the yard.*

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

    - *Staff Findings: Variance approval to the rear yard setback must first be granted before the City's Building Department can issue a permit for the addition. There are no easements in the area of the proposed addition. Any public comment that is received will be forwarded to the Board for consideration.*

7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

    - *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

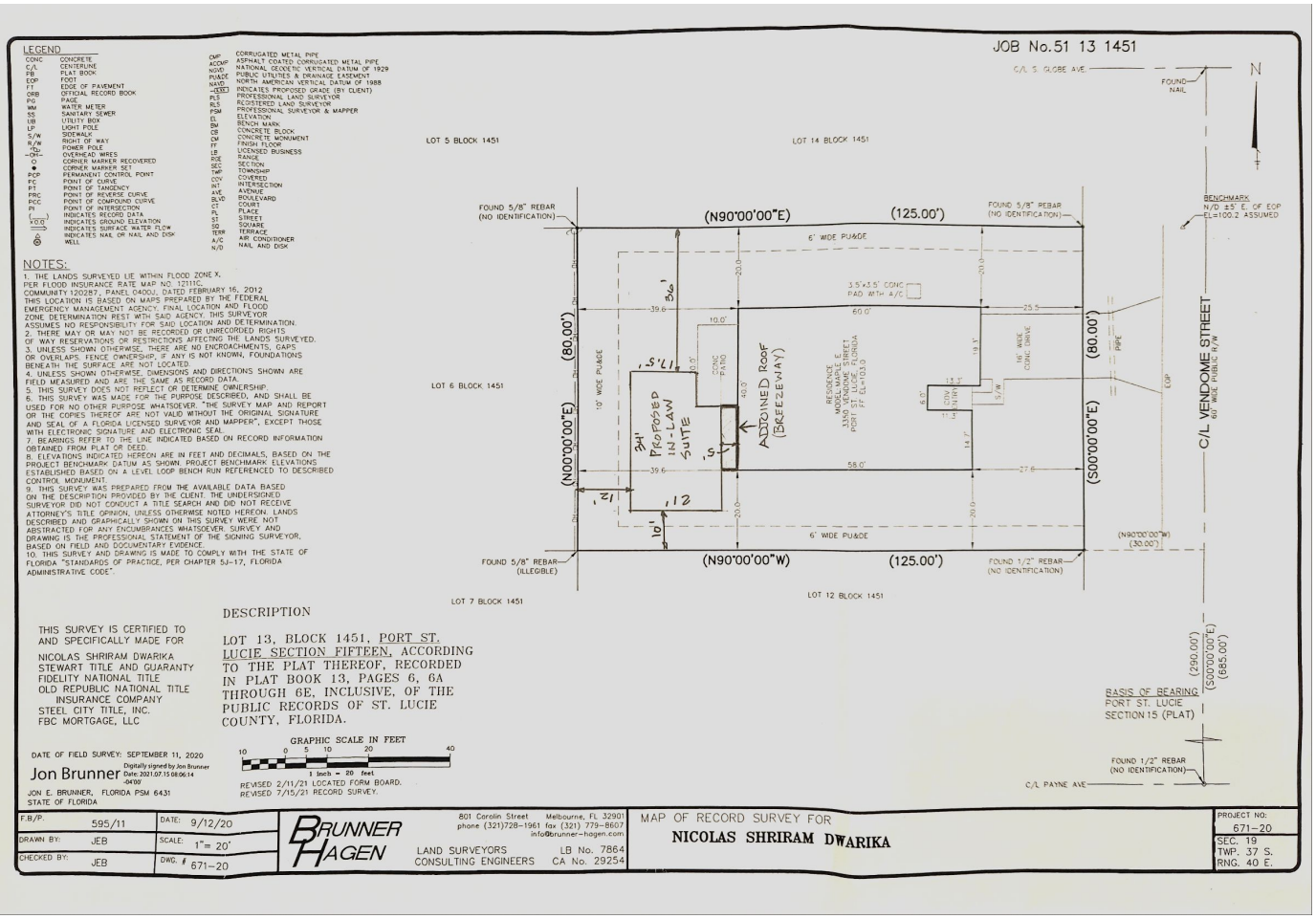
If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

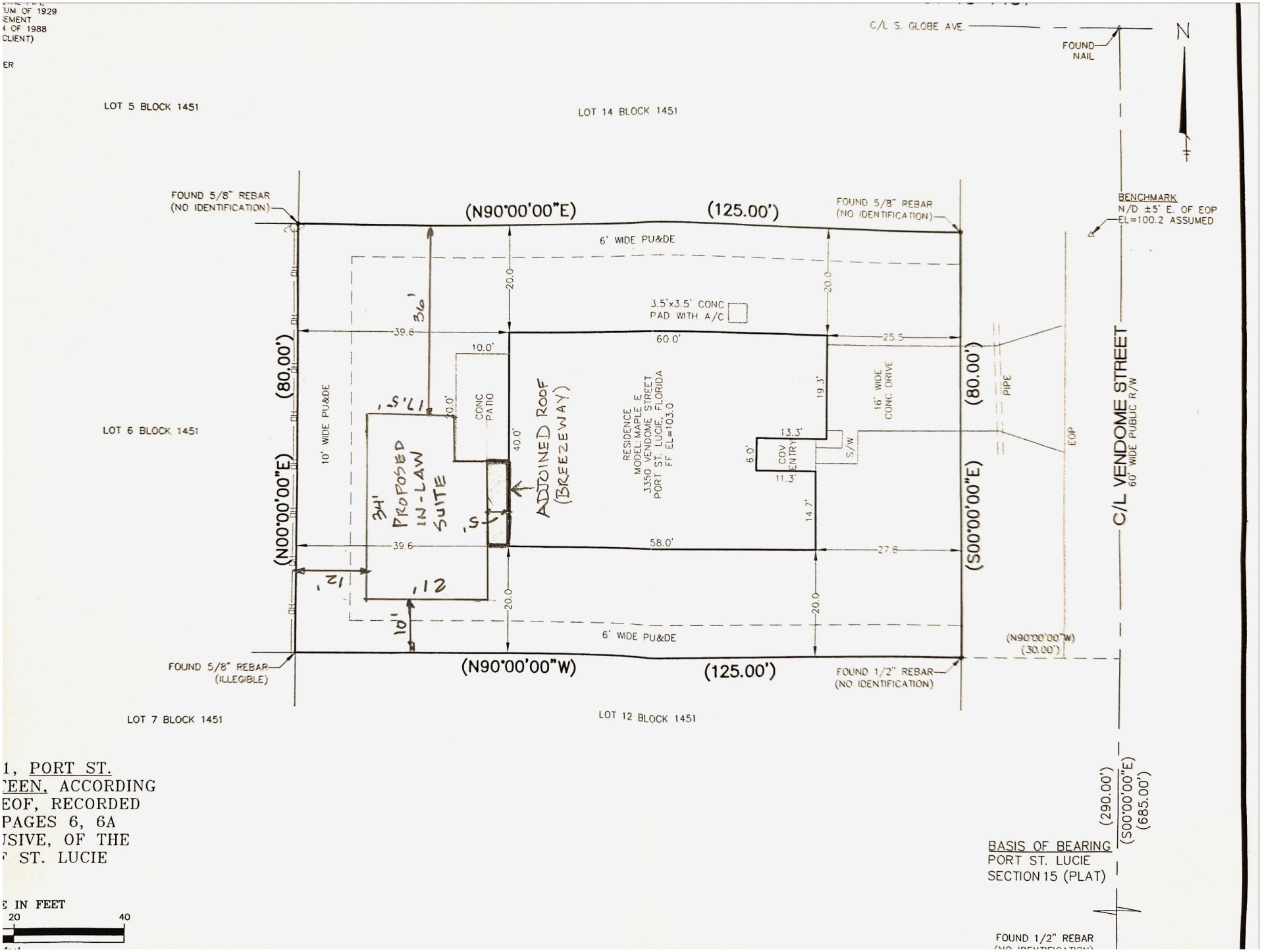
- Motion to table or continue the hearing or review to a future meeting.

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).


JOB No.51 13 1451
LEGEND
CONC CONCRETE
C/L CENTERLINE
FB FLAT BOOK
FOP FOOT
EOP EDGE OF PAVEMENT
ORB OFFICIAL RECORD BOOK
PG PAGE
WM WATER METER
SS SANITARY SEWER
UB UTILITY BOX
LP LIGHT POLE
S/W SIDEWALK
R/W RIGHT OF WAY
PP POWER POLE
OHP OVERHEAD WIRES
CORNER MARKER RECOVERED
CORNER MARKER SET
PCP PERMANENT CONTROL POINT
PC POINT OF CURVE
PT POINT OF TANGENCY
PRC POINT OF REVERSE CURVE
PCC POINT OF COMPOUND CURVE
PI POINT OF INTERSECTION
(0.00) INDICATES RECORD DATA
X0.0 INDICATES GROUND ELEVATION
INDICATES SURFACE WATER FLOW
INDICATES NAIL OR NAIL AND DISK
WELL
CMP CORRUGATED METAL PIPE
ACMP ASPHALT COATED CORRUGATED METAL PIPE
NGVD NATIONAL GEODETIC VERTICAL DATUM OF 1929
PU&DE PUBLIC UTILITIES & DRAINAGE EASEMENT
NAVD NORTH AMERICAN VERTICAL DATUM OF 1988
(+XX.X) INDICATES PROPOSED GRADE (BY CLIENT)
PLS PROFESSIONAL LAND SURVEYOR
RLS REGISTERED LAND SURVEYOR
PSM PROFESSIONAL SURVEYOR & MAPPER
EL ELEVATION
BM BENCH MARK
CB CONCRETE BLOCK
CM CONCRETE MONUMENT
FF FINISH FLOOR
LB LICENSED BUSINESS
RGE RANGE
SEC SECTION
TWP TOWNSHIP
COV COVERED
INT INTERSECTION
AVE AVENUE
BLVD BOULEVARD
CT COURT
PL PLACE
ST STREET
SQ SQUARE
TERR TERRACE
A/C AIR CONDITIONER
N/D NAIL AND DISK
NOTES:
1. THE LANDS SURVEYED LIE WITHIN FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP NO. 12111C, COMMUNITY 120287, PANEL 0400J, DATED FEBRUARY 16, 2012 THIS LOCATION IS BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD ZONE DETERMINATION REST WITH SAID AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.
2. THERE MAY OR MAY NOT BE RECORDED OR UNRECORDED RIGHTS OF WAY RESERVATIONS OR RESTRICTIONS AFFECTING THE LANDS SURVEYED.
3. UNLESS SHOWN OTHERWISE, THERE ARE NO ENCROACHMENTS, GAPS OR OVERLAPS. FENCE OWNERSHIP, IF ANY IS NOT KNOWN, FOUNDATIONS BENEATH THE SURFACE ARE NOT LOCATED.
4. UNLESS SHOWN OTHERWISE, DIMENSIONS AND DIRECTIONS SHOWN ARE FIELD MEASURED AND ARE THE SAME AS RECORD DATA.
5. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
6. THIS SURVEY WAS MADE FOR THE PURPOSE DESCRIBED, AND SHALL BE USED FOR NO OTHER PURPOSE WHATSOEVER. "THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER", EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.
7. BEARINGS REFER TO THE LINE INDICATED BASED ON RECORD INFORMATION OBTAINED FROM PLAT OR DEED.
8. ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS, BASED ON THE PROJECT BENCHMARK DATUM AS SHOWN. PROJECT BENCHMARK ELEVATIONS ESTABLISHED BASED ON A LEVEL LOOP BENCH RUN REFERENCED TO DESCRIBED CONTROL MONUMENT.
9. THIS SURVEY WAS PREPARED FROM THE AVAILABLE DATA BASED ON THE DESCRIPTION PROVIDED BY THE CLIENT. THE UNDERSIGNED SURVEYOR DID NOT CONDUCT A TITLE SEARCH AND DID NOT RECEIVE ATTORNEY'S TITLE OPINION, UNLESS OTHERWISE NOTED HEREON, LANDS DESCRIBED AND GRAPHICALLY SHOWN ON THIS SURVEY WERE NOT ABSTRACTED FOR ANY ENCUMBRANCES WHATSOEVER. SURVEY AND DRAWING IS THE PROFESSIONAL STATEMENT OF THE SIGNING SURVEYOR, BASED ON FIELD AND DOCUMENTARY EVIDENCE.
10. THIS SURVEY AND DRAWING IS MADE TO COMPLY WITH THE STATE OF FLORIDA "STANDARDS OF PRACTICE, PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE".
LOT 5 BLOCK 1451
LOT 14 BLOCK 1451
LOT 6 BLOCK 1451
LOT 7 BLOCK 1451
LOT 12 BLOCK 1451
C/L S. GLOBE AVE.
FOUND NAIL
N
BENCHMARK N/D ±5' E. OF EOP EL=100.2 ASSUMED
FOUND 5/8" REBAR (NO IDENTIFICATION)
(N90°00'00"E) (125.00')
FOUND 5/8" REBAR (NO IDENTIFICATION)
6' WIDE PU&DE
(80.00')
(N00°00'00"E)
(S00°00'00"E)
10' WIDE PU&DE
3.5'x3.5' CONC PAD WITH A/C
39.6
10.0'
60.0'
25.5
20.0'
40.0
CONC PAVD
ADJOINED Roof (BREEZEWAY)
RESIDENCE MODEL MAPLE E 3350 VENDOME STREET PORT ST. LUCIE, FLORIDA FF EL=103.0
19.5'
18' WIDE CONC DRIVE
13.3'
6.6'
CONC (TYP)
5/W
11.5'
14.1'
58.0'
27.6
PROPOSED IN-LAW SUITE
24'
17.5'
1.5'
12'
10'
C/L VENDOME STREET
60' WIDE PUBLIC R/W
EOP
PIPE
(N90°00'00"W) (30.00')
FOUND 5/8" REBAR (ILLEGIBLE)
(N90°00'00"W) (125.00')
FOUND 1/2" REBAR (NO IDENTIFICATION)
(290.00') (S00°00'00"E) (685.00')
BASIS OF BEARING PORT ST. LUCIE SECTION 15 (PLAT)
FOUND 1/2" REBAR (NO IDENTIFICATION)
C/L PAYNE AVE.
DESCRIPTION
LOT 13, BLOCK 1451, PORT ST. LUCIE SECTION FIFTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 6, 6A THROUGH 6E, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
THIS SURVEY IS CERTIFIED TO AND SPECIFICALLY MADE FOR
NICOLAS SHRIRAM DWARIKA
STEWART TITLE AND GUARANTY
FIDELITY NATIONAL TITLE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
STEEL CITY TITLE, INC.
FBC MORTGAGE, LLC
GRAPHIC SCALE IN FEET
10 0 5 10 20 40
1 inch = 20 feet
DATE OF FIELD SURVEY: SEPTEMBER 11, 2020
Jon Brunner
Digitally signed by Jon Brunner
Date: 2021.07.15 08:06:14 -04'00'
JON E. BRUNNER, FLORIDA PSM 6431
STATE OF FLORIDA
REVISED 2/11/21 LOCATED FORM BOARD.
REVISED 7/15/21 RECORD SURVEY.
F.B/P. 595/11
DATE: 9/12/20
DRAWN BY: JEB
SCALE: 1"= 20'
CHECKED BY: JEB
DWG. # 671-20
BRUNNER HAGEN
801 Corolin Street Melbourne, FL 32901
phone (321)728-1961 fax (321) 779-8607
info@brunner-hagen.com
LAND SURVEYORS LB No. 7864
CONSULTING ENGINEERS CA No. 29254
MAP OF RECORD SURVEY FOR
NICOLAS SHRIRAM DWARIKA
PROJECT NO: 671-20
SEC. 19
TWP. 37 S.
RNG. 40 E.

