

# *St. Andrews Park, Phase II*

## Planned Unit Development (PUD) Amendment

### #2#1 A Master Planned Community

*For:*

St. Andrews Park Commercial, LLC  
1400 E Oakland Park Blvd., Suite 103  
Fort Lauderdale, FL 33334

Amendment #21 Prepared by:

Cotleur & Hearing

1934 Commerce Lane,

Suite 1 Jupiter, FL 33458

HJA Design Studio, LLC

50 E Ocean Blvd., Suite 101

Stuart, FL 34994

January 25, 2024~~April 13, 2022~~

Port St. Lucie Planning and Zoning Department, Project No: ~~P21-175~~P23-219

Port St. Lucie Utilities Department, Project No: ~~11-699-04XX~~

Original	Ordinance 04-98	June 25, 2004	P03-176
Amendment #1	Ordinance 22- <u>37XX,</u>	<u>May 9</u> <del>Date,</del> 2022	P21-175

## DEVELOPMENT TEAM

<p><b><u>Master Developer:</u></b></p>	<p><b><u>Environmental Consultant:</u></b></p>
<p><b>St. Andrews Pack Commercial, LLC</b>          Matthew Markofsky, Manager          1400 E Oakland Park Blvd., Suite 103          Fort Lauderdale, Florida 33334          (954) 567-5161</p>	<p><b>EW Consultants, Inc</b>          Ed Weinberg          1000 SE Monterey Commons Blvd., # 208          Stuart, Florida 34996          772-287-8771          Eweinberg@ewconsultants.com</p>
<p><b><u>Property Owner:</u></b></p>	<p><b><u>Planning Consultant/Landscape Architect:</u></b></p>
<p><a href="#"><u>Calvary Port St. Lucie Ministries Inc.</u></a>  <a href="#"><u>5555 NW Saint James Drive</u></a>  <a href="#"><u>Port St. Lucie, Florida 34983</u></a></p> <p><del><b>St. Andrews Pack Commercial, LLC</b>          Matthew Markofsky, Manager          1400 E Oakland Park Blvd., Suite 103          Fort Lauderdale, Florida 33334          (954) 567-5161</del></p>	<p><a href="#"><u>Cotleur &amp; Hearing</u></a>  <a href="#"><u>Donaldson Hearing</u></a>  <a href="#"><u>1934 Commerce Lane, Suite</u></a>  <a href="#"><u>1</u></a>  <a href="#"><u>Jupiter, Florida 33458</u></a>  <a href="mailto:dhearing@cotleur-hearing.com"><u>dhearing@cotleur-hearing.com</u></a></p> <p><del><b>HJA Design Studio, LLC</b>          Michael Houston, President          50 SE Ocean Blvd. Suite 101          Stuart, Florida 34994          (772) 678-7200  <a href="mailto:mhouston@hjadstudio.com"><u>mhouston@hjadstudio.com</u></a></del></p>
<p><b><u>Civil Engineer:</u></b></p>	<p><b><u>Traffic Engineer:</u></b></p>
<p><b>Stephen Cooper, P.E. &amp; Associates, Inc.</b>          Stephen Cooper          7450 S. Federal Hwy          Port St. Lucie, Florida 34952          (772) 336-2933          scooper@scpeinc.com</p>	<p><b>O'Rourke Engineering &amp; Planning</b>          Susan O'Rourke          22 SE Seminole St.          Stuart, Florida 34994          (772) 781-7918          seorourke@comcast.net</p>
<p><b><u>Surveyor</u></b></p>	<p><b><u>Architect:</u></b></p>
<p><b>Alexander Piazza PSM, Inc.</b>          Alexander Piazza          619 SW Biltmore Street          Port St. Lucie, Florida 34983          772-340-7770  <a href="mailto:alexanderpiazza@ajpsurvey.com"><u>alexanderpiazza@ajpsurvey.com</u></a></p>	<p><b>Coral Key Design, Inc.</b>          Mark Jenkins          605 Belvedere Rd., Suite 7          West Palm Beach, Florida 33405          561-722-3890  <a href="mailto:coralkeydesign@gmail.com"><u>coralkeydesign@gmail.com</u></a></p>

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## STATEMENT OF PROPOSED PUD CHANGES

### Amendment 2~~First Amendment~~

This Planned Unit Development (PUD) amendment, will remove the area referred to as “Parcel B” and “Parcel D” from the St. Andrews Park PUD. The area subject to removal encompasses approximately 14.68 acres and was originally intended to produce townhome units.

Following the removal of this area from the PUD, the property owner intends to rezone the subject property from PUD to Institutional. Approval of this request will allow the property owner to propose construction of a new school referred to as “Cavalry Christian Academy.”

The remainder of the St. Andrews PUD will consist of the developed area west of the land subject to removal known as “Parcel A” containing townhome units and commercial area southeast known as “Parcel C.”

~~in conjunction with the small scale future land use amendment, will reduce the amount of General Commercial acreage in “Parcel C” to just the previously developed 2.35-acre Dollar Tree Store site and allow the remainder to be developed as townhomes or villas.~~

~~When combined with all but the westerly 1.21 acres of “Parcel B” — now known as “Parcel D”, a comprehensively planned villa/ townhouse community will be created and is intended as a continuation of the successful townhouse/ villas built in phase 1. This is the last major portion of the St. Andrews Park PUD.~~

~~This PUD amendment enlarges “Parcel B” area for townhouses allowing for additional residential development and utilizes many of the development standards from Phase I, “Parcel A” for the new residential development. The standards for townhouse development will be slightly changed to allow the new typical unit setbacks and minimum lot depth which are exhibits to this submittal.~~

~~“Parcel D”, the westerly most 1.21-acre site is proposed as an office site, consistent with the ROI and PUD development standards and is in the same location as the existing project sales center. An adjacent access easement, which includes the secondary entrance and security gate for Phase 1 “Parcel A” residents, will remain the same and new residents in “Parcel B” or office users will not be allowed to use that entrance.~~

~~The residential community will include 67 one and two-story villas at a density of 4.54 units per acre. Two typical units are proposed with a width of 37’ and 30’ and a typical depth of 100’ with the exception of one unit where 80’ depth is necessary. Also proposed is a recreation area with a private pool for use of residents and their guests only, a dog park, nature trails around the preservation areas and lake and substantial open space.~~

# Summary of Proposed Amendments

## Page 1 – Cover Page

Multiple format changes; addition of City project numbers, revision of “Prepared By”, Amendment Number and Date.

## Page 2 – Development Team

Revised Development

Addition of new development team

## Page 3 – Table of Contents

Reduction of Table of Contents remove Map Exhibits A-1, B-1, and C-1. Remove “IV Office Redevelopment Area”. Addition of updated table of contents; add “Parcel A” to exhibits B, C, and D for clarification per city staff comments / PUD document mark-up dated 3/17/2022.

## Page 4 – Statement of Proposed PUD Changes

Reduction of Statement to erase mention of “Parcel B” and “Parcel D” to isolate parcels that will remain in the PUD. Addition of statement to expand clarification of existing text and new delineate parcel information

## Pages ~~5-6~~ ~~5-9~~ – Summary of Proposed Amendments

Insert new text to summarize all changes to the PUD document.

## Page ~~7-10~~ – Introduction

Removal of the words “the properties” clarifying that not all properties north of St. James Boulevard are subject to the Amendment. Removal of property owner information — no longer applicable and property owner / contact information has been updated on the cover page; addition and deletion of text per document markup / comments from P&Z staff dated 8/19/2021

## Page ~~8-9~~ ~~11~~ – Binding PUD Agreement

Remove previous Binding PUD Agreement and insert new/updated agreement. ~~on page 12~~

## Page ~~10~~ ~~12~~ – Location Map

Removal of location map and inserted a revised Location Map. Removal of location map and insert revised location map on page 13 per comments from city staff

## Page ~~13~~ ~~11~~ – FLU Map

Removed FLF map and inserted revised version. Removal of “Proposed Future Land Use Map and insert revised Future Land Use Map on page 14 per comments from staff

## Page ~~12~~ ~~4~~ – Section III – Townhouse Development Area

Reduction of “Parcel B 13.24 acres; Total 33.76 acres” from The title. Now solely reflecting PARCEL “A” 20,52 acres. A.1. Reduction of parcel B to reflect the actual number of units within the PUD being 112 within Parcel A. Addition of “Parcel B 12.04 acres; Total 32.56 acres” to title A.1. Addition of Parcel B; edit to reflect exact number of total townhomes from 180 to 179 and show the breakdown

City of Port St. Lucie

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P23-219

1/25/2024

of townhomes; removal of stipulation regarding rear loaded garages

B.8. Lighting: Added text to include “on Site Plan” regarding site and street lighting

B.9. — Remove “decorative” from fencing requirements per city staff comments / PUD document mark-up dated 11/18/2021.

B.10. Perimeter Fences: Added text to clarify where perimeter fences are required per multiple revisions from staff.

### Page 15 – Section III – Townhouse Development Area

E.10. Reduction of proposed median for Parcel B.C.1—Addition of “lot” to clarify setback distance measurements per staff comments

C.1.b.— Change of minimum rear yard, lots with no alley (primary building) from 20’ to 15’

C.1.d. — Minimum Side Yard: Added “10’ wide” for clarity of measurements; add text referencing exhibit per city staff comments / PUD document mark-up dated 03/17/2022.

C.3. — Minimum Lot Size: changed from 100’ to 80’ to accommodate lot(s) next to wetland area

### Page 16 – Section III – Townhouse Development Area

G.2. Removal of proposed on left turn lane into parcel B.D.1— Move language regarding citywide design standards up from section D.3 per city staff comments / PUD document mark-up dated 3/17/2022

D.3. — Removal of “and as approved by the developer or property owners’ association. Design must at a minimum conform to the city’s architectural design standards.” Per city staff comment/ PUD document mark-up dated 3/17/2022.

D.4 — Removal of section per city staff comments / PUD document mark-up dated 10/07/2021.

E.2. — Removal of specific number of additional guest parking spaces— this number is no longer applicable.

### Page 17 – Section III – Townhouse Development Area

H.3. Removed mention of Parcel B “recreation area.”

Changes section number from “Section V Commercial Retail Development Area” to Section IV – Commercial Retail Development.”

E.6. — Addition of “B-1” to exhibit notation per city staff comments / PUD document mark-up dated 3/17/2022.

E.7. — Addition of “exceeding 150’ ” for clarification to turn around areas per discussion with staff after 10/07/2021 comments / PUD document mark-up.

E.8. — Additional text to show work has been completed.

E.9. — Additional text to show work has been completed.

E.10. — Additional text to show proposed median cut / left turn land per staff comments / PUD document mark-up 3/17/2022.

F. — Update Landscaping Code from Chapter 153 to Chapter 154 per PSLUSD staff comments received via email 3/30/2022.

F.1.c. — Minimum Perimeter Landscape Strip Depth: Addition of St. James Drive minimum agreed upon with staff after several revision changes to section.

F.1.d. — Addition of text regarding CPA language per city staff comments/mark-up 3/17/2022.

F.3. — Addition of “Parcel A” per city staff comments / PUD document mark-up dated 3/17/2022

F.4. — Removal of text per discussion via video conference with city staff on Thursday, October 28, 2021 to accommodate Parcel B.