UM OF 1929
EMENT
OF 1988
CLIENT)

ER



1, PORT ST.
EEN, ACCORDING
EOF, RECORDED
PAGES 6, 6A
USIVE, OF THE
ST. LUCIE

E IN FEET
20 40

(290.00')
(S00°00'00"E)
(685.00')

BASIS OF BEARING
PORT ST. LUCIE
SECTION 15 (PLAT)

FOUND 1/2" REBAR

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **§ 158.295 (C) 1-7 and consider your responses to the following when making a determination.**

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

Seeking approval to build mother in law quarters for mother . To do this, permission is required to build 13 feet past allowable easement which is currently 25 feet. This will result in land having only 12 foot easement. If this does not happen, mother will be faced with financial hardship as she is dependent on her son and this is his only means of providing housing for her.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

Easment is currenltly in line with city code.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

If granted, easement will be 12 feet from property line and neighboring properties will not be affected. All utilites are located on opposite end of backyard.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

Other neighboring property owners have similar mother in law quarters built to tend to aging parents.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

Yes, the requested variance will allow us to build a modest but reasonable living space for our mother, without obstructing the view of adjecent neighbors and leaving plenty of space on the property line. It will also allow space for utilities or city personnel.

Type text here

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

Property line will have 12 foot easment and utility lines on other side of backyard.

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Will comply fully with conditions given by Plannoing and Zoning Board or Admin.

Signature of Applicant	Hand Print Name	Date
	Nicholas Dwarika	7/31/23

PERMIT 2044556 JOB No. 51 13 1451

LEGEND

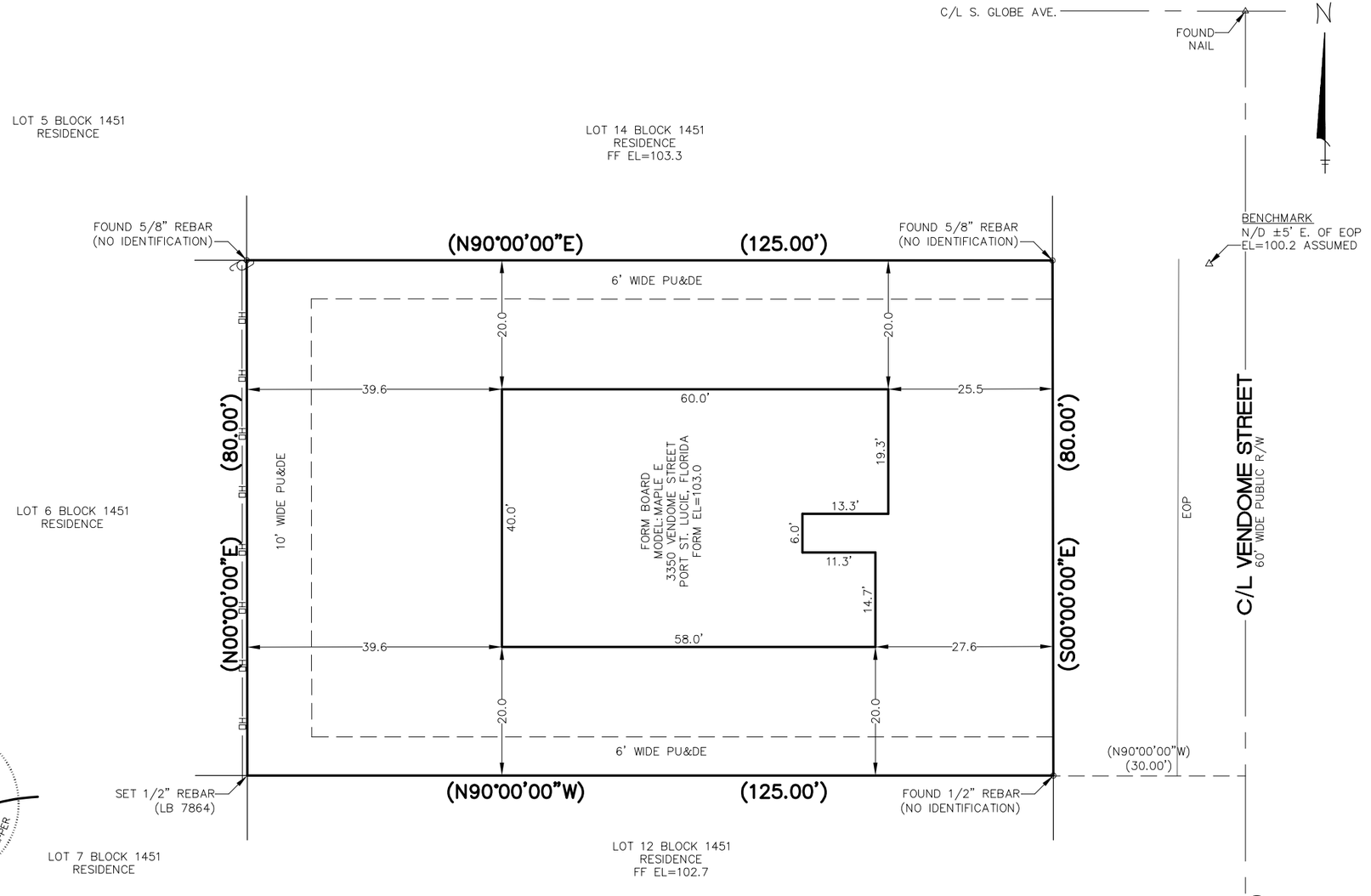
CONC	CONCRETE
C/L	CENTERLINE
PB	PLAT BOOK
EOP	FOOT
FT	EDGE OF PAVEMENT
ORB	OFFICIAL RECORD BOOK
PG	PAGE
WM	WATER METER
SS	SANITARY SEWER
UB	UTILITY BOX
LP	LIGHT POLE
S/W	SIDEWALK
R/W	RIGHT OF WAY
	POWER POLE
-OH-	OVERHEAD WIRES
O	CORNER MARKER RECOVERED
●	CORNER MARKER SET
PCP	PERMANENT CONTROL POINT
PC	POINT OF CURVE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
(___)	INDICATES RECORD DATA
X0.0	INDICATES GROUND ELEVATION
⟹	INDICATES SURFACE WATER FLOW
△	INDICATES NAIL OR NAIL AND DISK
Ⓦ	WELL

CMP	CORRUGATED METAL PIPE
ACCMP	ASPHALT COATED CORRUGATED METAL PIPE
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
PU&DE	PUBLIC UTILITIES & DRAINAGE EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
-[XXX]-	INDICATES PROPOSED GRADE (BY CLIENT)
PLS	PROFESSIONAL LAND SURVEYOR
RLS	REGISTERED LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR & MAPPER
EL	ELEVATION
BM	BENCH MARK
CB	CONCRETE BLOCK
CM	CONCRETE MONUMENT
FF	FINISH FLOOR
LB	LICENSED BUSINESS
RGE	RANGE
SEC	SECTION
TWP	TOWNSHIP
COV	COVERED
INT	INTERSECTION
AVE	AVENUE
BLVD	BOULEVARD
CT	COURT
PL	PLACE
ST	STREET
SQ	SQUARE
TERR	TERRACE
A/C	AIR CONDITIONER
N/D	NAIL AND DISK

NOTES:

1. THE LANDS SURVEYED LIE WITHIN FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP NO. 12111C, COMMUNITY 120287, PANEL 0400J, DATED FEBRUARY 16, 2012 THIS LOCATION IS BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD ZONE DETERMINATION REST WITH SAID AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.
2. THERE MAY OR MAY NOT BE RECORDED OR UNRECORDED RIGHTS OF WAY RESERVATIONS OR RESTRICTIONS AFFECTING THE LANDS SURVEYED.
3. UNLESS SHOWN OTHERWISE, THERE ARE NO ENCROACHMENTS, GAPS OR OVERLAPS. FENCE OWNERSHIP, IF ANY IS NOT KNOWN, FOUNDATIONS BENEATH THE SURFACE ARE NOT LOCATED.
4. UNLESS SHOWN OTHERWISE, DIMENSIONS AND DIRECTIONS SHOWN ARE FIELD MEASURED AND ARE THE SAME AS RECORD DATA.
5. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
6. THIS SURVEY WAS MADE FOR THE PURPOSE DESCRIBED, AND SHALL BE USED FOR NO OTHER PURPOSE WHATSOEVER. "THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER", EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.
7. BEARINGS REFER TO THE LINE INDICATED BASED ON RECORD INFORMATION OBTAINED FROM PLAT OR DEED.
8. ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS, BASED ON THE PROJECT BENCHMARK DATUM AS SHOWN. PROJECT BENCHMARK ELEVATIONS ESTABLISHED BASED ON A LEVEL LOOP BENCH RUN REFERENCED TO DESCRIBED CONTROL MONUMENT.
9. THIS SURVEY WAS PREPARED FROM THE AVAILABLE DATA BASED ON THE DESCRIPTION PROVIDED BY THE CLIENT. THE UNDERSIGNED SURVEYOR DID NOT CONDUCT A TITLE SEARCH AND DID NOT RECEIVE ATTORNEY'S TITLE OPINION, UNLESS OTHERWISE NOTED HEREON. LANDS DESCRIBED AND GRAPHICALLY SHOWN ON THIS SURVEY WERE NOT ABSTRACTED FOR ANY ENCUMBRANCES WHATSOEVER. SURVEY AND DRAWING IS THE PROFESSIONAL STATEMENT OF THE SIGNING SURVEYOR, BASED ON FIELD AND DOCUMENTARY EVIDENCE.
10. THIS SURVEY AND DRAWING IS MADE TO COMPLY WITH THE STATE OF FLORIDA "STANDARDS OF PRACTICE, PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE".