F.5. — Add “townhome” per city staff comments / PUD document mark-up dated 10/07/2021;

~~Sentence stopped after “townhome lots” and remaining sentence moved to a new subsection per city staff comments / PUD document mark up dated 3/17/2022.~~

~~Page 18 — Section III — Townhouse Development Area~~

~~F.6.— New subsection created from remaining text on subsection F.5. regarding street trees per city staff comments / PUD document mark up dated 3/17/2022.~~

~~F.7.— Addition of “Parcel A” and “Exhibit B” per city staff comments / PUD document mark up dated 3/17/2022.~~

~~F.9.— Landscaping: Removal of item 9 per staff’s comments regarding the POA~~

~~F.9.— Additional text regarding privacy fence with rear of townhouse facing St. James Blvd. added per city staff comment / PUD document mark up dated 3/17/2022.~~

~~F.10— Addition of text regarding tree planting within infrastructure per PSLUSD staff comments 3/29/2022.~~

~~G.1— Addition of note regarding parcel not owned by application nor POA, but private entity.~~

~~G.2.— Addition of note regarding proposed left turn median cut per request of city staff by means of comment / PUD document mark up dated 3/17/2022.~~

~~Page 19 — Section IV ~~Section III— Commercial Retail Development Area~~ ~~Townhouse Development Area~~~~

~~E.5. – Removal of mention of a left turn lane granting access to Parcel B.H.3.— Additional language and strikethroughs for distinctions of Phase I, Parcel A and Phase II, Parcel B regarding recreational area(s) per city staff comments / PUD document mark up dated 10/7/2021.~~

~~H.5.— Removal of parks and open space maintenance by POA per city staff comments / PUD document mark up dated 3/17/2022.~~

~~H.5.— Addition of subsection regarding building setback per city staff comments / PUD document mark up dated 3/17/2022.~~

~~Page 19 — Section IV — Offices Development Areas~~

~~Title— Removal of “Institutional & Medical”— removal of “B, 5.66” as it is no longer applicable and addition of “D, 1.21” to reflect current parcel delegation~~

~~A.1.— Permitted Uses: Removal of text regarding non-applicable uses; addition of sales center as a permitted use per city staff comments / PUD document mark ups dated 8/19/2021 & 10/08/2021.~~

~~B.— Accessory Uses: section removed— no longer applicable per city staff comments / PUD document mark up dated 8/19/2021.~~

~~Page 20 — Section IV — Offices Development Areas~~

~~B. 5.— Building height has been adjusted from 50’ to 35’ per staff comments dated 3/22/2022.~~

~~C.— Removal of “Institutional, Medical” from title as no longer applicable per city staff comments / PUD document mark ups dated 8/19/2021 & 10/07/2021~~

~~C.2.— removal of roof tile requirements per city staff comments / PUD document mark up dated 10/7/2021.~~

~~Minor typos corrected throughout.~~

~~D.3.— Removal of compact spaces— per city staff comments / PUD document mark up dated 8/19/2021.~~

~~D.5.— Removal of “Road C” text as “Road C” does not exist; addition of text for proposed median cut on St. James Blvd for entrance of Parcel B per city staff comments / PUD document mark up dated 10/07/2021.~~

Page 21—Section IV—Offices Development Areas

~~D.6.— Addition of text to show item has previously been completed-~~

~~D.7.— Addition of text to show item has previously been completed-~~

~~E.— Update Landscaping Code from Chapter 153 to Chapter 154 per PSLUSD staff comments received via email 3/30/2022.~~

~~E.1. b.— Addition of text added by city staff per comments / PUD document mark up dated 10/07/2021~~

~~E.2.— addition of fencing or landscaping text and reference section pertaining to buffer for above ground utility added by city staff per comments / PUD document mark up dated 10/07/2021~~

~~E.4.— Removal of reference pertaining to Comprehensive Plan Amendment (P96-147) per discussion with city staff on 10/28/2021~~

~~E.5.— Addition of text regarding tree planting within infrastructure per PSLUSD staff comments 3/29/2022~~

Page 22—Section IV—Offices Development Areas

~~F.1.— Removal of sidewalk requirement pertaining to internal main road between the office and commercial parcels per city staff comments / PUD document mark up dated 08/19/2021.~~

~~G.— Environmental Preserves Buffers & Open Space Recreation Uses—Removal of entire section per City comments received 11/17/2021~~

~~H.— Other Development Related Issues:— Removal of section per city staff comments / PUD document mark up dated 08/19/2021~~

Page 22—Section V—Commercial Retail Development Area

~~Title— Update to accurate acreage information and description of commercial~~

~~A.2.— Removal of section per city staff comments / PUD document mark up dated 8/20/2021~~

Page 23—Section V—Commercial Retail Development Area

~~D.2.— Removal of roof tile requirements per city staff comments / PUD document mark up dated 10/07/2021.~~

~~E.3.— Removal of compact spaces— per city staff comments / PUD document mark up dated 8/20/2021~~

~~E.5.— Removal of “Road C” text as “Road C” does not exist; addition of text for proposed median cut on St. James Blvd for entrance of Parcel B~~

~~E.6.— Addition of text to show item has previously been completed-~~

Page 24—Section V—Commercial Retail Development Area

~~E.7.— Addition of text to show item has previously been completed-~~

~~F.— Update Landscaping Code from Chapter 153 to Chapter 154 per PSLUSD staff comments received via email 3/30/2022.~~

~~F.1.c.— Removal of text regarding interior streets/driveways minimum site perimeter landscape strip depth to accommodate Parcel B~~

~~F.1.d.— Removal of text regarding side abutting outparcels along St. James Drive minimum site perimeter landscape strip depth to accommodate Parcel B~~

~~F.1.e.— Addition of text regarding CPA language per city staff comments / PUD document mark up dated 3/17/2022.~~

~~F.3.— Addition of text to include fence of landscaping per city staff comments / PUD document mark up dated 10/08/2021~~



~~F.4— Addition of text citing City’s code per client’s comments on 2/8/2022~~

~~Page 25— Section V— Commercial Retail Development Area~~

~~F.6.— Addition of text regarding tree planting within infrastructure per PSLUSD staff comments 3/29/2022.~~

~~G.1.— Removal of sidewalk requirement pertaining to internal main road between the office and commercial parcels; addition of “driveways” per city staff comments / PUD document mark-up dated 10/08/2021~~

~~G.4.— Removal of pedestrian connection to residential area and addition of text stating NO pedestrian or vehicular connection between commercial and residential properties per city staff comments / PUD document mark-up dated 3/17/2022.~~

~~G.7.— Removal of subsection regarding pedestrian and automotive connections to adjacent properties per city staff comments / PUD document mark-up dated 3/17/2022.~~

~~H.— Environmental Preserves Buffers & Open Space Recreation Uses— Removal of entire section per City comments received 11/18/2021~~

~~H.2.— Removal of language regarding property owner’s association per city staff comments / PUD document mark-up dated 08/19/2021~~

~~I.— Other Development Related Issues:— Removal of section per city staff comments / PUD document mark-up dated 08/19/2021~~

~~Pages 21-2426-29~~

~~Revision of PUD Amendment Application. Addition of city’s PUD Amendment Application~~

~~Page 2530 – Exhibit A~~

~~Removal of previous Exhibit A – Master Plan; Insert revised exhibit A —Conceptual Master Plan~~

~~Page 31— Exhibit A-1— Parcels B& D only~~

~~Insert new Exhibit A-1— Conceptual Master Plan Parcels B & D~~

~~Page 2632 – Exhibit B – Parcel A~~

~~Added “Parcel A” to title per city staff comments / PUD document mark-up dated 3/17/2022~~

~~Page 33— Exhibit B-1— Parcel B only~~

~~Insert new Exhibit B-1 for Parcel B only~~

~~Page 2734 – Exhibit C – Parcel A~~

~~Added “Parcel A” to title per city staff comments / PUD document mark-up dated 3/17/2022~~

~~Page 35— Exhibit C-1— Parcel B only~~

~~Insert new Exhibit C-1 for Parcel B only~~

~~Page 2836 – Exhibit D – Parcel A~~

~~Added “Parcel A” to title per city staff comments / PUD document mark-up dated 3/17/2022~~

~~Page 37— Exhibit E— Parcels B&D only~~

~~Insert new Exhibit E for Parcels B&D— Conceptual Utilities~~

Insert Legal Description Exhibit per applicant's request on 2/8/2022

# **ST. ANDREWS PARK, A MASTER PLANNED COMMUNITY**

## ***(PHASE II, PLANNED UNIT DEVELOPMENT (PUD) ZONING DOCUMENT)***

### **I. Introduction: The St. Andrews Project Vision**

St. Andrews Park is envisioned as a neighborhood in which one can walk to work and shopping, with homes, offices, and stores linked by pleasing pedestrian interconnections. It is planned in two phases. The first phase was approved in 2001 and includes multi-family development (apartments and town houses) as well as a commercial plaza located south of St. James Boulevard. This second phase includes the properties north of St. James Boulevard and includes town houses, offices and retail uses.

By virtue of the combined presence of offices, shopping, and residences, all within walking proximity, a reduction in the use of the automobile is expected. A resident will not need to get into a car to go shopping, or visit a restaurant, reducing the burden on the outside roadway network. The following Planned Unit Development (PUD) standards outline the intended uses and development requirements within the various parts of the project.

## H. Binding PUD Agreement:

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

Project Name: St. Andrews Park Phase 2

Legal Description: All of the Property within St. Andrews Townhomes, according to the Plat thereof, recorded in Plat Book 53, at Page 4, of the Public Records of St. Lucie County, Florida and all of the Property within St. Andrews Park Commercial, A Replat, according to the Plat thereof, recorded in Plat Book 59, at Page 9, of the Public Records of St. Lucie County, Florida.

I HEREBY DECLARE THAT, the Property legally described above and being a part of St. Andrews Park Phase 2 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.

Sworn to and subscribed before me

this 21<sup>st</sup> day of January, 2022.

St. Andrews Park Property Owners Association, Inc.,  
a Florida Not-For-Profit Corporation

By:

Print name: Stanley Markofsky

President

STATE OF FLORIDA  
COUNTY OF BROWARD

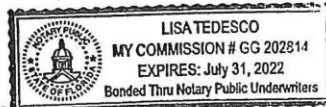
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, 2022, by Stanley Markofsky, as President of St. Andrews Park Property Owners Association, Inc., a Florida Not-For-Profit Corporation.

L. Tedesco

Notary Public State of Florida

By:

LISA Tedesco



My Commission expires:

\*\*\*\*\* FOR STAFF USE ONLY \*\*\*\*\*

Planning Dept No: \_\_\_\_\_

Ordinance Number: \_\_\_\_\_

Date Checked: \_\_\_\_\_

Date Received: \_\_\_\_\_

**BINDING PUD AGREEMENT**

**Project Name:** Amendment to the St. Andrews Park Phase II PUD

**Legal Description:** All of the property within St. Andrews Townhomes, according to the Plat thereof, recorded in Plat Book 53, at Page 4, of the Public Records of St. Lucie County, Florida and all of the property within St. Andrews Park Commercial, A Replat, according to the Plat Thereof, recorded in Plat Book 59, at Page 9, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

Parcel "C", as that parcel is identified in St. Andrews Park Commercial, a Replat, according to the Plat thereof, as recorded in Plat Book 59, Pages 9-13, of the Public Records of St. Lucie County, Florida.

The property described above is the St. Andrews Park Phase II PUD, as it is being amended (the "PUD"). ST. ANDREWS PARK COMMERCIAL, LLC, a Florida limited liability company ("St. Andrews") owns Parcel "B" and is also the "Declarant" as specified in that certain Declaration of Covenants and Restrictions for St. Andrews Park, recorded in Official Records Book 2984, Page 2443, as amended by the Declarant's Amendment, recorded in Official Records Book 3960, Page 2690 and the Declarant's Second Amendment, recorded in Official Records Book 4507, Page 1571, all of the Public Records of St. Lucie County, Florida. Therefore, the PUD is under unified control.

The undersigned hereby agrees to proceed with any development of the PUD, in accordance with the provisions of the Port St. Lucie Zoning Code and any conditions that may be attached as requirements to any approved applications, and to provide agreements, contracts, deed restrictions, and sureties as required by the City for completion of the development in accordance with the plans as approved by the Port St. Lucie City Council, and to continually operate and maintain those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and to bind all successors in title to any commitments made hereunder.

**(SIGNATURE PAGE FOLLOWS)**

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_ day of \_\_\_\_\_, 2024.

ST. ANDREWS PARK COMMERCIAL, LLC, a Florida limited liability company

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of (check one)  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of ST. ANDREWS PARK COMMERCIAL, LLC, a Florida limited liability company. Said person (check one)  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.

[Affix Notary Seal]

Print Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_

**JOINDER**

CALVARY PORT ST. LUCIE MINISTRIES, INC., a Florida not-for-profit corporation (“**Calvary**”) owns Parcel “C” as that parcel is identified in St. Andrews Park Commercial, a Replat, according to the Plat thereof, as recorded in Plat Book 59, Pages 9-13 of the Public Records of St. Lucie County, Florida. Calvary joins in the execution of the forgoing Binding PUD Agreement for the sole purpose of evidencing and acknowledging unified control of the St. Andrews Park Phase II PUD, as set forth therein.

CALVARY PORT ST. LUCIE MINISTRIES, INC.,  
a Florida not-for-profit corporation

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of (check one)  
 physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2024, by  
\_\_\_\_\_, as \_\_\_\_\_ of CALVARY PORT ST. LUCIE  
MINISTRIES, INC., a Florida not-for-profit corporation. Said person (check one)  is personally  
known to me,  produced a driver’s license (issued by a state of the United States within the last five (5)  
years) as identification, or  produced other identification, to wit: \_\_\_\_\_.

[Affix Notary Seal]

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

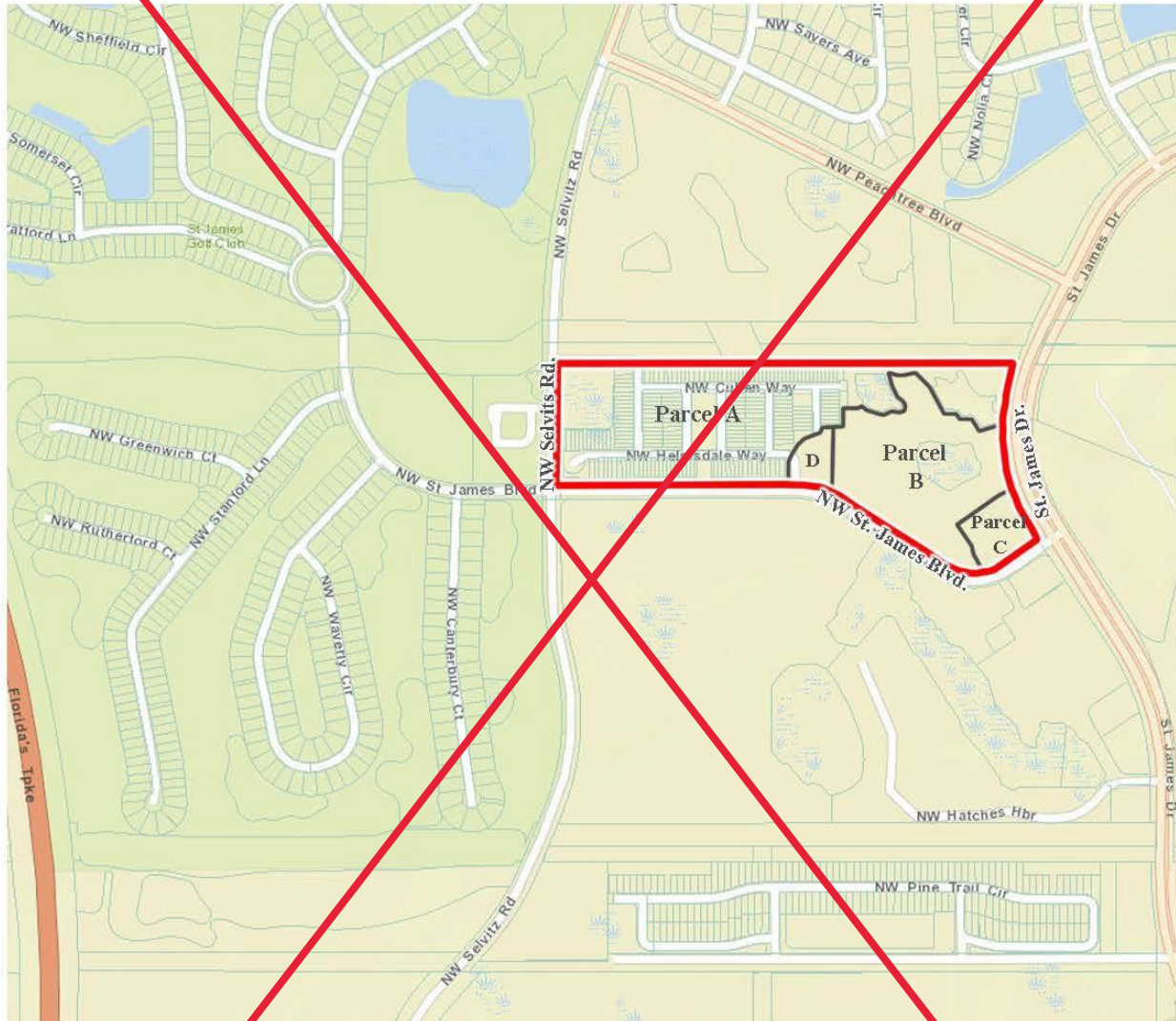
Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

# St. Andrews Park - Phase 2 PUD

Location Map

City of Port St. Lucie, FL



Source: St. Lucie County GIS Interactive Map

Prepared by:



Date: 10/15/21



# St. Andrews Park - Phase 2 PUD

## Location Map

City of Port St. Lucie, FL



Source: St. Lucie County GIS Interactive Map

Prepared by:



City of Port St. Lucie  
P21-175 / PSLUSD: 11-699-04

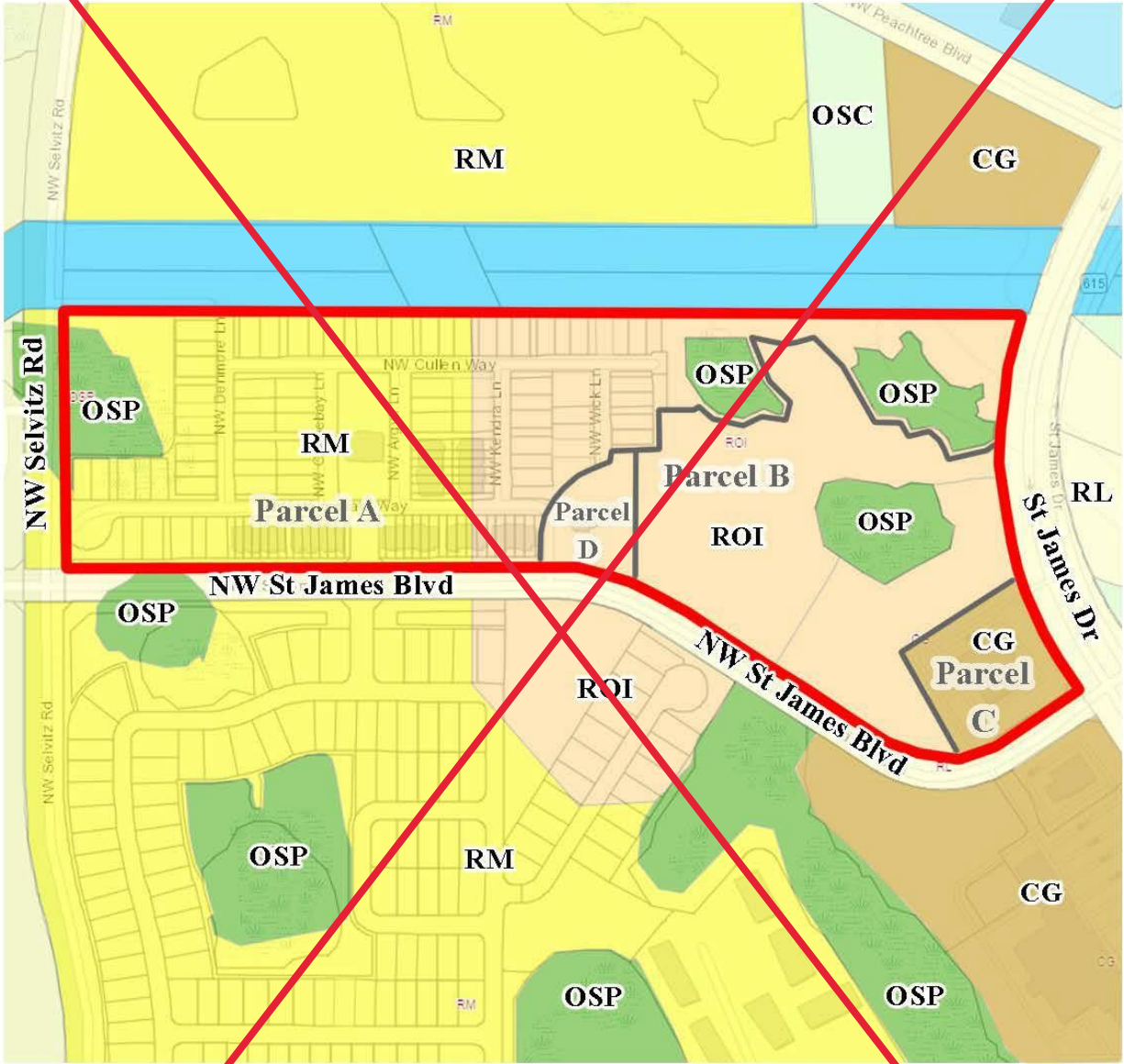


North  
Date: 11/10/23

P23-219  
11/13/2023


# St. Andrews Park - Phase 2 PUD







Future Land Use Map  
City of Port St. Lucie, FL




Source: City of Port St. Lucie Land Use Map

Prepared by:

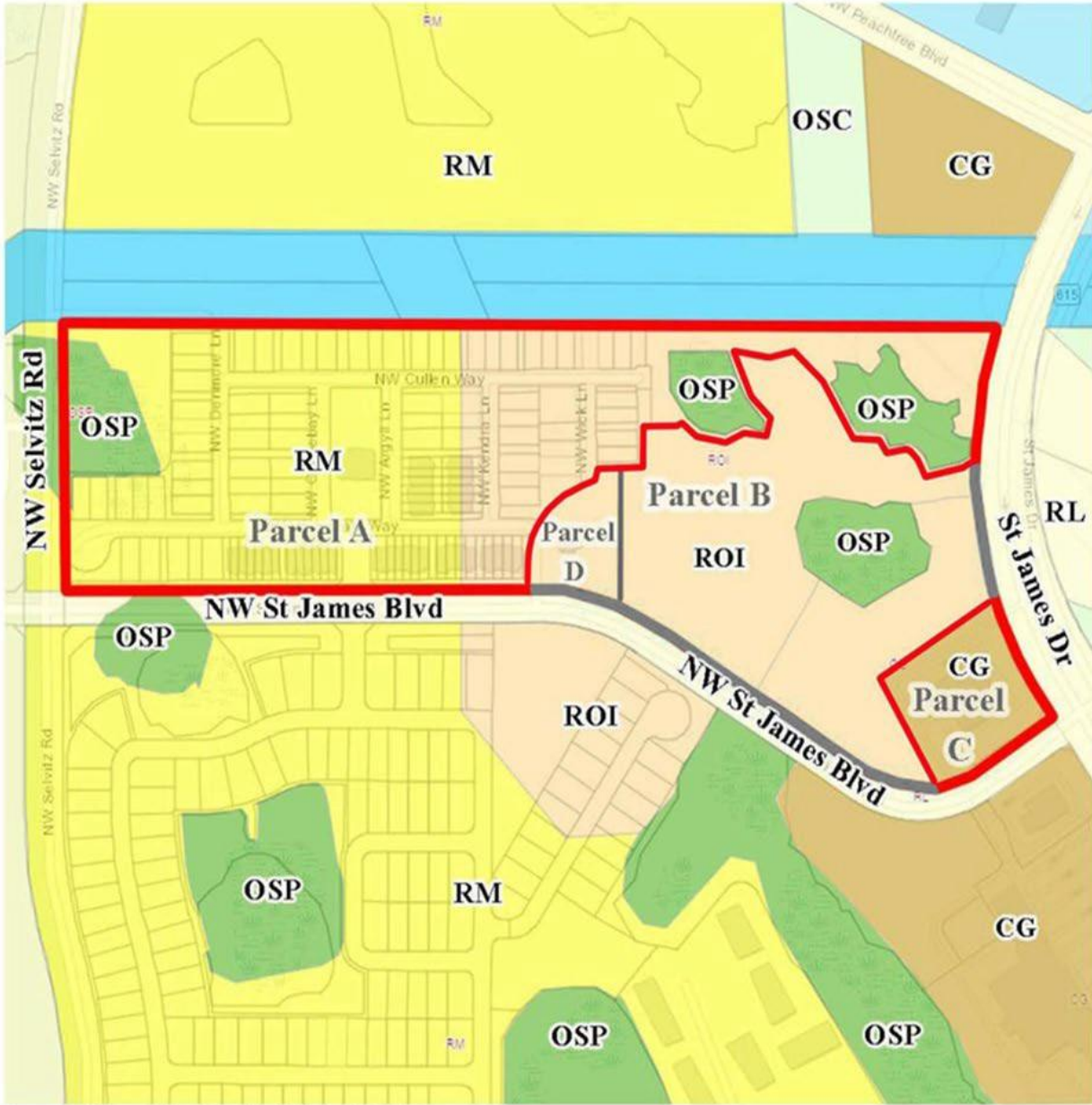


 RM (Medium Residential Density)	 ROI (Residential-Office-Institutional)
 OSP (Preservation Open Space)	 OSC (Conservation Open Space)
 CG (Commercial General)	 RL (Low Density Residential)

 North  
 Date: 10/15/21


# St. Andrews Park - Phase 2 PUD







Future Land Use Map  
City of Port St. Lucie, FL




Source: City of Port St. Lucie Land Use Map

Prepared by:



 RM (Medium Residential Density)	 ROI (Residential-Office-Institutional)
 OSP (Preservation Open Space)	 OSC (Conservation Open Space)
 CG (Commercial General)	 RL (Low Density Residential)

 North  
 Date: 11/10/23

**III. Townhouse Development Area (PARCEL “A” 20.52 acres; ~~PARCEL “B” 12.04 acres; Total 32.56 acres.~~)**

(See Master Plan Drawing: Referenced as Exhibit A of this PUD document)

**A. Permitted Uses:**

1. Parcel “A” (20.52 acres) ~~and Parcel “B” (12.04 acres)~~ are intended to be used exclusively for townhouse type of development up to a total up to ~~112~~ 179 units ~~(112 in Parcel A, 67 in Parcel B)~~. Residential units with alley and rear loaded garages are permitted. The following standards apply to development within the residential area of the plan:

**B. Accessory Uses:**

1. Sales Centers
2. Model Homes
3. Screen Enclosures
4. Community Clubhouses & Swimming Pools
5. Parks and Recreational Facilities
6. Garbage & Recycling (curbside pick up)
7. Mail (individual or collective locations if provided for on site plans)
8. Lighting: Site and street lighting to be designed and designated on Site Plan and in detail construction plans.
9. Fences: Limited in style to foster a cohesive design with specifications to be provided at the time of the site plan review. Maximum 7 feet high PVC or vinyl only to be used for screening or privacy. Fences are to be located slightly within the side or rear property lines and shall not extend beyond the front of the building into the front yard.
10. Perimeter Fences: Limited in style to foster a cohesive design with specifications to be provided at the time of site plan review. Maximum 7 feet, minimum 6 feet high, 70% opaque (only permitted as shown on site plan or subdivision plats). Perimeter fence required when the rear of the townhouse faces St. James Blvd or St. James Drive. Perimeter fences shall be located on the interior side of perimeter landscape strips.
11. Signage: To be consistent with City of Port St. Lucie’s sign code: Chapter 155

12. Sheds, awnings and antennas to be consistent with Chapter 158, City Zoning Code.

**C. Building Controls:**

(Typical lot design is provided as Exhibit B to this PUD document)

1. Lots located along the perimeter of the overall site shall abut the interior edge of the perimeter landscape strip. Lot setback distances do not include the depth of the landscape strip.

Location & Setbacks: (building location)	Lots <u>with no alley</u> (Garage in front)	<u>Lots with an alley</u> (Garage in rear)
a.) Minimum, Front Yard:	17 ft. (with a porch) 25 ft. (without a porch)	10 ft. (with a porch) 15 ft. (without a porch)
b.) Minimum Rear Yard:	15 ft. (primary building) 10 ft. (accessory), (In both cases, setback applies to accessory uses other than fences)	10 ft. (primary bldg.) 10 ft. (accessory)
c.) Minimum Garage: Setback	25 feet (front loaded only)	3 feet (rear loaded)
d.) Minimum Side Yard:	0 feet (interior), 15 (corner , canal access or project perimeter. Side setbacks from canal access ways can be measured from center of 10' wide access way) as shown on Parcel A, Conceptual Master Plan.	
e.) Recreational facilities shall have a minimum setback of 15 feet on all yards.		
f.) Cantilevered bay windows may extend 3 feet into front or rear yard setbacks of primary buildings.		

2. Minimum Lot Width: 20 feet

3. Minimum Lot Size: 2000 square feet, and 80 feet in length.

4. Distance between buildings: Minimum of 20 feet. No less than 2 townhouse units and no more than 8 townhouse units shall be contiguous.

5. The length of the individual buildings shall be limited to 240 feet.

6. Impervious surfaces: 50% for entire PUD, 90% for individual lots.

7. **Building Heights:** Building shall be a maximum of 35 feet. Architectural embellishments may extend up to 25% above 35 feet.
8. **Living Area:** Minimum living area of 1,100 square feet per unit is required. (excluding garages)
9. All major utilities shall be located underground. Water and wastewater services will be provided for by City of Port St. Lucie Utility Systems Department. Utility easements can be located within lots and rights of way as required at the time of the Site Plan review and approval.

**D. Design Requirements: Residential**

1. In addition to the design requirements of this PUD document, the City's Citywide Design Standards apply, unless indicated otherwise.
2. The ground floor area of a detached garage shall be no larger than 600 square feet. Front-loading garages shall be no greater than two garage bays wide.
3. Building design elements may include fenestration, bays, fascia, cornices, columns, cupolas, entry focal points, gables, belt courses, lintels, pilasters, porticos, quoins, as appropriate to the overall architectural design.

**E. Street & Parking Standards:**

1. **Residential Unit Standards:** 2 spaces per residential unit.  
Front street loaded garages: 1 car garage is required with two exterior spaces, including a motor court or driveway area.  
Alley loaded garages: 2 car garage is required with one on street parking space on street frontage area.  
Designated parking areas and on street parking areas shall be counted towards required parking as shown on site plans or subdivision plats. On street parking is permitted only in front of units with rear loaded garages.
2. **Guest Parking:** Additional parking of 10% of number of units. Recreational use parking will be determined at the time of site plan review. Handicapped parking is required for the recreation center.
3. Outdoor parking of commercial vehicles overnight is prohibited as defined in Section 72.03 of the City Code of Ordinances.
4. Parking of recreational vehicles and boats, campers or motor homes are prohibited unless otherwise specified within a designated storage area on the master development plan.
5. Decorative pavers shall be provided at the project entrance.

6. Street Width: (**Typical sections are provided for as shown on exhibit B and B-1.**)
7. Turn around areas at the end of dead end streets exceeding 150' are required to be shown on the residential site plan and plat and constructed as part of the development.
8. Left turn and deceleration lanes from St. James Boulevard are required. The site plan and plat shall show these improvements and these improvements shall be constructed as part of this development. **These improvements have previously been constructed.**
9. The geometry and lane designations for the intersections of Selvitz/St. James Blvd. and St. James Drive/St. James Blvd. will be determined by the City/County at the time the improvements are warranted. **These improvements have previously been constructed.**
10. ~~A median divided left turn east bound lane is proposed on St. James Blvd. for "Parcel B".~~

**F. Landscaping:**

Unless otherwise specified below, landscaping for residential areas shall conform to the City of Port St. Lucie's Landscaping Code, Chapter 154.

1. Overall Site – Minimum Perimeter Landscape Strip Depth for areas abutting the following:
  - a. St. James Boulevard = 25 feet
  - b. Selvitz Road = 10 feet
  - c. St. James Drive = 15 feet with minimum 6 AFF foot wall or fence.
  - d. As indicated in the Comprehensive Amendment (P96-147), at minimum a 25-foot-wide shared landscape buffer shall be provided between abutting commercial and residential properties.
2. Landscaping shall be provided along the front and side of each townhouse building per the street cross section plan.
3. Parcel A: Residential units with rear yards on lakes, canals or adjacent to the office parcel shall include 1 tree per unit and 1 shrub for every 2-3 linear feet located within 6 feet of the rear property line. Trees and shrubs shall conform to those listed in the City's Landscape Code, Appendix C, Type A or B trees.
4. Landscaping will comply with FDOT requirements including site distance and clear zones.
5. Perimeter lot trees are not required in individual townhome lots.

6. Street trees will be provided in the Rights-of-way per the exhibits and planted at 3 trees per 100 lineal feet. Street trees shall conform to those listed in the City's Landscape Code, Appendix C, Type A trees.
7. Parcel A: Rear yard trees adjacent to alleys shall include trees as consistent with Typical Section D, Exhibit B.
8. Landscaping in front and sides of buildings shall comply with city landscape code requirements unless otherwise noted in this PUD.
9. A 6-foot-tall privacy fence will be provided in the backyards of all townhomes located along St. James Boulevard.
10. Per the City of Port St. Lucie's Landscaping Code, Chapter 154 referenced above, trees shall not be planted within ten feet (10') of any PSLUSD infrastructure or appurtenance.

**G. Access: Automobile & Pedestrian:**

1. The project will be designed to accommodate both automobiles and pedestrians. Sidewalks and designated crosswalks are to be provided throughout the project. Local roads shall provide for a sidewalk on at least one side. St. James Boulevard shall have a sidewalk on the north side of the road and a multi-purpose trail on the south side of the road. Roads shall be connected to provide for pedestrian and bicycle use. Cul-de-sacs are limited to 500' in length. Townhouses with rear loaded garages are required to have sidewalks on both sides of the street the townhouses front upon. **The parcel across St. James Blvd. from the proposed project is not owned by the applicant or the POA, but by a private entity.**
2. Access ways shall be designed with visible connections with clearly defined crosswalks. Traffic calming devices shall be integrated into the site plan where appropriate. ~~A median divided left turn east bound lane is proposed on St. James Blvd. for "Parcel B".~~

**H. Environmental Preserves Buffer, Parks & Open Space Recreation Uses:**

1. Preservation Areas: This PUD authorizes a minimum average distance of 50 feet setback around wetland preserves with the minimum setback not to be less than 15 feet. Upland mitigation shall be considered per the City's Natural Resources Code. Each development is responsible for mitigation as may be required.
2. Buffer areas around wetlands may be landscaped and used for passive recreational purposes such as pedestrian or bicycle systems, benches, picnic tables and lighting or other similar recreation improvements. Walking trails are required to be a minimum of 6 feet in width. At the time of the 1<sup>st</sup> site plan review,



the applicant will provide evidence of compliance with the minimum requirement of 500 square feet of useable recreation space per residential unit. The master plan may require some minor adjustments to accommodate this requirement. The trail system as shown on the master plan will be credited toward the recreation space requirement, with the area defined by the trail itself and a reasonable buffer area on each side, in which benches and other passive improvements can be introduced.