JON E. BRUNNER LICENSE No. 6431 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER



THIS SURVEY IS CERTIFIED TO AND SPECIFICALLY MADE FOR

MARONDA HOMES INC.
STEWART TITLE AND GUARANTY
FIDELITY NATIONAL TITLE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
STEEL CITY TITLE, INC.

DESCRIPTION

LOT 13, BLOCK 1451, PORT ST. LUCIE SECTION FIFTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 6, 6A THROUGH 6E, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATE OF FIELD SURVEY: SEPTEMBER 11, 2020

Jon Brunner Digitally signed by Jon Brunner Date: 2021.02.11 16:03:01 -05'00'

JON E. BRUNNER, FLORIDA PSM 6431
STATE OF FLORIDA

GRAPHIC SCALE IN FEET
10 0 5 10 20 40
1 inch = 20 feet

REVISED 2/11/21 LOCATED FORM BOARD.

F.B/P.	595/11	DATE:	9/12/20
DRAWN BY:	JEB	SCALE:	1"= 20'
CHECKED BY:	JEB	DWG. #	671-20

BRUNNER HAGEN
LAND SURVEYORS
CONSULTING ENGINEERS

801 Carolin Street Melbourne, FL 32901
phone (321)728-1961 fax (321) 779-8607
info@brunner-hagen.com
LB No. 7864
CA No. 29254

MAP OF BOUNDARY/TOPOGRAPHIC SURVEY FOR
MARONDA HOMES

PROJECT NO: 671-20
SEC. 19
TWP. 37 S.
RNG. 40 E.

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept_____
Fee (Nonrefundable) $_____
Receipt #_____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: NICHOLASDWARIKA@GMAIL.COM

PROPERTY OWNER:

Name: NICHOLAS DWARIKA

Address: 3350 SW VENDOME STREET PORT SAINT LUCIE, FL 34953

Telephone No. 954-588-5483

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: _____

Address: _____

Telephone No. _____ Email _____

SUBJECT PROPERTY:

Legal Description: PORT ST LUCIE-SECTION 15- BLK 1451 LOT 13 (MAP 44/19N)

Parcel I.D. Number: 3420-570-0346-000-8

Address: 3350 SW VENDOME STREET PORT SAINT LUCIE, FL 34953

Current Zoning Classification RS-2 PSL

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

Request of variance to allow an addition to existing home that will require building within 12ft from the existing rear property line, rather than the required setback of 25ft as mentioned in Sec 158.073 (H) of the code of ordinances for residential properties (RS-2). The purpose of this request is to provide a living space for my aging mother who depends on my help.

Signature of Applicant | Nicholas Dwarika (Hand Print Name) | 7/31/23 (Date)

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 03/02/20

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4910699 OR BOOK 4668 PAGE 947, Recorded 08/17/2021 03:20:59 PM Doc Tax: $1949.50

Prepared by and Return to:
Steel City Title
Zoie White
3999 West First Street (S.R. 46), Sanford, Florida 32771
Sanford, Florida 32771
File Number: SCT21-2656

$ 278,500

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this 30th day of July, 2021, between Maronda Homes, LLC of Florida, a Florida limited liability company, successor by conversion to Maronda Homes, Inc. of Florida, a Florida Corporation pursuant to Certificate of Conversion filed December 20, 2019 and effective December 31, 2019. Conversion and LLC Affidavits recorded in Official Records Book 9514, Pages 1642 through 1646, Seminole County Florida whose mailing address is:1686 W HIBISCUS BLVD MELBOURNE, FLORIDA 32901, hereinafter called the grantor, to NICHOLAS SHRIRAM DWARIKA, A SINGLE MAN, whose mailing address is: 3350 SW VENDOME ST, PORT SAINT LUCIE, FLORIDA 34953, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

Lot 13, Block 1451, Port Saint Lucie, Section Fifteen, according to map or plat thereof as recorded in Plat Book 13, Pages 6, 6A through 6E, inclusive, of the Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 3420-570-0346-000/8

Subject, however, to the taxes for the current year, all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by through or under the said grantor.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness signature
Danielle Knowles
Print witness name
Melinda Gorenflo
Witness signature
Melinda Gorenflo
Print witness name

Maronda Homes, LLC. of Florida, a Florida limited liability company

By:
Print Name: ROBERT G. INTILLE
Title: Vice President

(Corporate Seal)

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 29 day of July 2021, by ROBERT G. INTILLE the Vice President of Maronda Homes, LLC. of Florida, a Florida limited liability company.

[SEAL]
Online Notary

MELINDA GORENFLO
MY COMMISSION # GG 979310
EXPIRES: April 16, 2024
Bonded Thru Notary Public Underwriters

Melinda Gorenflo
Signature of Notary Public
Personally Known ✓ OR
Produced Identification ____
Type of Identification Produced
N/a

Nicholas Dwarika
Variance Application
P23-128

Planning and Zoning Board

September 5, 2023

Marissa Da Breo-Latchman, Environmental Planner II

Request Summary

Applicant / Property Owner: Nicholas Dwarika
Address: 3350 SW Vendome St

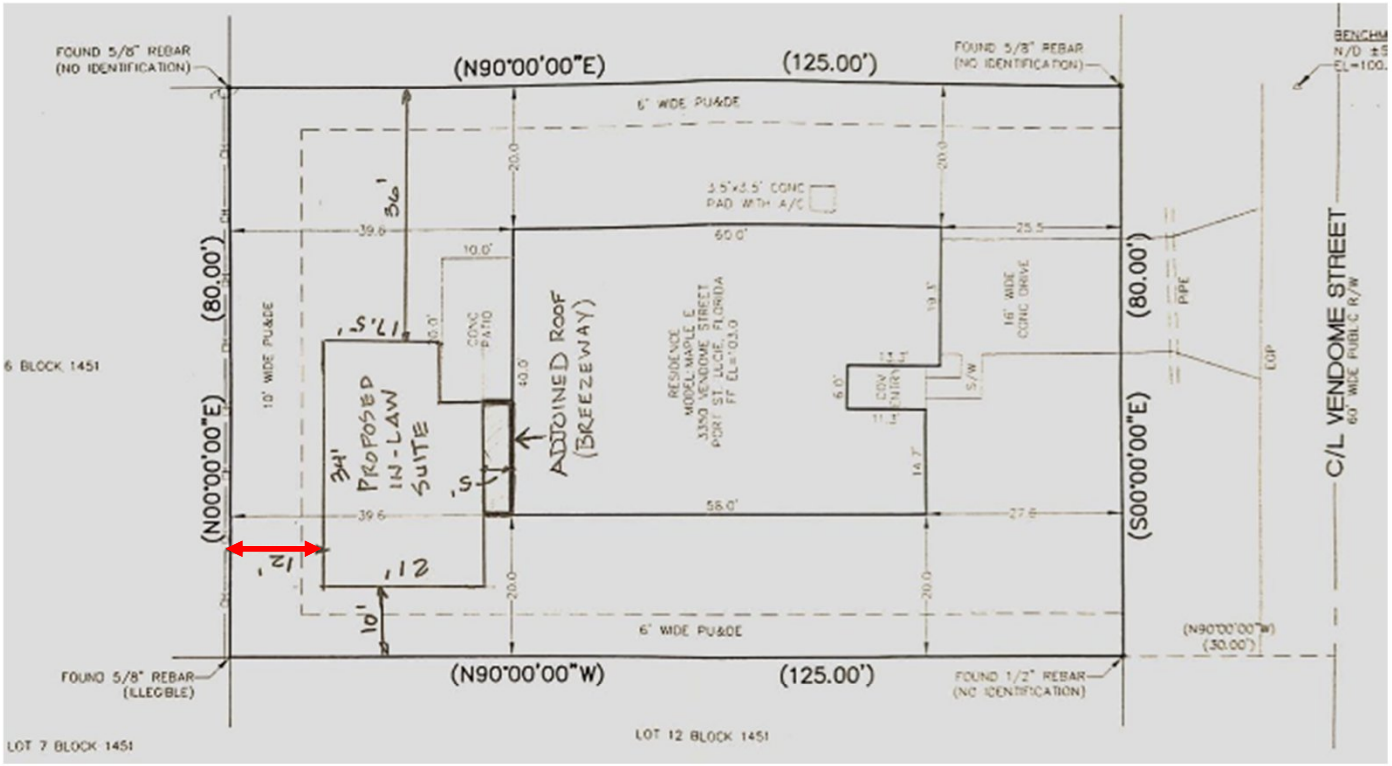
Request: The applicant is requesting a variance of 13 feet from the rear setback requirement to allow for a 12-foot rear setback where 25 feet is required, to provide for an addition to the existing single-family residence.

Aerial

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residence
South	RL	RS-2	Single-Family Residence
East	RL	RS-2	Vacant Parcel
West	RL	RS-2	Drainage canal, Single-Family Residence



Proposed Addition



Questions or Comments?

Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

"A City for All Ages"

Agenda Summary

2023-790

Agenda Date: 9/5/2023 **Agenda Item No.:** 8.i

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-141 10th Southern Grove DRI - Map H Amendment

Location: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida

This is a request to modify Map H, the master development plan, and Map H-2, Tradition Trail and multi-use plan.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: This application is an amendment to the Southern Grove Development of Regional Impact (DRI) to amend Map H and Map H-2. Map H is the master development plan for the Southern Grove DRI and Map H-2 is the master plan for Tradition Trail and pedestrian facilities. This amendment will re-align certain roadways depicted on Map H and Map H-2 and located west of Interstate 95 and east of SW Village Parkway to accommodate new development plans for this area of the city.

Presentation Information: Staff will give a presentation.

Staff Recommendation: Move that the Board approve the amendment as recommended by the Planning and Zoning Department.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the amendment as recommended by the Planning and Zoning Department.
2. Move that the Board not approve the amendment and provide staff direction.

Background: Southern Grove is an approved Development of Regional Impact (DRI) that is located west of Interstate 95, south of Tradition Parkway, north of the C-23 canal and approximately 3,606 acres in size. In total, the development program includes 7,674 residential dwelling units; 1,831,465 square feet of retail use; 1,409,903 square feet of office use; 1,201,557 square feet of research and development; 8,745,000 square feet of warehouse/industrial use; 1,051 hotel rooms; 300 hospital beds; and ancillary and support uses as permitted within the NCD District.

Issues/Analysis: See attached staff report.