3. Parks and open space areas shall serve as community focal points and are provided for as such as designated on the PUD Master Plan. Typical recreational facilities can be provided for in the project such as park equipment, playgrounds, and meeting rooms, swimming pools or other similar uses as authorized by the Director of Planning & Zoning. At a minimum the recreational components will include a clubhouse facility, pool and trail system with benches. It is anticipated additional recreational amenities will be provided at time of site plan review. Upland buffer areas 1, 2 and 3 are provided as useable open space areas. Recreational improvements will be provided at the time of the first certificate of occupancy for development in Parcels A or B. In addition, Phase I, "Parcel A" includes a .98-acre site for a recreation center that can be used for recreation. ~~Phase II, "Parcel B" includes a recreation area with a clubhouse, bathrooms and a pool.~~
4. The project will provide a high level of service for open space, including active and passive park, upland areas, and recreation complexes. Front loaded (garages) townhomes will have at least 400 square feet of green space in the rear yard area. Rear loaded (garages) will have at least 400 square feet in the rear yard area. Rear yard open space shall not count toward meeting the recreation space requirement.
5. Buildings shall be setback a minimum of 5' from upland buffer areas.

#### ~~IV. Office Development Areas (PARCEL D 1.21 acres)~~

##### ~~A. Permitted Uses:~~

- ~~1. Professional sales center, office buildings, administrative offices, business or professional offices, corporate headquarters, and convalescent facilities.~~

##### ~~B. Building Controls:~~

- ~~1. Location and setbacks:
  - a.) Front yards: 20 feet.
  - b.) Side Yards: 15 feet.
  - c.) Corner side yards: 20 feet.
  - d.) Rear yards: 20 feet.~~

- e.) ~~St. James Boulevard: 25 feet.~~
- f.) ~~Buildings are to be setback at least 50 feet from adjacent residential parcels for 2-story buildings and at least 30 feet for single-story buildings.~~
- 2. ~~Minimum Distances between buildings: 30 feet between buildings located on the same lot.~~
- 3. ~~Building coverage: Per requirement in the city comprehensive plan.~~
- 4. ~~Maximum Impervious Surface 80%~~
- 5. ~~Building Height: Buildings shall be a maximum of 35 feet. Architectural embellishments may extend up to 25% above 50 feet.~~
- 6. ~~All major utilities such as cable TV, electricity, sewer and water, shall be located underground.~~

**C. Design Requirements: Office Uses**

- 1. ~~Garbage and recycling dumpsters are to be provided and screened in accordance with city codes.~~
- 2. ~~Architectural designs will at a minimum conform to the City of Port St. Lucie's Architectural Design Standards~~

**D. Street & Parking Standards:**

- 1. ~~Parking shall be provided at 1 space per 200 square feet. Buildings greater than 20,000 square feet can provide 1 space per 250 square feet.~~
- 2. ~~Alternative parking standards may be considered on a case by case basis at the time of site plan review. Shared parking areas may be considered towards meeting minimum requirements as presented in the site plan application.~~
- 3. ~~Loading and service area are to be located to minimize visual impacts.~~
- 4. ~~Street lighting, height and spacing will be provided based on City standards. Parking lot lighting shall not exceed 25 in height.~~
- 5. ~~Left turn and deceleration lanes from St. James Blvd., and St. James Drive are required. The site plan and plat shall show these improvements and these improvements shall be constructed as part of this development. **A median divided left turn east bound lane is proposed on St. James Blvd. for "Parcel B".**~~

6. ~~The geometry and lane designations for the intersections of Selvitz/St. James Blvd. and St. James Drive/St. James Blvd. will be determined by the City/County at the time the improvements are warranted. **These intersections have been constructed with turn lanes sufficient to accommodate the full buildout of the PUD.**~~
7. ~~Commencing in the year 2006, a signal warrant analyses shall be performed and submitted for the intersection of St. James Drive at St. James Blvd. and Selvitz Road at St. James Blvd. The signal warrant analyses shall be continued on an annual basis and project operating conditions for two years from the date of review until the signals are warranted. The analyses shall be performed using the peak season and provided each year beginning March 1, 2006. Within sixty days after a signal is warranted, a letter of credit equivalent to 120% of the design and construction costs of the applicable signal, including the appropriate lane geometry, pavement markings, signing, lighting and associated improvements, shall be posted by the developer assuring that the applicable signal will be installed within 12 months after the traffic study indicates a signal is warranted. Beginning one year after approval of the warrant study, no site plan approval, including but limited to conceptual plan, site plan, construction plan, etc., will be approved until contracts have been let by the developer for the associated improvements by the city. **These intersection improvements have been previously constructed.**~~

#### **E. Landscaping**

~~Unless otherwise specified below, landscaping shall conform to the City of Port St. Lucie's Landscaping Code, Chapter 154.~~

1. ~~Minimum Site Perimeter Landscape Strip Depth for properties abutting the following:
  - a.) St. James Boulevard: 25 feet
  - b.) All others: 10 feet, unless otherwise indicated~~
2. ~~Minor utility improvements required to be located above ground are to be screened and adequately buffered with fencing or landscaping.~~
3. ~~Garbage and recycling dumpsters are to be provided and screened in accordance with city codes.~~
4. ~~A landscaped strip that includes an architectural wall is required as separation between office and townhouse properties.~~
5. ~~Per the City of Port St. Lucie's Landscaping Code, Chapter 154 reference above, trees shall not be planted within ten feet (10') of any PSLUSD infrastructure or appurtenance.~~

**F. Access: Automobile & Pedestrian:**

- ~~1. The project will be designed to accommodate both automobiles and pedestrians. Sidewalks and designated crosswalks are to be provided throughout the project. Roads shall be connected to provide for pedestrian and bicycle use.~~
- ~~2. Access ways shall be designed with visible connections with clearly defined crosswalks and located near entrances where practicable.~~
- ~~3. Front entrances shall include sidewalk connections to streets and adjacent driveways and parking areas.~~
- ~~4. Pedestrian connections shall be included to adjacent residential areas.~~
- ~~5. Pedestrian travel areas shall be lighted.~~
- ~~6. Decorative paving is permitted and encouraged.~~

**¶ IV. Commercial Retail Development Area [PARCEL C = 2.35 acre corner parcel completed as Walgreens / Dollar General Store]**

**A. Permitted Uses:**

1. Retail businesses or personal services related uses conducted within an enclosed building. Administrative and professional offices, restaurants with sale of alcohol, restaurants and pharmacies without drive through, theatres, cinemas and entertainment related facilities, parks, civic and cultural uses, banks and other uses permitted by the CG category of zoning in the City of Port St. Lucie Zoning Code. Residential uses located above retail or office uses may be permitted. Vocational schools such as real estate or technical training facilities. Restaurants or pharmacies with drive through facilities shall be allowed on outparcels only.

**B. Accessory Uses:**

1. Commonly found accessory uses associated with retail or mixed use development as permitted by Chapter 158 Zoning Code of the City of Port St. Lucie.

**C. Building Controls:**

1. Location and setbacks:
  - a.) Front yards: 20 feet.
  - b.) Side yards: 15 feet, or 20 feet if on a side street.
  - c.) Rear yards: 20 feet.

- d.) St. James Boulevard: 25 feet.
- e.) Distances between buildings: 30 feet between buildings located on the same lot.

- 2. Building coverage: Maximum: 40%
- 3. Maximum impervious surface 80%
- 4. Building Height: Retail only shall be a maximum of 35 feet. Mixed use (two or three use) buildings shall be a maximum of 50 feet. Architectural embellishments may extend up to 25% above 50 feet.
- 5. All major utilities shall be located underground.

**D. Design Requirements: Commercial-Retail:**

- 1. Garbage and recycling dumpsters are to be provided and screened in accordance with city codes.
- 2. Architectural designs will at a minimum conform to the City of Port St. Lucie's Architectural Design Standards.

**E. Street & Parking Standards:**

- 1. Parking shall be provided at 1 space per 200 square feet. Buildings greater than 20,000 square feet can provide 1 space per 250 square feet.
- 2. Alternative parking standards may be considered on a case by case basis at the time of site plan review. Shared parking areas may be considered towards meeting minimum requirements as presented in the site plan application.
- 3. Loading and service area are to be located to minimize visual impacts
- 4. Street lighting, height and spacing is to be provided based on city standards. Parking lot lighting shall not exceed 25 feet in height.
- 5. Left turn and deceleration lanes from St. James Blvd. and St. James Drive are required. The site plan and plat shall show these improvements and these improvements shall be constructed as part of this development. ~~A median divided left turn east bound lane is proposed on St. James Blvd. for "Parcel B".~~
- 6. The geometry and lane designations for the intersections of Selvitz/St. James Blvd. and St. James Drive/St. James Blvd. will be determined by the City/County at the time the improvements are warranted. **These intersections have been**

**constructed with turn lanes sufficient to accommodate the full buildout of the PUD.**

7. Commencing in the year 2006, a signal warrant analyses shall be performed and submitted for the intersection of St. James Drive at St. James Blvd. and Selvitz Road at St. James Blvd. The signal warrant analyses shall be continued on an annual basis and project operating conditions for two years from the date of review until the signals are warranted. The analyses shall be performed using the peak season and provided each year beginning March 1, 2006. Within sixty days after a signal is warranted, a letter of credit equivalent to 120% of the design and construction costs of the applicable signal, including the appropriate lane geometry, pavement markings, signing, lighting and associated improvements, shall be posted by the developer assuring that the applicable signal will be installed within 12 months after the traffic study indicates a signal is warranted. Beginning one year after approval of the warrant study, no site plan approval, including but limited to conceptual plan, site plan, construction plan, etc., will be approved until contracts have been let by the developer for the associated improvements by the city. **These intersections have been constructed with turn lanes sufficient to accommodate the full buildout of the PUD.**

**F. Landscaping:**

Unless otherwise specified below, landscaping for commercial areas shall conform to the City of Port St. Lucie's Landscaping Code, Chapter 154.

1. Minimum Site Perimeter Landscape Strip Depth for properties abutting the following:
  - a.) St. James Boulevard: 25 feet.
  - b.) St. James Drive: 15 feet
  - c.) As stipulated in the Comprehensive Plan Amendment (P96-147), at minimum a 25-foot-wide shared landscape buffer shall be provided between commercial and residential uses.
2. With approval by the utility providers, part of the landscape strip may extend into the utility easement.
3. Above ground utilities are to be screened and adequately buffered with a fence or landscaping with approval of the City's Utility Systems Department.
4. Garbage and recycling dumpsters are to be provided and screened in accordance with City code Chapter 158, Article XI, Section 158.232.
5. Landscaping will comply with FDOT requirements including site distance and clear zones.

6. Per the City of Port St. Lucie's Landscaping Code, Chapter 154 referenced above, trees shall not be planted within ten feet (10') of any PSLUSD infrastructure to appurtenance.

**G. Access: Automobile & Pedestrian:**

1. The project will be designed to accommodate both automobiles and pedestrians. Sidewalks and designated crosswalks are to be provided throughout the project. Roads and driveways shall be connected to provide for pedestrian and bicycle use.
2. Access ways shall be designed with visible connections with clearly defined crosswalks.
3. Front entrances shall include sidewalk connections to streets and adjacent driveways and parking areas.
4. No pedestrian or vehicular connections shall be required between residential and commercial properties.
5. Pedestrian travel areas shall be lighted.
6. Decorative paving is permitted and encouraged.
7. Additional curb cuts may be considered only upon review and approval of site development plans.

**PUD AMENDMENT 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 deed. Please type or print clearly in **BLACK** ink.

**PRIMARY CONTACT EMAIL ADDRESS:** mhouston@hjadstudio.com

**PROPERTY OWNER:** \_\_\_\_\_

Name: St. Andrews Park Commercial, LLC

Address: 1400 E Oakland Park Blvd., Suite 103, Ft. Lauderdale, Florida 33334

Telephone No. 954-567-5161 Ext 11 Email sm@skymarkinvest.com

**AGENT OF OWNER** (if any)

Name: HJA Design Studio - Michael Houston

Address: 50 SE Ocean Blvd., Suite 101, Stuart, FL 34994

Telephone No. 772-678-7200 Email mhouston@hjadstudio.com

**PROPERTY INFORMATION**

Legal Description: See Exhibit "F"  
(Include Plat Book and Page)

Parcel I.D. Number: 3408-703-0003-000-0 and 3408-707-0002-000-3

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: CG, RM, ROI, OSP Acreage of Property: 42.33

Reason for amendment request: This request is intended to allow the continuation of the success of the St. Andrews completed Phase 2A mix of 1 & 2 story townhomes. This will allow construction of approximately 67 townhomes and a 1.25 acre office site.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a strike through.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

  
Signature of Owner

Michael Houston  
Hand Print Name

07/09/2021  
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.

Revised 02/26/20



Procedure  
Section 158.175 (B)  
Sec. 158.176

The application is reviewed by the Site Plan Review Committee, Planning and Zoning Board and City Council. PUD zoning and amendments are adopted by ordinance. (Ord. No. 98-84, § 1, 3-22-99)

***Changes in Conceptual Plans***  
***Sec. 158.177***

- Minor changes in conceptual plans approved as a part of the rezoning to PUD may be permitted. The City Council upon application by the developer or his successors in interest, without the filing of a new application for PUD rezoning, provided that any change does not result in any of the following:
  - An overall increase in number of dwelling units of over one (1%) percent.
  - A reduction of the area set aside for community open space or a relocation thereof of more than five (5%) percent.
  - An overall increase in proposed floor area of over five (5%) percent.
  - An overall increase by more than five (5%) percent of the total impervious surface area.
  - An increase in the number of floors of building or an increase in height.
  - A modification in original design concept, such as an addition of land use category, change in traffic pattern or access and egress, or an increase of traffic generation exceeding that previously submitted by more than ten (10%) percent.
  - Any increase or decrease of more than ten (10%) percent of the total land area occupying a particular land use.

To apply for a minor change in conceptual plans, the developer or his successors in interest shall submit the following information to the office of the Zoning Administrator.

- An up-to-date statement presenting evidence of unified control of the entire area within the PUD and a renewed agreement to all provisions set forth in subsection 158.175(A)(1).
- A written statement clearly setting forth all proposed changes in the conceptual plan, setting forth in comparable fashion all applicable plan data and for both the currently approved conceptual plan and the conceptual plan as proposed for change.
- Revised copy of the conceptual development plan containing all proposed changes.
- A revised copy of all other documents or reports submitted as part of the original application and affected by the proposed changes.
- N/A Revised copies of any additional covenants, agreements, or stipulations made a part of the original approval action and affected by the proposed changes.

Any application for minor changes in conceptual plans shall be submitted to the site plan review committee and Planning and Zoning Board for review and recommendation, and the recommendations of the committee and board shall be entered into the official record of the application and shall be considered by the City Council prior to the taking of official action upon application. Any proposed change in conceptual plans which does not qualify as a minor change as set forth above shall be considered a major change and shall require a rezoning application meeting all applicable requirements of this chapter for PUD rezoning. (Ord. No. 98-84, § 1, 3-22-99)

H:\PZ\SHARED\APPLCTN\PUD AMENDMENT (06/23/11)



**CONCEPT PLAN SUFFICIENCY CHECKLIST**  
*Revised September, 2011*

Project Name: St. Andrews Park Phase 2

Project Number: P 21-142 New Submittal  or Resubmittal \_\_\_\_\_ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
✓	<b>Sufficiency Checklist:</b> One original completed and signed by applicant.			
✓	<b>Cover Letter:</b> Sixteen copies of a typed letter explaining the purpose and history of the application.			
N/A	<b>Written Response to Comments:</b> Sixteen copies. For resubmittals only.			
✓	<b>Completed Application:</b> Sixteen copies. Use black ink or type to fill out completely and legibly.			
✓	<b>Owner's Authorization:</b> Sixteen copies of authorization on Owner's letterhead.			
✓	<b>Application Fees:</b> Refer to each department's fee schedule.			
✓	<b>Proof of Ownership:</b>			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or...			
	...Unity of Title			
	<b>PUD/MPUD Document and Concept Plan</b> (Sections 158.170 – 158.175 of the Zoning Code):			
✓	Sixteen sets of 11" x 17" concept plans			
✓	Show traffic access points			
✓	Show drainage discharge locations			
✓	Show proposed water and sewer connection points			
✓	Evidence of unified control and binding PUD agreement			
✓	Density statement			
✓	Proposed zoning district regulations			
	<b>LMD Rezoning and Concept Plan</b> (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	<b>SEU Concept Plan:</b>			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			



CONCEPT PLAN SUFFICIENCY CHECKLIST  
Revised September, 2011

Project Name: St. Andrews Park Phase 2

Project Number: P 21-142 New Submittal  or Resubmittal  (Check One)

*Applicant Certification*

I, Michael Houston (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

*[Handwritten Signature]*  
(Signature of Applicant)

07/09/2021  
(Date)

*Planning and Zoning Department Representative*

I, \_\_\_\_\_ (Print name), as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on \_\_\_\_\_ (date).  
Additional Comments:

\_\_\_\_\_  
(Signature of Planning and Zoning Department Representative) (Date)

*Engineering Department Representative*

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on \_\_\_\_\_ (date).  
Additional Comments:

\_\_\_\_\_  
(Signature of Engineering Department Representative) (Date)

*Utilities System Department*

I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on \_\_\_\_\_ (date).  
Additional Comments:

\_\_\_\_\_  
(Signature of Utility System Department Representative) (Date)

**PUD AMENDMENT 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 deed. Please type or print clearly in **BLACK** ink.

**PRIMARY CONTACT EMAIL ADDRESS:** gmissimer@coteleur-hearing.com

**PROPERTY OWNER:** Calvary Port St. Lucie Ministries inc.

Name: Lee Holley, Director

Address: 5555 NW Saint James Dr., Port St. Lucie, FL 34983

Telephone No. 772-252-5239 Email lholley@calvarypsl.com

**AGENT OF OWNER** (if any)

Name: Goerge Missimer

Address: 1934 Commerce Lane, Suite 1, Jupiter FLorida, 32458

Telephone No. 561-747-6336 Email gmissimer@coteleur-hearing.com

**PROPERTY INFORMATION**

Legal Description: ST ANDREWS PARK COMMERCIAL (PB 59-9) PARCEL C (13.244 AC)  
(Include Plat Book and Page)

Parcel I.D. Number: 3408-703-0003-000-0

Current Zoning: PUD Proposed Zoning: INSTITUTIONAL

Future Land Use Designation: ROI Acreage of Property: 13.244

Reason for amendment request: the property owner is requesting a PUD amendment to remove parcel C from the St. Andrew Park, Phase II PUD. The Property owner intends to rezone the property concurrently to Institutional zoning.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a striketrough.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

  
Signature of Owner

George Missimer  
Hand Print Name

11-13-23  
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.

Revised 02/26/20

Procedure  
Section 158.175 (B)  
Sec. 158.176

The application is reviewed by the Site Plan Review Committee, Planning and Zoning Board and City Council. PUD zoning and amendments are adopted by ordinance. (Ord. No. 98-84, § 1, 3-22-99)

**Changes in Conceptual Plans**  
**Sec. 158.177**

- Minor changes in conceptual plans approved as a part of the rezoning to PUD may be permitted. The City Council upon application by the developer or his successors in interest, without the filing of a new application for PUD rezoning, provided that any change does not result in any of the following:
  - An overall increase in number of dwelling units of over one (1%) percent.
  - A reduction of the area set aside for community open space or a relocation thereof of more than five (5%) percent.
  - An overall increase in proposed floor area of over five (5%) percent.
  - An overall increase by more than five (5%) percent of the total impervious surface area.
  - An increase in the number of floors of building or an increase in height.
  - A modification in original design concept, such as an addition of land use category, change in traffic pattern or access and egress, or an increase of traffic generation exceeding that previously submitted by more than ten (10%) percent.
  - Any increase or decrease of more than ten (10%) percent of the total land area occupying a particular land use.

To apply for a minor change in conceptual plans, the developer or his successors in interest shall submit the following information to the office of the Zoning Administrator.

- An up-to-date statement presenting evidence of unified control of the entire area within the PUD and a renewed agreement to all provisions set forth in subsection 158.175(A)(1).
- A written statement clearly setting forth all proposed changes in the conceptual plan, setting forth in comparable fashion all applicable plan data and for both the currently approved conceptual plan and the conceptual plan as proposed for change.
- Revised copy of the conceptual development plan containing all proposed changes.
- A revised copy of all other documents or reports submitted as part of the original application and affected by the proposed changes.
- N/A Revised copies of any additional covenants, agreements, or stipulations made a part of the original approval action and affected by the proposed changes.

Any application for minor changes in conceptual plans shall be submitted to the site plan review committee and Planning and Zoning Board for review and recommendation, and the recommendations of the committee and board shall be entered into the official record of the application and shall be considered by the City Council prior to the taking of official action upon application. Any proposed change in conceptual plans which does not qualify as a minor change as set forth above shall be considered a major change and shall require a rezoning application meeting all applicable requirements of this chapter for PUD rezoning. (Ord. No. 98-84, § 1, 3-22-99)

H:\PZ\SHARED\APPLCTN\PUD AMENDMENT (06/23/11)



**CONCEPT PLAN SUFFICIENCY CHECKLIST**  
*Revised September, 2011*

Project Name: St. Andrews Park, Phase II PUD

Project Number: P \_\_\_\_\_ New Submittal X or Resubmittal \_\_\_\_\_ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = Provided X = Incomplete or Missing NA = Not Applicable

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
X	<b>Sufficiency Checklist:</b> One original completed and signed by applicant.			
X	<b>Cover Letter:</b> Sixteen copies of a typed letter explaining the purpose and history of the application.			
X	<b>Written Response to Comments:</b> Sixteen copies. For resubmittals only.			
X	<b>Completed Application:</b> Sixteen copies. Use black ink or type to fill out completely and legibly.			
X	<b>Owner's Authorization:</b> Sixteen copies of authorization on Owner's letterhead.			
X	<b>Application Fees:</b> Refer to each department's fee schedule.			
X	<b>Proof of Ownership:</b>			
X	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or... ...Unity of Title			
X	<b>PUD/MPUD Document and Concept Plan</b> (Sections 158.170 – 158.175 of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and binding PUD agreement			
	Density statement			
	Proposed zoning district regulations			
	<b>LMD Rezoning and Concept Plan</b> (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	<b>SEU Concept Plan:</b>			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: St. Andrews Park, Phase II PUD