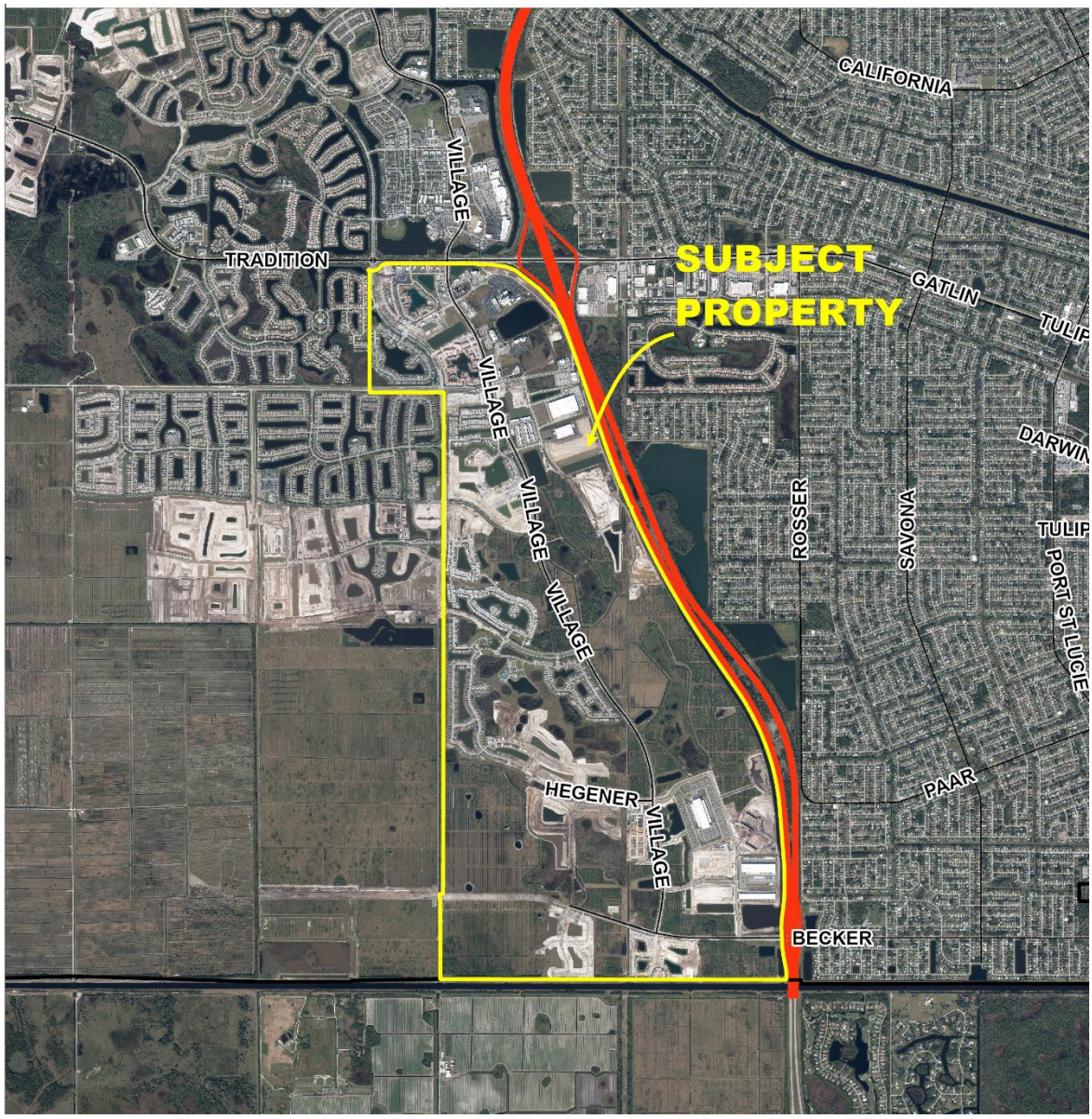
Special Consideration: N/A

Location of Project: The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.

Attachments:

1. Staff Report
2. Attachment “A”, Existing Map H and Map H-2
3. Attachment “B”, Proposed Map H and Map H-2
4. Application
5. Staff Presentation

Southern Grove Development of Regional Impact (DRI) Amendment
10th Amendment to the DRI Development Order to Amend Map H, the Master Development Plan
Project No. P23-141



Project Location Map

SUMMARY

Applicant's Request:	This is an application for the 10th Amendment to the Southern Grove DRI to modify Map H, the master development plan, and Map H-2, Tradition Trail and multi-use plan. No other changes are proposed to the DRI development order conditions.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc.
Applicant:	Port St. Lucie Governmental Finance Corporation and Mattamy Palm Beach, LLC
Property Owner:	Port St. Lucie Governmental Finance Corporation
Location:	The property is located directly west of Interstate 95, between Tradition Parkway and the C-23 Canal and bordered to the west by SW Community Boulevard.
Legal Description:	A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida.
Application Type:	DRI Amendment
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Background

On behalf of the Port St. Lucie Governmental Finance Corporation (GFC), Culpepper and Terpening, Inc. has submitted an application for a map amendment to the Southern Grove DRI. The amendment was prepared with assistance from Lucido and Associates and Mattamy Palm Beach, LLC, as the developer of the Southern Grove DRI. Southern Grove is an approved Development of Regional Impact (DRI) that is located west of Interstate 95, south of Tradition Parkway, north of the C-23 canal and approximately 3,606 acres in size. In total, the development program includes 7,674 residential dwelling units; 1,831,465 square feet of retail use; 1,409,903 square feet of office use; 1,201,557 square feet of research and development; 8,745,000 square feet of warehouse/industrial use; 1,051 hotel rooms; 300 hospital beds; and ancillary and support uses such as public facilities, recreational facilities, schools etc. as permitted within the NCD District. In 2021, the City Council adopted the 8th Amendment to the Southern Grove DRI through Resolution 21-R136 (P21-012). The 8th Amendment to the Southern Grove DRI provided for revised development entitlements, revised conditions of approval, revised buildout and expiration dates, a revised master development plan (Map H), and a revised Tradition Trail and multi-purpose plan (Map H-2). The amendment followed the City's adoption of the Southern Grove Master Plan and an updated traffic study for the western annexation area.

In 2022, the City Council adopted the 9th amendment to the Southern Grove DRI which provided for an amendment to Map H to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts through Resolution 22-R44. Except for a revised Map H, no other changes were made to the development order adopted under Resolution 21-R136. The development order conditions adopted under Resolution 21-R136 remain in full force and effect.

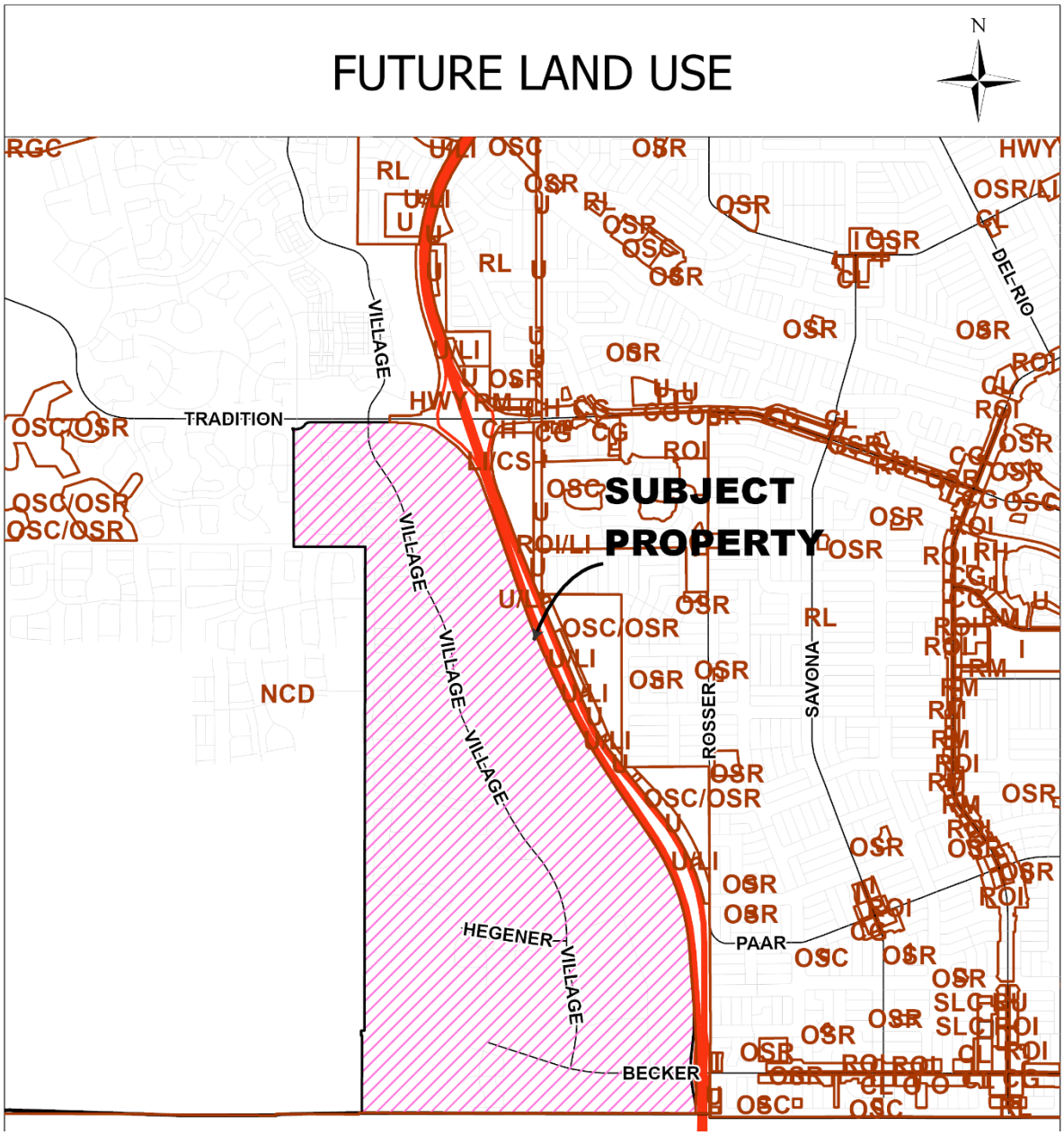
This application provides for further amendments to Map H and Map H-2 to provide for the realignment of certain roadways and multi-purposed paths located between Interstate 95 and SW Village Parkway to accommodate new development plans for this area of the city. As a result of the roadway re-alignments, a minor adjustment was made to the land use subdistricts for Mixed Use and Employment Center sub-districts.

The proposed changes to Map H and Map H-2 are further described below:

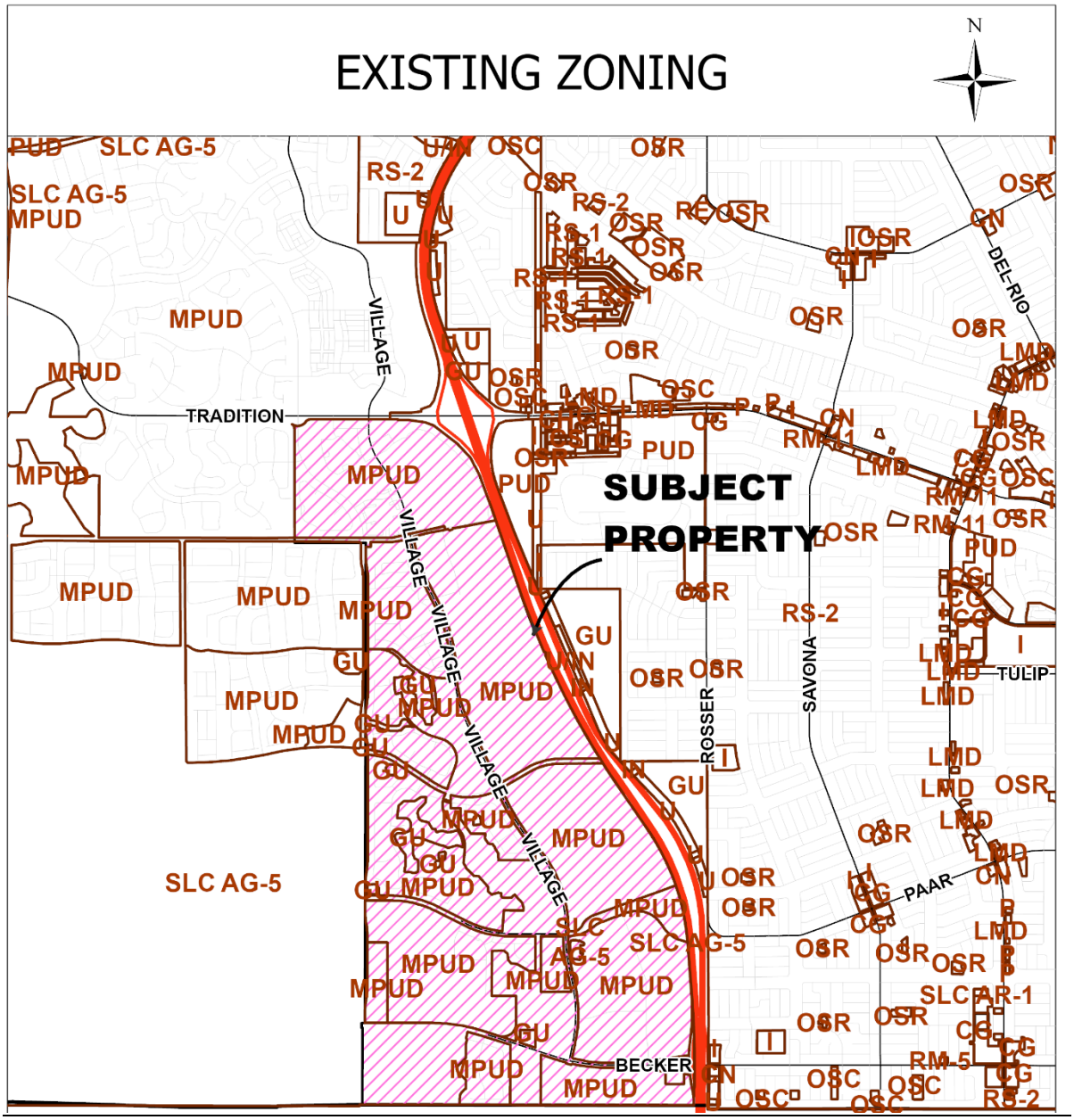
1. The proposed re-alignment of the extension of SW Anthony F. Sansone Sr Boulevard between SW Hegener Drive and Marshall Parkway. As currently depicted on Map H and Map H-2, SW Anthony F. Sansone Sr. Boulevard extends from Becker Road north to Marshall Parkway where it connects to Tom Mackie Boulevard on the east side of a 110-foot-wide FPL easement. Under the proposed amendment, the section of SW Anthony F. Sansone Sr. Boulevard that is located between Marshall Parkway and SW Hegener Drive will shift further to the west so that the road connects to Tom Mackie Boulevard on the west side of the 110-foot-wide FPL easement.
2. The proposed re-alignment of Tom Mackie Boulevard north of Marshall Parkway. As a result of the realignment of SW Anthony F. Sansone Sr Boulevard, a slight adjustment has been made to the alignment of Tom Mackie Boulevard north of Marshall Parkway so that the road connects to SW Anthony F. Sansone Sr. Blvd on the west side of the existing 110-foot-wide FPL easement.
3. The proposed re-alignment of SW Anthony F. Sansone Sr. Blvd. results in a slight change to the total acreage for the Employment Center land use sub-district and the Mixed Use land use sub-district. The Mixed Use sub-district acreage is decreased by one acre for a total of 398 acres and the Employment Center acreage is increased by one acre for a total of 886 acres.
4. The proposed changes to Map H-2 include the re-alignment of the multi-use trail known as Tradition Trail and the removal of two segments of Tradition Trail in the general area between Marshall Parkway and future road E/W 2 and west of Tom Mackie Boulevard. These segments of the trail are proposed for removal to avoid any conflicts with future development proposals since this area of the jobs corridor is still under design.

No changes are proposed to the development order conditions adopted under Resolution 21-R136. With the exception of the changes to Map H and Map H-2 (Exhibit “B” and “B-2” to Exhibit 1 of Resolutions 21-R136 and 22-R44) described above, the existing development order approved under Resolution 21-R136 will remain in full force and effect.

The adopted Map H and Map H-2 are provided as Attachment “A” to the staff report and the proposed amendments to Map H and Map H-2 are provided as Attachment “B” to the staff report.


FUTURE LAND USE
N
SUBJECT PROPERTY
TRADITION
VILLAGE
VILLAGE
VILLAGE
VILLAGE
HEGENER
VILLAGE
BECKER
NCD
ROSSER
SAVONA
PAAR
DEL RIO
HWY
OSR
OSC/OSR
RL
ROI
CL
CG
RM
U
LI
CS
SLC

..


EXISTING ZONING
N
SUBJECT PROPERTY
TRADITION
VILLAGE
DEL RIO
ROSSER
SAVONA
TULIP
PAAR
BECKER
MPUD
SLC AG-5
RS-2
OSR
PUD
GU
LMD
CG
RM-11
RM-5
SLC AR-1

Analysis

Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations. The proposed changes to Map H and Map H-2 are consistent with a proposed large scale comprehensive plan text amendment to amend Figure 1-4 of the Future Land Use Element (P23-142). Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. It is required by Policy 1.2.1.3 of the comprehensive plan to illustrate how the seven land use sub-categories (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use) in an NCD District are allocated, where they are located, and how they would function in relation to each other. The proposed text amendment will amend Figure 1-4 of the Future Land Use Element to adjust the alignments of SW Anthony F. Sansone Sr Boulevard and Tom Mackie Boulevard between SW Village Parkway and Interstate 95 to accommodate revised development plans in this area. As a result of these roadway realignments, minor adjustments were made to the acreage totals for the Mixed Use and Employment Center sub-districts.

A transmittal hearing for the large scale text amendment (P23-142) will be scheduled for City Council. Following state review of the proposed amendment, an adoption hearing will be scheduled for City Council action. Following the adoption of the comprehensive plan amendment, the adoption hearing for the DRI amendment can move forward to City Council.

RELATED PROJECTS

P23 - 142 – Southern Grove Comprehensive Plan Text Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval of the proposed comprehensive plan text amendment as depicted in Attachment "B" to the staff report.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

EXHIBIT "B" TO EXHIBIT "1"

SOUTHERN GROVE

SOUTHERN GROVE Development Phasing							
Phases	Residential (DUs)	Retail (sq. ft.)	Office (sq. ft.)	Research & Development (sq. ft.)	Industrial (sq. ft.)	Hotel (rooms)	Hospital (beds)
1 (2006-2027)	3,415	180,000	400,000	300,000	450,000	250	180
2 (2027-2032)	4,259	796,480	250,000	200,000	3,250,000	310	120
3 (2032-2037)		258,500	50,000	50,000	1,380,116	80	-
4 (2037-2042)		596,485	709,903	651,557	3,664,884	411	-
Total	7,674	1,831,465	1,409,903	1,201,557	8,745,000	1,051	300

SOUTHERN GROVE Conservation Areas			
ID		Wetland (ac)	Upland Buffer / Upland (ac)
CA2	W420	0.304	0.200
CA3	W421	3.453	0.610
CA4	W422	1.071	0.520
CA6	W436	0.860	0.450
CA7	W444	0.577	0.400
CA8	W433	1.542	
CA9	W439	0.698	
	~~W440~~	~~0.380~~	
	~~W441~~	~~0.570~~	
CA10	W442	1.101	
CA11	W443	0.588	
CA12	W447	1.845	0.640
CA13	Live Oak Hammock		5.120
CA14	W452	4.857	
CA15	W455	0.763	
CA16	W463	6.000	
CA17	W475	2.246	0.750
CA18	W456	1.557	
CA19	W462	3.863	
CA20	W466	1.021	0.450
CA21	W467	0.715	0.360
CA22	W461	6.789	
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CA32	W483	3.965	1.320
	W457	0.829	0.400
	W465	3.096	
Total		100.634	15.250

DRI CRA MAP LEGEND:

- RESIDENTIAL
- MIXED USE
- NEIGHBORHOOD VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL BUSINESS CENTER
- PROPOSED RIGHTS-OF-WAY 1/
- UTILITY EASEMENT
- STORMWATER MANAGMENT 1/
- ACTIVE PARK 1/
- SCHOOL 1/
- ARCHEOLOGICAL SITE 2/
- CONSERVATION AREA (W-#)
  - MITIGATION
  - UPLAND
  - WETLAND
- (F) FIRE STATION LOCATION (Approximate)
- PEDESTRIAN/BIKE PATH (REQUIRED ON BOTH SIDES OF ARTERIALS) (REQUIRED ON BOTH SIDES OF COLLECTORS) (REQUIRED ON ONE SIDE OF E/W #2)
- MULTI-PURPOSE PATH (May be outside ROW)

NOTES:

1/ CIVIC USES INCLUDE SCHOOL & SUPPORT FACILITIES AS WELL AS CULTURAL FACILITIES
2/ PROPOSED RIGHTS-OF-WAY AND STORMWATER MANAGEMENT PONDS, PED/BIKE/MULTI-PURPOSE PATHS, SCHOOLS, AND PARKS SHOWN FOR ILLUSTRATION ONLY. LOCATIONS SUBJECT TO CHANGE.
3/ ARCHEOLOGICAL SITE. -OTTER SITE (8SL1717)

CRA PLAN LEGEND:

- MULTI-PURPOSE PATH (MAY BE OUTSIDE OF ROW)
- PARK & RIDE

SUPPORTIVE POLICIES AND NOTES:

1) DEVELOPMENTS MUST CONNECT TO PATH AND SECONDARY PATH SYSTEMS.
2) ARTERIAL ROAD CROSSINGS SHOULD BE AT MINOR INTERSECTIONS.
3) ON SECONDARY PATHS, MULCH MAY BE UTILIZED WHERE PATH TRAVERSES CONSERVATION AREAS.
4) THE CITY SHOULD CONTINUE THE PATH PROGRAM TO THE WEST.
5) THE PATH SHOULD BE LOCATED ADJACENT TO DRAINAGE FACILITIES WHEN POSSIBLE.
6) PATH LOCATIONS ARE GENERAL AND MAY CHANGE AT FINAL DESIGN.

FUTURE GREENWAYS/TRAILS AS SHOWN ON THE ST. LUCIE COUNTY BICYCLE, PEDESTRIAN, GREENWAYS AND TRAILS MASTER PLAN (BY OTHERS)

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 220-2100 - Fax (772)223-0220

Mattamy Palm Beach, LLC
Owner

E&W Consultants, Inc.
Environmental

Lucido & Associates
Planning

MacKenzie Engineering & Planning, Inc.
Traffic

LA#: 19-200

Proposed Map H
Master Development Plan

PROPOSED: March 14, 2022

EXHIBIT "B-2" TO EXHIBIT "1"

SOUTHERN GROVE

TRADITION PKWY

SW GATLIN BLVD

E/W # 1

COMMUNITY BLVD

E/W # 2

K-8 School (20 ac.)

Park 27.51 ac.

MARSHAL PKWY

VILLAGE PARKWAY

PAAR ROAD

HEGENER DRIVE

School 20 ac.

Park 11.66 ac.

BECKER ROAD

Park 14.83 ac.

Park 30 ac.