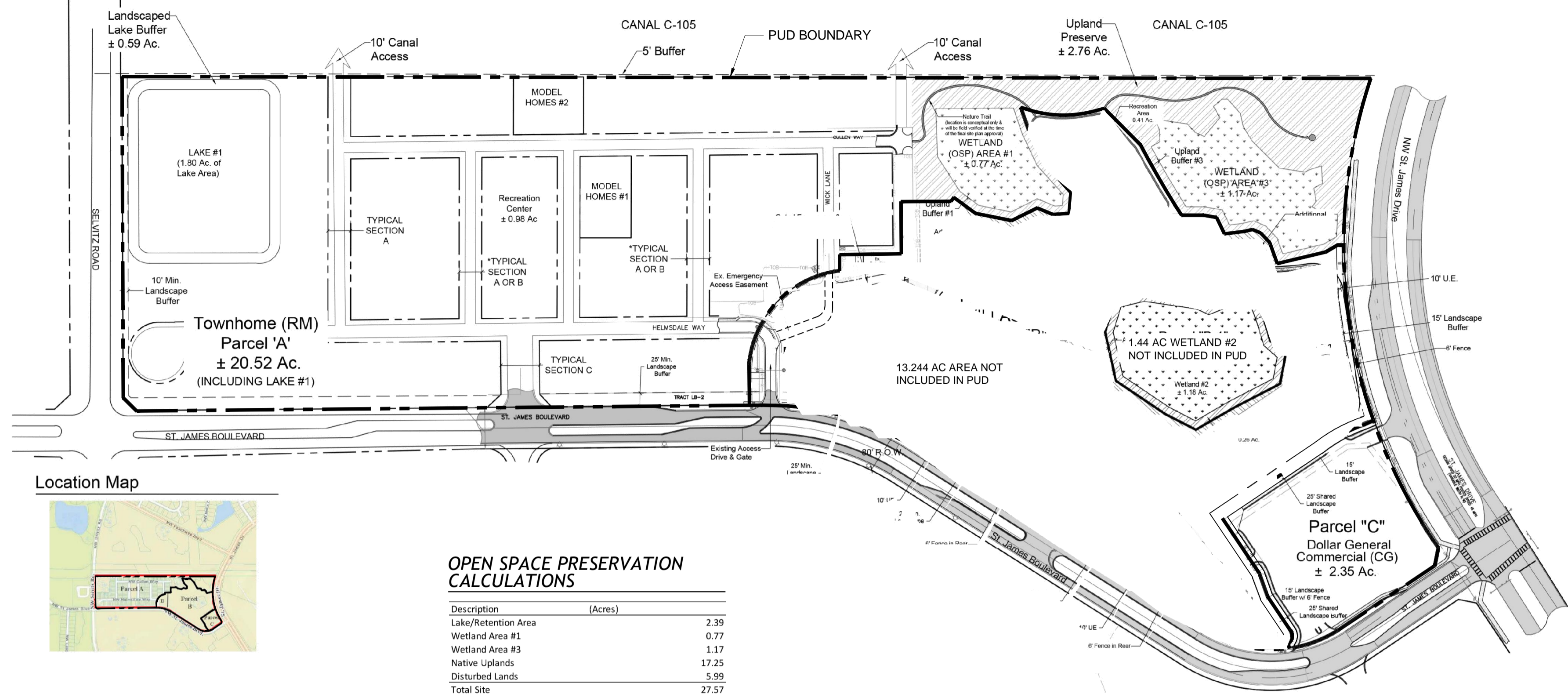
Project Number: P \_\_\_\_\_ New Submittal X \_\_\_\_\_ or Resubmittal \_\_\_\_\_ (Check One)

Applicant Certification
I, George Missimer (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.
11-8-2023
(Signature of Applicant) (Date)
Planning and Zoning Department Representative
I, \_\_\_\_\_ (Print name), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:
(Signature of Planning and Zoning Department Representative) (Date)
Engineering Department Representative
I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:
(Signature of Engineering Department Representative) (Date)
Utilities System Department
I, \_\_\_\_\_ (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on \_\_\_\_\_ (date).
Additional Comments:
(Signature of Utility System Department Representative) (Date)





**St. Andrews Park PUD-Phase II**  
 Conceptual Master Plan - Exhibit A  
 City of Port Saint Lucie, Florida



**Location Map**



**OPEN SPACE PRESERVATION CALCULATIONS**

Description	(Acres)
Lake/Retention Area	2.39
Wetland Area #1	0.77
Wetland Area #3	1.17
Native Uplands	17.25
Disturbed Lands	5.99
<b>Total Site</b>	<b>27.57</b>
<b>Total Existing Upland</b>	<b>17.25</b>
Less Exotics	0
<b>Existing Uplands Remaining</b>	<b>17.25</b>
<b>Existing Wetland Habitat</b>	<b>3.12</b>
<b>Total Existing Native Habitat</b>	<b>20.37</b>

**SITE DATA**

Total Site Area 27.57  
 Existing Zoning PUD  
 Future Land Use RM and CG

Site Area (by land use)	Acres
Residential (RM)	20.52
Commercial General (CG)	2.35
Wetland Transitional Buffer (Upland Preserve)	2.76
Wetland Area (#1 & #3)	1.94
<b>Total Site Area</b>	<b>27.57</b>

Required Parking  
 2 parking spaces per unit

Upland Preserve Buffer Calcs	(Average 50 ft. Upland Preserve Buffer)
Upland Buffer #1 & 3	3.08
Additional Buffer	1.21

Between buildings: 20 feet between buildings located on the same lot. Buildings are to be setback at least 50 feet from adjacent residential parcels for 2 story buildings and at least 30 feet for single story buildings.

Building coverage: Per requirement in the city comprehensive plan. Maximum impervious surface 80%

Building Height: Buildings shall be a maximum of 50 feet. Architectural embellishments may extend up to 25% above 50 feet.

All major utilities such as cable TV, electricity, sewer and water, shall be located underground.

Town Homes (RM)		
Maximum Numbers of Dwellings		113 Units
Setbacks:	Front Loaded	Rear Loaded
Minimum front yard	17 ft. Min. Porch Setback	10 ft. Min. Porch Setback
	25 ft. Min. Primary Building	15 ft. Min. Primary Building
Minimum rear yard	15 ft. Min. Primary Building	10 ft. Min. Accessory Setback
	10 ft. Min. Accessory Setback	10 ft. Min. Accessory Setback
Minimum Garage Setback	25 ft. Min. Garage Setback	3 ft. Min. Garage Setback
Minimum Sideyard Setback	0 ft. Min. Interior Setback	
	10 ft. Min. Corner/Perimeter Property Line and Canal Cantilevered bay window may extend 3 ft. into front or rear setbacks of primary building.	

Recreational Facilities 15 ft. Min. Setbacks on all yards  
 Minimum Perimeter Landscape Strip  
 Depth for areas abutting the following:  
 St. James Boulevard= 25 feet  
 Selvitz Road= 10 feet

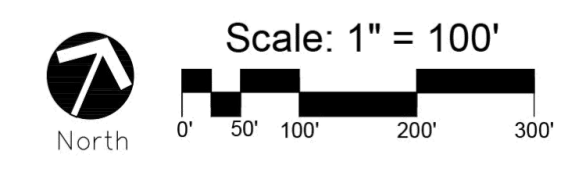
**Notes:**

- The "B" section may only be used if there are rear loading garages.
- Trails may be built with pervious and impervious materials.
- Decorative pavers shall be provided at the entrance. Stamped concrete is prohibited.
- The locations of the recreation areas will be determined at Site Plan Review based on 500 sq. ft. per unit.

**Legend**

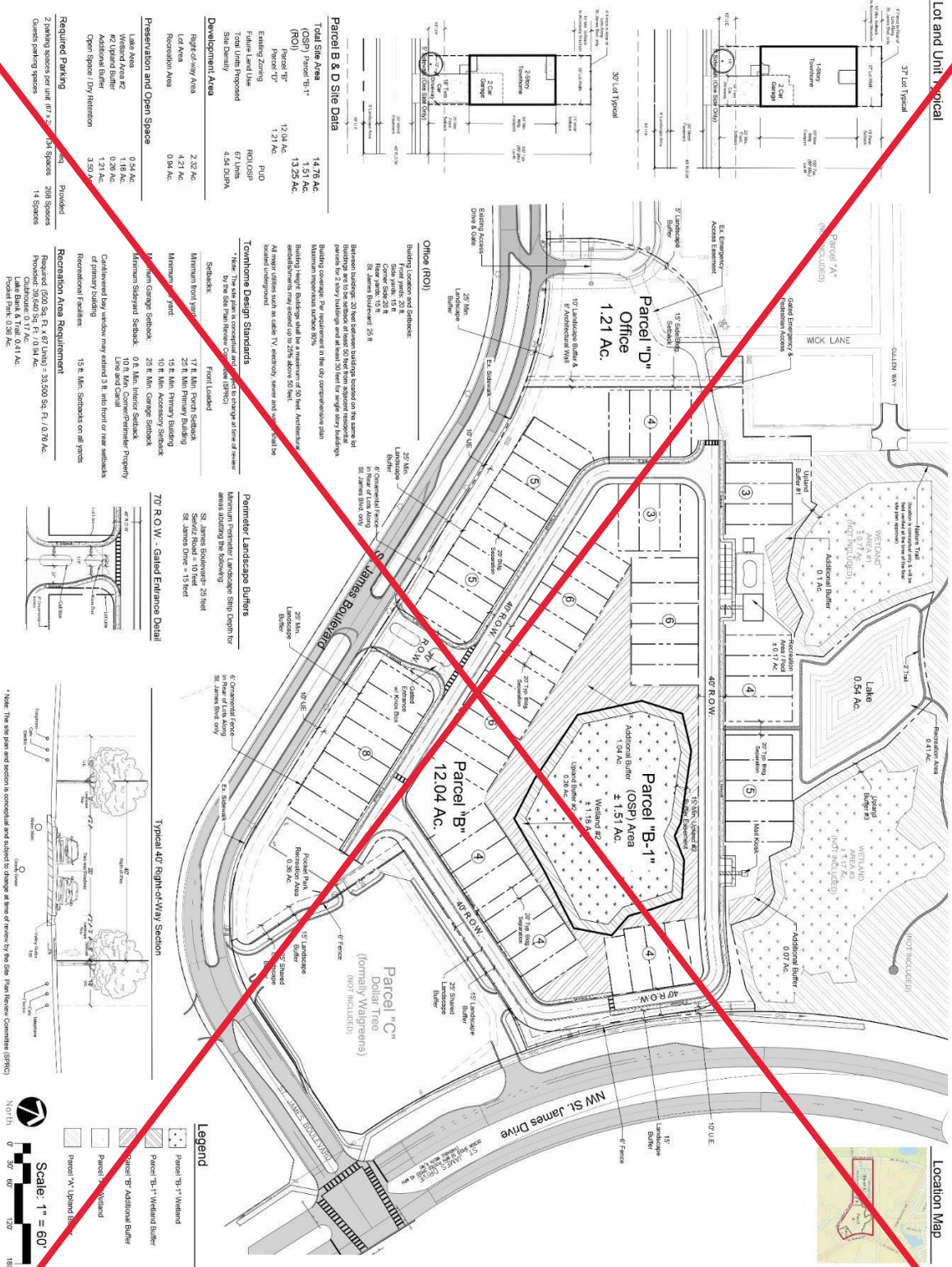
- Parcel "A" Wetland
- Parcel "A" Upland Buffer

**PSL# 23-219**  
**PSLUD# 11-699-00**



NOTE:  
 THE ST. ANDREWS PARK PUD-PHASE II CONCEPT PLAN WAS OBTAINED FROM THE CITY OF PORT ST LUCIE PUBLIC RECORDS AND MODIFIED PER THE PROPOSED CHANGES.