C-23 CANAL

FUTURE GREENWAYS/TRAILS AS SHOWN ON THE ST. LUCIE COUNTY BICYCLE, PEDESTRIAN, GREENWAYS AND TRAILS MASTER PLAN (BY OTHERS)

CRA PLAN LEGEND:

- PROPOSED RIGHTS-OF-WAY 1/
- UTILITY EASEMENT
- STORMWATER MANAGEMENT (EXISTING)
- ACTIVE PARK 1/
- SCHOOL 1/
- ARCHEOLOGICAL SITE 2/
- CONSERVATION AREA (W-#)
  - MITIGATION
  - UPLAND
  - WETLAND
- PEDESTRIAN/BIKE PATH
  (8' Pedestrian/Bike Path or 5' sidewalks and on-street bike lanes required on both sides of arterials) 1/
  (5' Sidewalk and on-street bike lane required on one side of E/W #2 1/
- TRADITION TRAIL/ MULTI-PURPOSE PATH 1/ (May be outside ROW)
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NOTES:

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MULTI-PURPOSE PATH:

10-12'
4' PED | 6-8' BIKE/GOLF CART

TYPICAL SECTION

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 220-2100 - Fax (772)223-0220

1,500' 0' 10 AC. 5 MIN. WALK

500' 0' 500' 1000' 2000'

Mattamy Palm Beach, LLC
Owner

E&W Consultants, Inc.
Environmental

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LA#: 19-200

Map H(2)
Master Development Plan

September 14, 2021

Plotted: Sep 14, 2021 - 10:44am by myates J:\Projects Active\19-200 SG-3 MPUD Rezoning Process\Site Plan\Southern Grove Maps H and H2 - PROPOSED.dwg

EXHIBIT "B" TO EXHIBIT "1"

SOUTHERN GROVE

SOUTHERN GROVE Development Phasing							
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FUTURE GREENWAYS/TRAILS AS SHOWN ON THE ST. LUCIE COUNTY BICYCLE, PEDESTRIAN, GREENWAYS AND TRAILS MASTER PLAN (BY OTHERS)

TRADITION PKWY
SW GATLIN BLVD
FPL EASEMENT
INTERSTATE 95
E/W #1
E/W #2
COMMUNITY BLVD
TOM MACKIE BLVD.
MARSHAL PARKWAY
VILLAGE PARKWAY
HEGNER DRIVE
BECKER ROAD
ANTHONY F. SANSONE SR. BLVD.
C-23 CANAL
CA-2
CA-3
CA-4
CA-6
CA-7
CA-8
CA-9
CA-10
CA-11
CA-12
CA-13
CA-15
CA-16
CA-17
CA-19
CA-20
CA-21
CA-22
CA-23
CA-24
CA-25
CA-26
CA-28
CA-32
K-8 School 20 ac.
Park 27.51 ac.
Park 14.83 ac.
School 20 ac.
Park 11.66 ac.
Park 30 ac.
FPL SUBSTATION
FPL EASEMENT (± 3 ac.)
1,500' 0' 5 MIN. WALK
500' 0' 500' 1000' 2000'

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Mattamy Palm Beach, LLC
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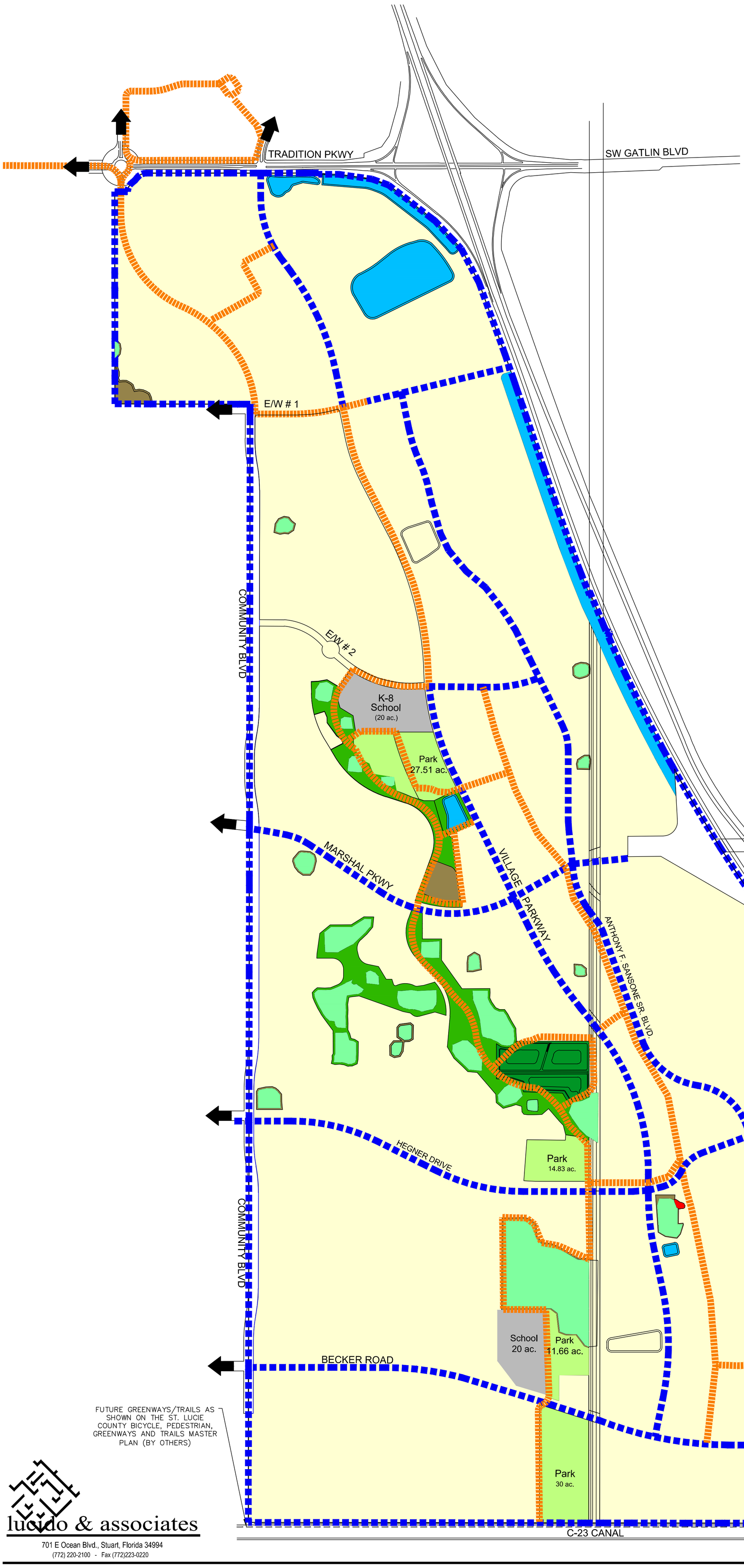
Proposed Map H
Master Development Plan

PROPOSED: August 15, 2023

Proposed

EXHIBIT "B-2" TO EXHIBIT "1"

SOUTHERN GROVE



CRA PLAN LEGEND:

- PROPOSED RIGHTS-OF-WAY 1/
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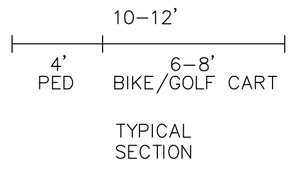
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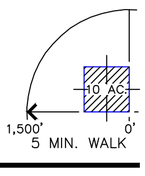
MULTI-PURPOSE PATH:



TYPICAL SECTION

FUTURE GREENWAYS/TRAILS AS SHOWN ON THE ST. LUCIE COUNTY BICYCLE, PEDESTRIAN, GREENWAYS AND TRAILS MASTER PLAN (BY OTHERS)

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 220-2100 - Fax (772)223-0220



Mattamy Palm Beach, LLC
Owner

E&W Consultants, Inc.
Environmental

Lucido & Associates
Planning

MacKenzie Engineering & Planning, Inc.
Traffic

LA#: 19-200

500' 0' 500' 1000' 2000'

Map H(2)
Master Development Plan

PROPOSED: August 15, 2023

Plotted: Aug 16, 2023 - 8:48am by myates J:\Projects Active\19-200 SC-3 MPUD Rezoning Process\Site Plan\Southern Grove Maps H and H2 - PROPOSED 8.15.2023.dwg

Fusion Planning & Zoning Public Works Utility Engineering  Bridget Kean

Planning / Applications / P#: P23-141

Legal Request

Application | Comments | Submittals | Inspections | Meetings | Allowed Users | BlueBeam | History | Fees | Conditions | Files | Reports

UE Application Save

Project Name:
Southern Grove-DRI Amendment - Map "H"

Management/Property Information | Reviewers

Management

Project Type: *
DRI AMENDMENT

Status:
P&Z MEETING SCHEDUL...

Approved Date:

Project Number: *
P23-141

Amended Number:

Utility File Number :
Type file number...

Building Type :
Select...

Primary Email Address:
dmurphy@ct-eng.com

Describe Request:
to provide for a minor amendment to the Map H of the Southern Grove DRI to reflect a realignment (minor shift to the west) of Sansone Blvd/ Mackie Blvd from north of Hegener Drive to north of Marshal Boulevard.

Check this if Exempt from Public Records Request:

Property Information

Address:

Project Site Location:

City Section:

Block:
SouthernGrove

Lot:

Legal Description:

+

Parcel Number
No data

Current Land Use: Select...

Current Zoning: Select...

Proposed Zoning: Select...

Utility Provider: Select...

Acreage: 250

Administrative:

Architectural Elevations:

Agent/Applicant | Property Owners | Authorized Signatory of Corporation | Project Architect/Engineer

Agent First Name: Dennis

Agent Last Name: murphy

Agent Business Name: Culpepper & Terpeni

Agent Phone: (772) 464-3537

Agent Address: 2980 south 25th street

Agent City: Ft Pierce

Agent State: FLORIDA

Agent Zip: 34981

Agent Email: dmurphy@ct-eng.com

Save

© 2023 Port St. Lucie I.T.

Port St. Lucie Governmental Finance Corporation
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

AGENT CONSENT FORM

Project Name(s): P23-142 Southern Grove Comprehensive Plan Text Amendment and associated P23-141 Southern Grove DRI Amendment

Legal Description: A parcel of land lying in Sections 15, 22, 23, 26, 27, 34, and 35 Township 37 South, Range 39 East, St. Lucie County, Florida

I hereby give CONSENT to Lucido & Associates and Culpepper and Terpening, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the projects indicated above.

Signature	CEO Title	8/22/23 Date

Jesus Merejo
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of ☒ physical presence or ☐ online notarization**, this 22 day of August, 2023, by Jesus Merejo, CEO, who is personally known to me.

Signature of Notary Public

SALOME ANGRAND
Commission # HH 372649
Expires March 13, 2027

NOTARY SEAL/STAMP

Salome Angrand
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires March 13, 2027

10th Amendment to the Southern Grove DRI
P23-141

Planning and Zoning Board Meeting
September 5, 2023
Bridget Kean, AICP
Senior Planner

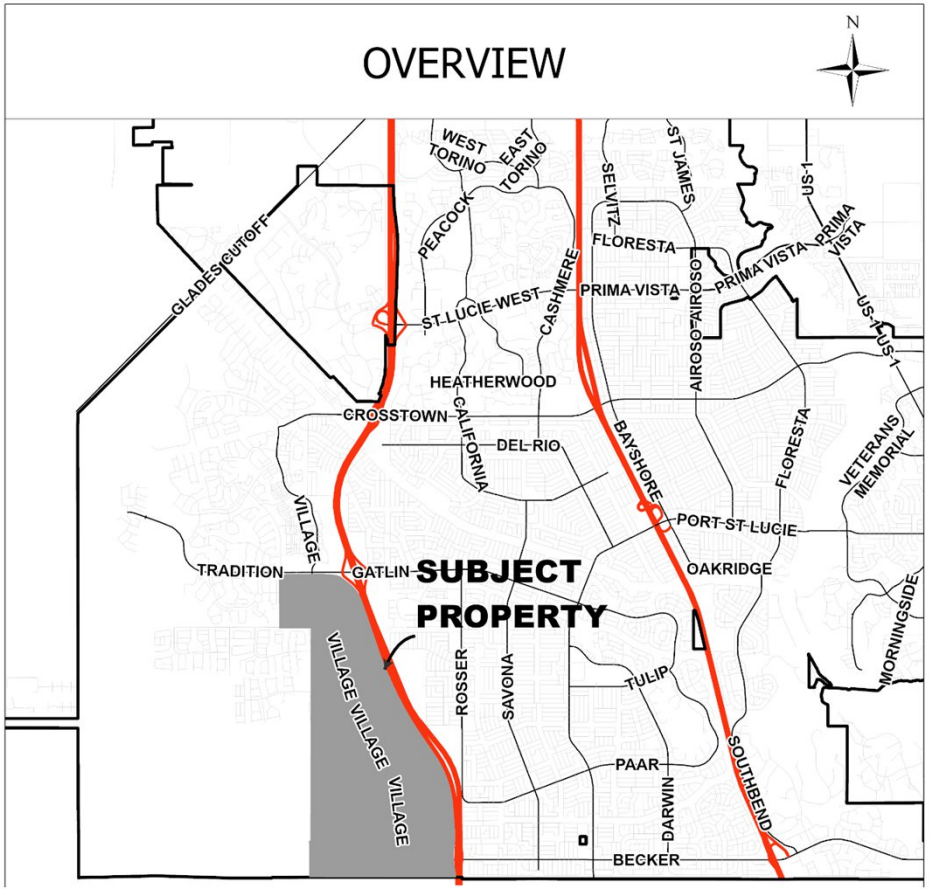
Request Summary

Applicant's Request:	This is an application for the 10th Amendment to the Southern Grove DRI. The proposal is to amend Map H and Map H-2, the DRI master development plans. No changes are proposed to the DRI development order conditions of approval.
Agent:	Dennis Murphy, Culpepper and Terpening, Inc. with assistance from Lucido and Associates
Applicant /Property Owner:	Port St. Lucie Governmental Finance Corporation (GFC) with assistance from Mattamy Palm Beach, LLC, as the master developer of the Southern Grove DRI
Location:	The subject property is generally located west of Interstate 95, south of Tradition Parkway, north of the C-23 canal, and bordered by SW Community Boulevard to the west.

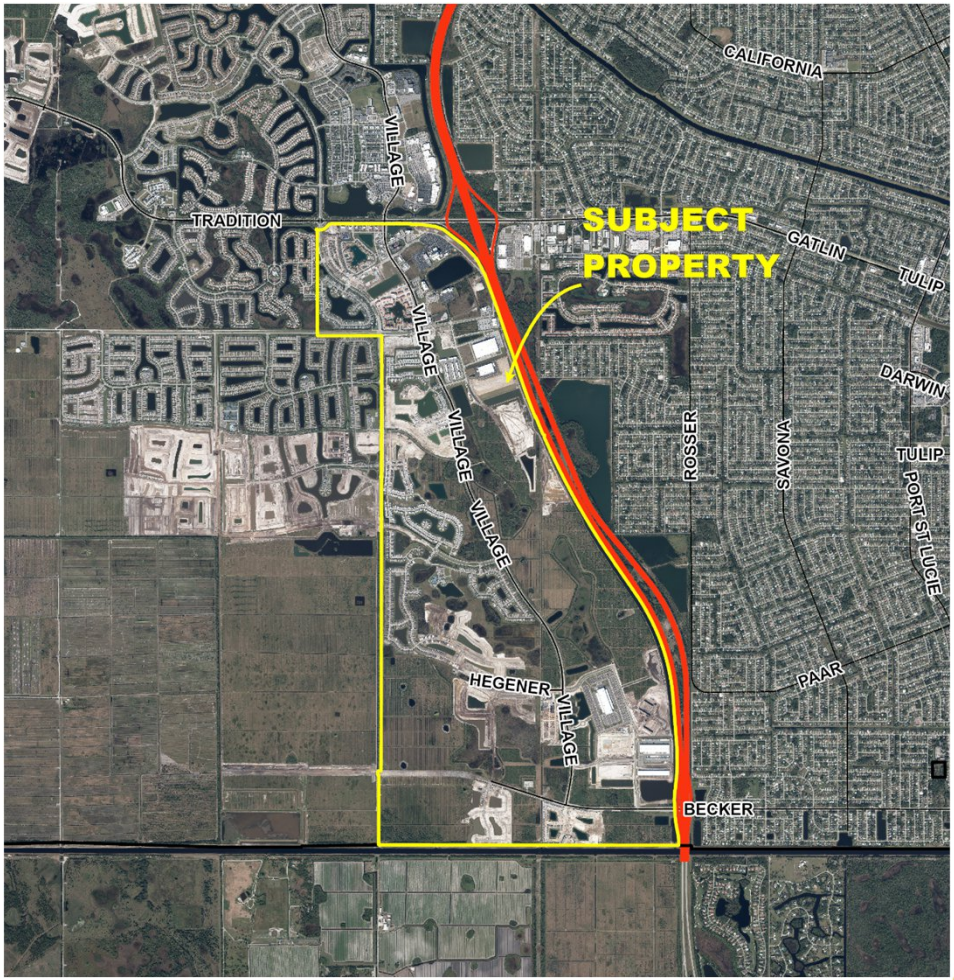
Project Background

- Southern Grove is an approved Development of Regional Impact (DRI) and approximately 3,606 acres in size.
- Development program includes 7,674 residential dwelling units; 1.8 million sq ft of retail use; 1.4 million sq ft of office use; 1.2 million sq ft of research and development; 8.7 million sq ft of warehouse/industrial use; 1,051 hotel rooms; 300 hospital beds; and ancillary and support uses as permitted within the NCD District.
- The future land use classification for the Southern Grove DRI is New Community Development District (NCD).
- NCD is a future land use classification for developments of regional impact to facilitate the development of mixed-use communities.

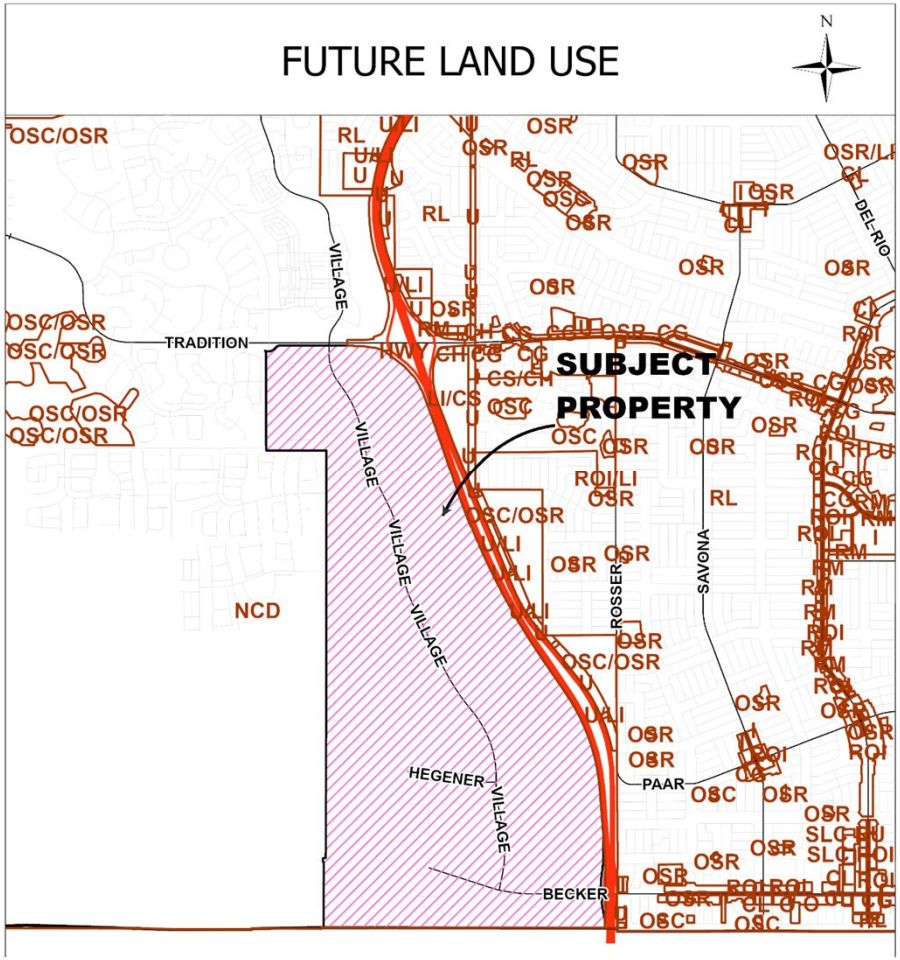
Location


OVERVIEW
N
WEST TORINO
EAST TORINO
PEACOCK
GLADES CUTOFF
ST LUCIE WEST
CASHMERE
SELVITZ
FLORESTA
ST JAMES
PRIMA VISTA
AIROSO
US-1
HEATHERWOOD
CROSSTOWN
CALIFORNIA
DEL RIO
BAYSHORE
FLORESTA
VETERANS MEMORIAL
PORT ST LUCIE
VILLAGE
TRADITION
GATLIN
SUBJECT PROPERTY
OAKRIDGE
MORNINGSIDE
VILLAGE VILLAGE VILLAGE
ROSSER
SAVONA
TULIP
PAAR
DARWIN
SOUTHBEND
BECKER

Aerial


SUBJECT PROPERTY
CALIFORNIA
TRADITION
VILLAGE
VILLAGE
VILLAGE
VILLAGE
HEGENER
VILLAGE
GATLIN
TULIP
DARWIN
ROSSER
SAVONA
TULIP
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Future Land Use



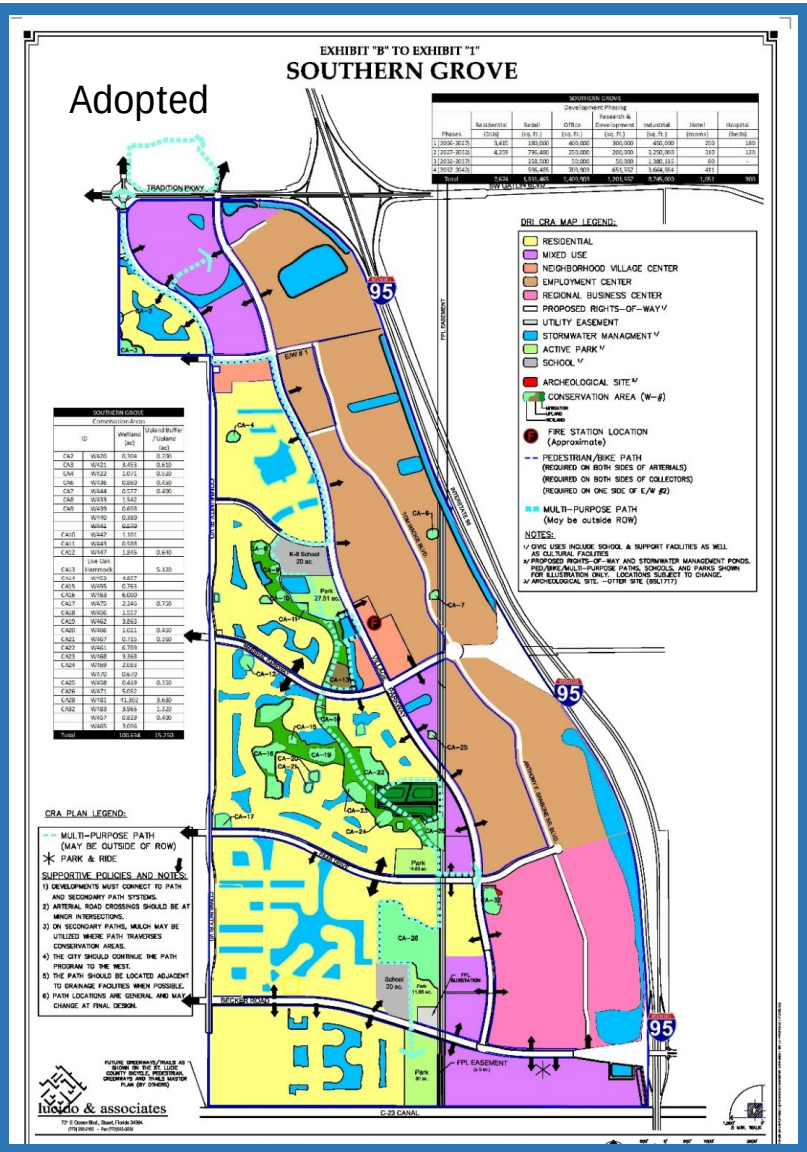
Proposed Project

- In 2021, the City adopted the 8th Amendment to the Southern Grove DRI which revised development entitlements, revised conditions of approval, revised buildout and expiration dates, and revised Map H, the DRI master development plan, and Map H-2, Tradition trail and multi-use plan (Res. 21-R136.)
- The 8th Amendment followed the adoption of the Southern Grove Master Plan and an updated traffic study for the western annexation area.
- In 2022, the City adopted the 9th amendment to the Southern Grove DRI which amended Map H to adjust the locations for the Residential, Mixed Use, Neighborhood/Village Commercial, and Employment Center sub-districts. No changes were made to the DRI development order conditions adopted under Res. 21-R136. These conditions remain in full force and effect.
- This application is the 10th amendment to the Southern Grove DRI. It consists of further amendments to Map H and Map H-2 to adjust the alignments of certain roadways and Tradition Trail between SW Village Parkway and Interstate 95 and other minor changes.
- The purpose of this amendment is to accommodate new development plans for this area of the city.

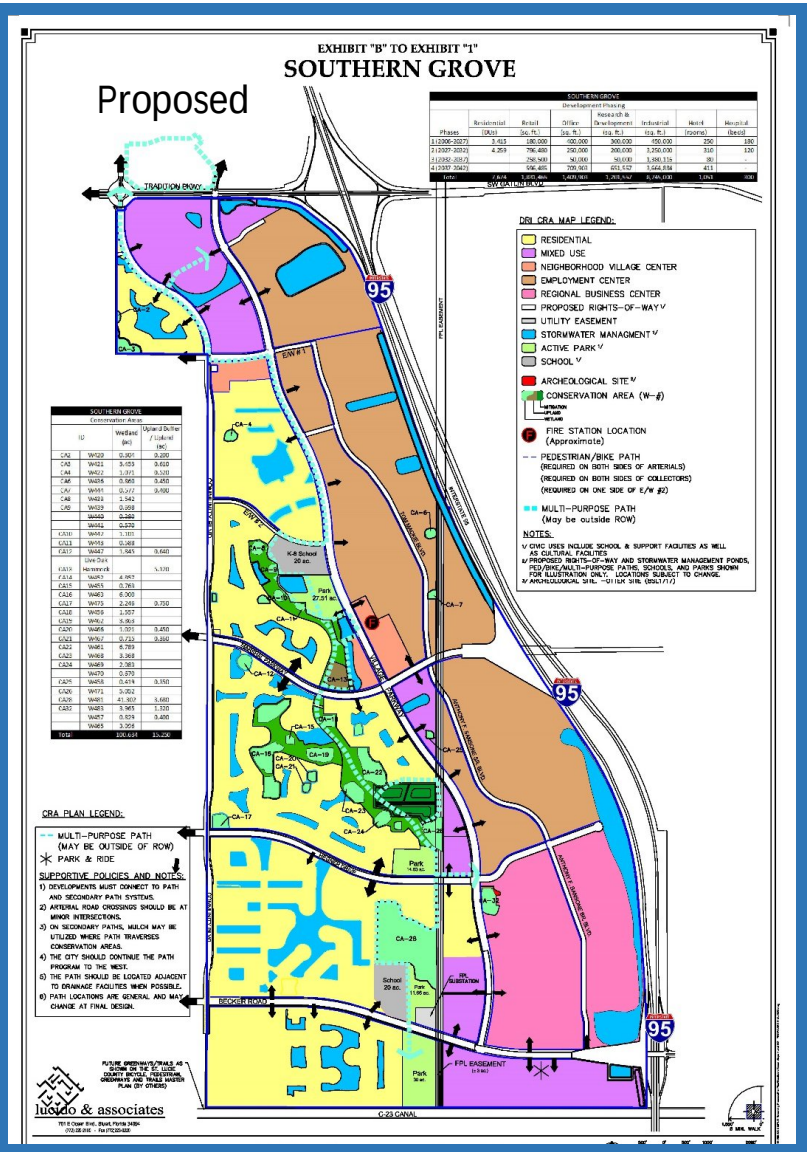
Proposed Changes

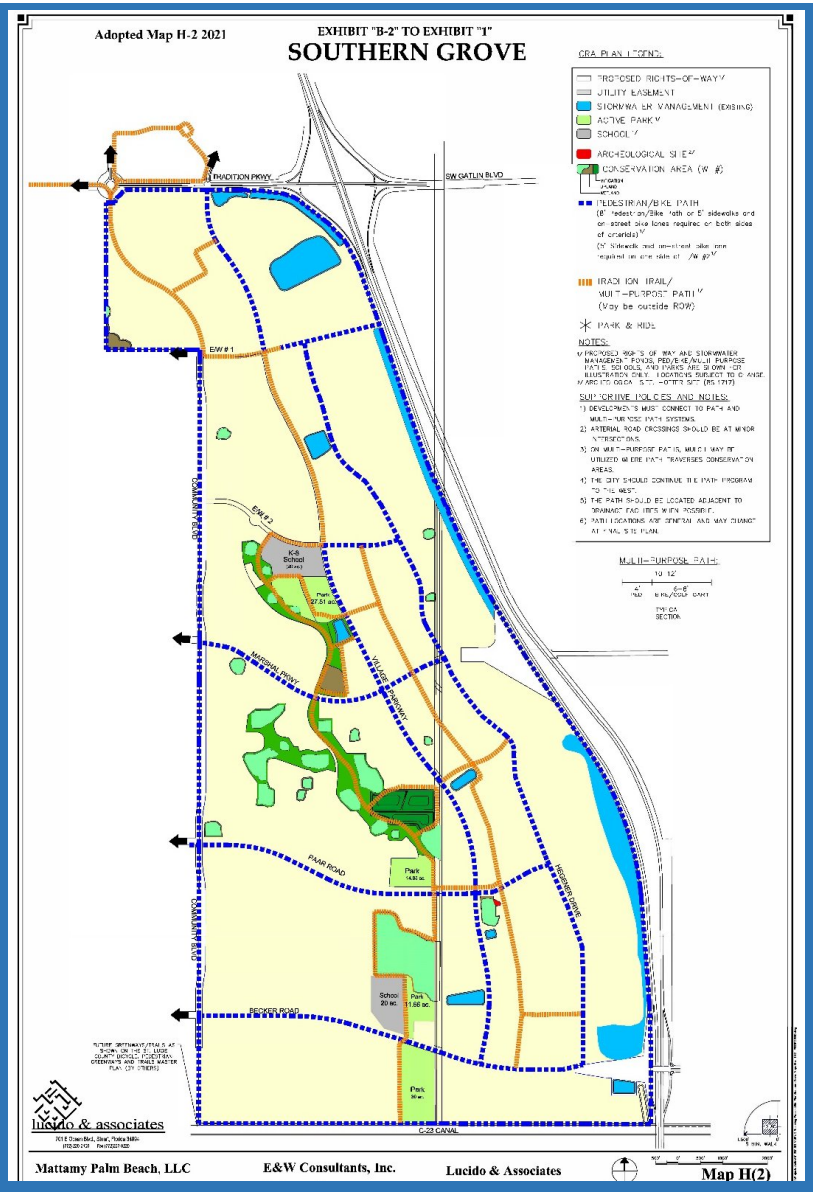
- The proposed changes to Map H and Map H-2 include:
  - The re-alignment of the extension of SW Anthony F. Sansone Sr Boulevard between SW Hegener Drive and Marshall Parkway
  - The re-alignment of the southern extension of Tom Mackie Boulevard north of Marshall Pkwy
  - As a result of the roadway re-alignments, the Mixed-Use sub-district acreage is decreased by one acre for a total of 398 acres and the Employment Center acreage is increased by one acre for a total of 886 acres.
  - The proposed changes to Map H-2 include the re-alignment of the multi-use trail known as Tradition Trail and the removal of two segments of Tradition Trail in the general area between Marshall Parkway and future road E/W 2 and west of Tom Mackie Boulevard.

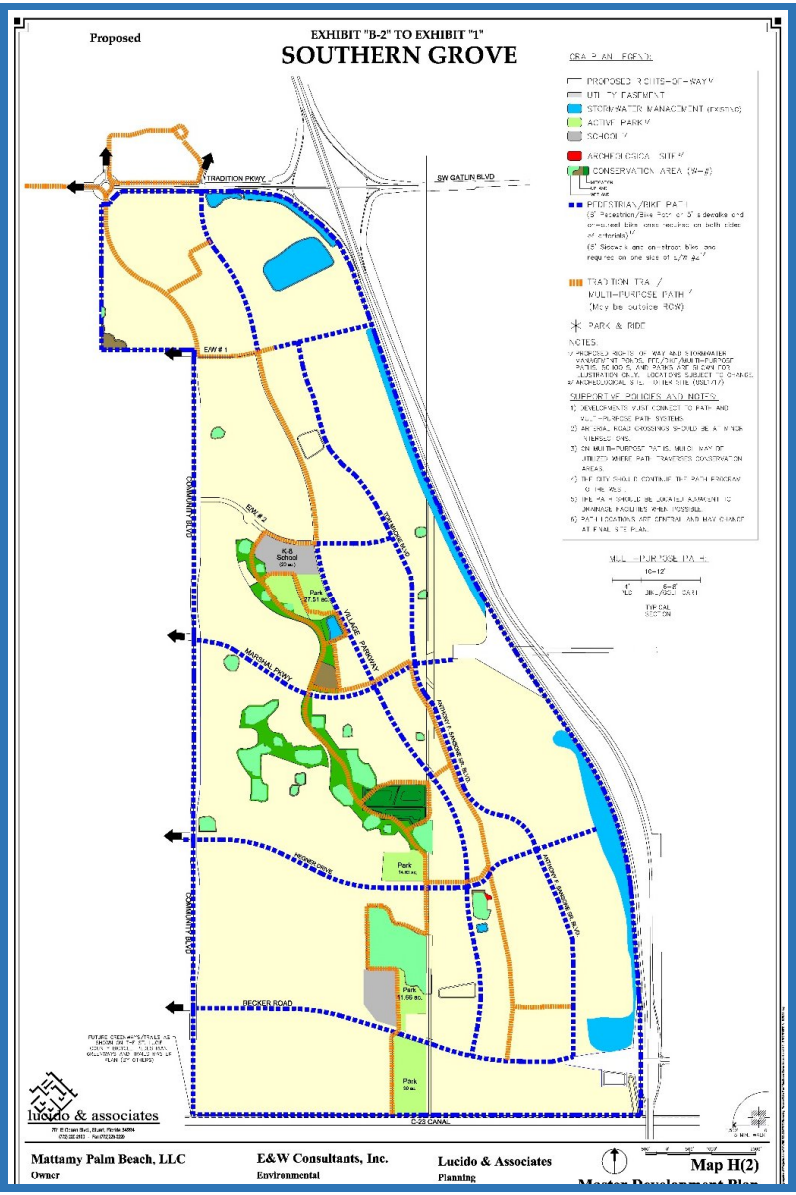
Adopted



Proposed




Adopted Map H-2 2021
EXHIBIT "B-2" TO EXHIBIT "1"
SOUTHERN GROVE
TRADITION PKWY
SW GATLIN BLVD
E/W # 1
E/W # 2
COMMERCE PKWY
VILLAGE PARKWAY
MARSHALL PKWY
PARR ROAD
BECKER ROAD
C-23 CANAL
Park
K-8 School
Mattamy Palm Beach, LLC
E&W Consultants, Inc.
Lucido & Associates
Map H(2)


Proposed
EXHIBIT "B-2" TO EXHIBIT "1"
SOUTHERN GROVE
TRADITION PKWY
SW GATLIN BLVD
E/W # 1
E/W # 2
COMMERCE PKWY
VILLAGE PARKWAY
MARSHALL PKWY
PARR ROAD
BECKER ROAD
C-23 CANAL
Park
K-8 School
Mattamy Palm Beach, LLC
Owner
E&W Consultants, Inc.
Environmental
Lucido & Associates
Planning
Map H(2)

Impacts and Findings

- Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations.
- The proposed changes to Map H are consistent with a proposed large scale comprehensive plan text amendment that amended Figure 1-4 of the Future Land Use Element (P23-142).
- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.
- The proposed text amendment will amend Figure 1-4 of the Future Land Use Element to adjust the alignments of SW Anthony F. Sansone Sr Boulevard and Tom Mackie Boulevard between SW Village Parkway and Interstate 95 to accommodate revised development plans in this area and adjust the acreage totals for the Mixed Use and Employment Center sub-districts.

Recommendation

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval of the proposed DRI amendment as depicted in Attachment "B" of the staff report.

- Planning and Zoning Board Action Options:

  Motion to recommend approval to the City Council
  Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

"A City for All Ages"

Agenda Summary

2023-792

Agenda Date: 9/5/2023 **Agenda Item No.:** 9.a

Placement: New Business

Action Requested: Motion / Vote

Planning and Zoning Board Member of the Site Plan Review Committee

Submitted By: Mary Savage Dunham, Planning and Zoning

Executive Summary: With the resignation of Mr. Piechocki, the Planning and Zoning Board needs to select a member to attend the SPRC meetings as a voting member.

Presentation Information: n/a

Staff Recommendation: Move that the Board select a representative to sit on the SPRC.

Alternate Recommendations:

1. Move that the Board table the item to January with the reorganization.

Background: Ms. Briney is currently the alternate and has expressed an interest in being the regular member.

Issues/Analysis: n/a

Special Consideration: n/a

Location of Project: n/a

Attachments: n/a