# EXHIBIT A-1 – Parcels B&D only



Lot and Unit Typical

Location Map

**Parcel B & D Site Data**

Total Site Area	14.75 Ac.
(OSP) Parcel 'B-1'	1.51 Ac.
(ROI)	13.25 Ac.
Parcel 'B'	12.04 Ac.
Parcel 'D'	1.21 Ac.
Parcel 'B-1'	1.51 Ac.
Parcel 'B-1''	1.51 Ac.
Future Land Use	PUD
Total Units Proposed	67 Units
Site Density	4.55 DU/A

**Office (ROI)**

Building Location and Setbacks:  
 Front yard: 20 ft  
 Side yard: 5 ft  
 Corner: 5 ft  
 St. James Boulevard: 25 ft

Between buildings: 20 feet between buildings located on the same lot.  
 Buildings are to be set back at least 50 feet from adjacent residential streets for 2 story buildings and at least 20 feet for single story buildings.

Building coverage: Per movement in the city comprehensive plan.  
 Building height: Buildings shall be maximum of 20 feet. Architectural embellishments may extend up to 25 feet above 20 feet.  
 All major utilities such as cable, TV, electricity, sewer and water shall be located underground.

**Perimeter Landscape Buffers**

Minimum perimeter landscape strip depth for access alonging the following:  
 St. James Boulevard: 25 feet  
 St. James Drive: 15 feet

**70' R.O.W. - Gated Entrance Detail**

**Typical 40' Right-of-Way Section**

**Legend**

- Parcel 'B-1' Wetland
- Parcel 'B-1' Wetland Buffer
- Parcel 'B-1' Wetland Buffer
- Parcel 'B' Additional Buffer
- Parcel 'B' Wetland
- Parcel 'A' Wetland

**Revision Details**

Job No.	2021-05
Drawn By	EB
Checked By	WT
Submitted Date	11-22-21

**CP-2**

PSL # P21-175  
 PSLUSD # 11-699-04

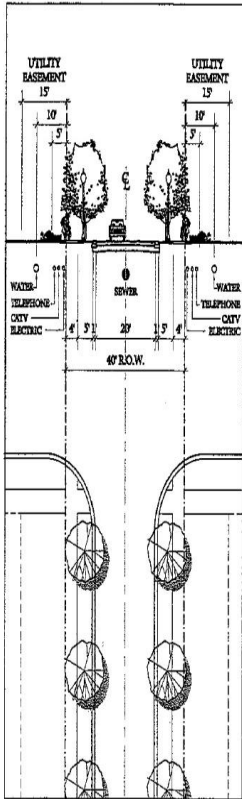
**St. Andrew's Park PUD- Phase II**  
 City of Port St. Lucie Florida  
 Conceptual Master Plan Parcel B & D - Exhibit A-1

EDDESIGN ESTUDIO  
 50 E Ocean Blvd., Suite 101  
 Stuart, Florida 34994  
 T 772.878.2200  
 F 772.878.2201  
 www.eddesignstudio.com  
 LA 00007905

# EXHIBIT B – Parcel A

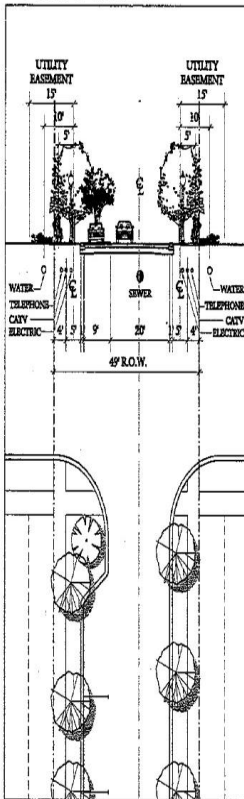
## St Andrews Park PUD (Phase 2) Conceptual Development "Exhibit B" Street Sections

TYPICAL SECTION A



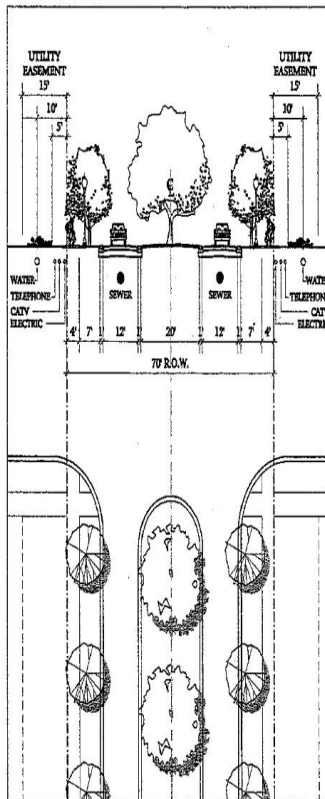
40' R.O.W./20' PAVEMENT  
2 WAY  
LOT OPTION A & B

TYPICAL SECTION B



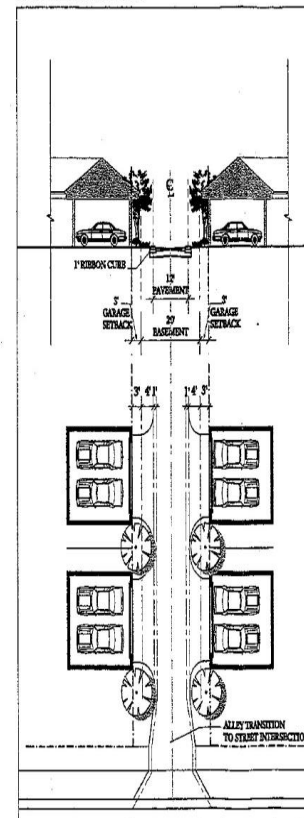
49' R.O.W./20' PAVEMENT  
2 WAY  
PARALLEL PARKING ON ONE SIDE

TYPICAL SECTION C



70' R.O.W./14' PAVEMENT  
2 LANES 2 WAY DIVIDED

TYPICAL SECTION D



20' R.O.W. EASEMENT/12' PAVEMENT  
1 WAY

**NOTE**

UTILITY EASEMENTS  
MAY BE EXPANDED IF  
NEEDED AT THE TIME  
OF SITE PLAN REVIEW  
WITHOUT AMENDING  
THE PUD.

12' 0' 15' 30' 60'

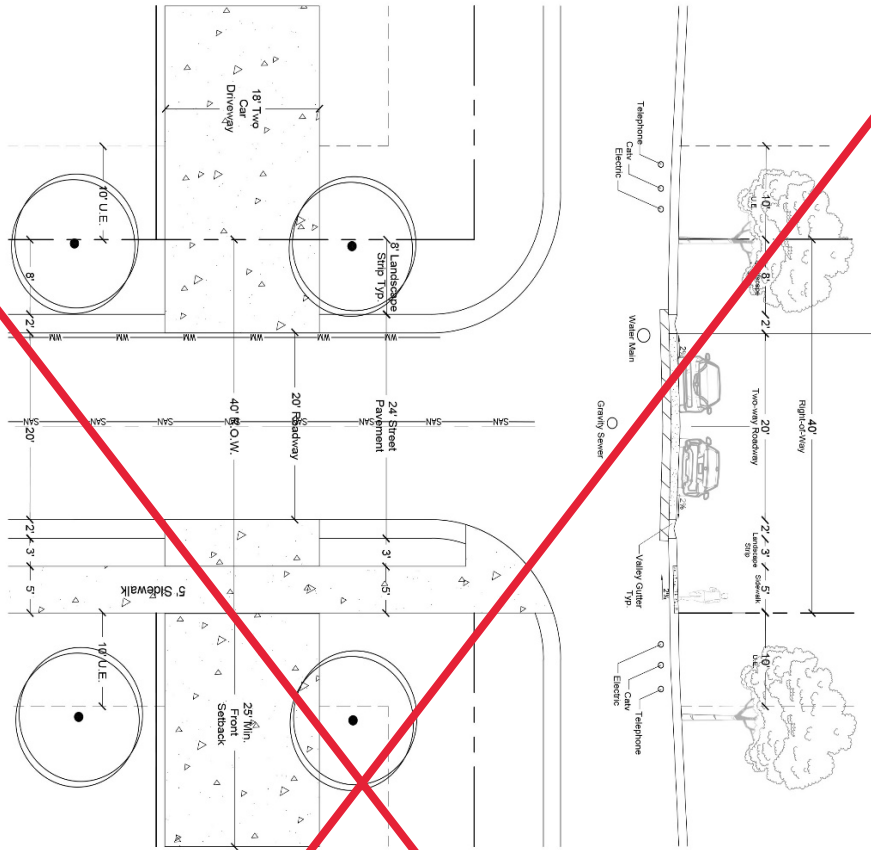
**CANN ASSOCIATES**  
Urban & Environmental Planners • Landscape Architects  
500 Delaney Avenue, Orlando, Florida 32801 (407)422-4340

DATE	SCALE	JOB NUMBER	SHT. NO.
01 JUL 04	1"=15'	202046	2 OF 4

WWW.CANN.COM COPYRIGHT (C)2004 CANN ASSOCIATES, INC.

# EXHIBIT B-1 – Parcel B only

PARCEL B - 40' R.O.W. / 20' PAVEMENT  
2 WAY DRIVE



50 E. Ocean Blvd., Suite 101  
Stuart, Florida 34994  
T 772.278.7200  
F 772.278.7201  
www.edesignstudio.com  
LA 0000905

## St. Andrew's Park PUD- Phase II

City of Port St. Lucie Florida  
PUD Conceptual Master Plan - Exhibit B-1  
Parcel B - Street Sections

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PORT ST. LUCIE AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS (FDOT).

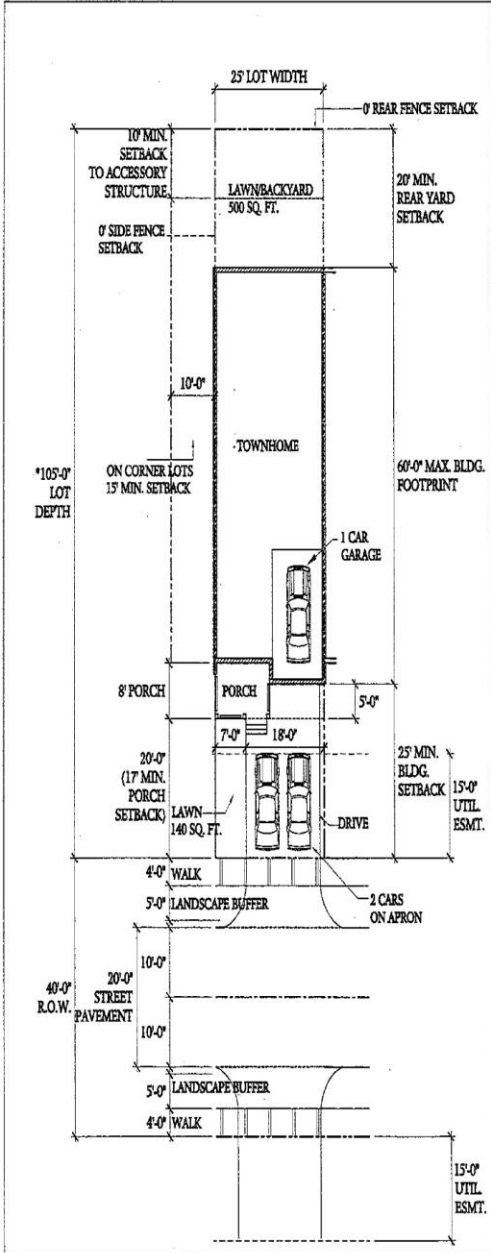
Job No.	2021-05
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Date	11-22-21
Rev	3-8-22

PSL # : P21-175  
PSLUSD # : 11-699-04

# EXHIBIT C – Parcel A

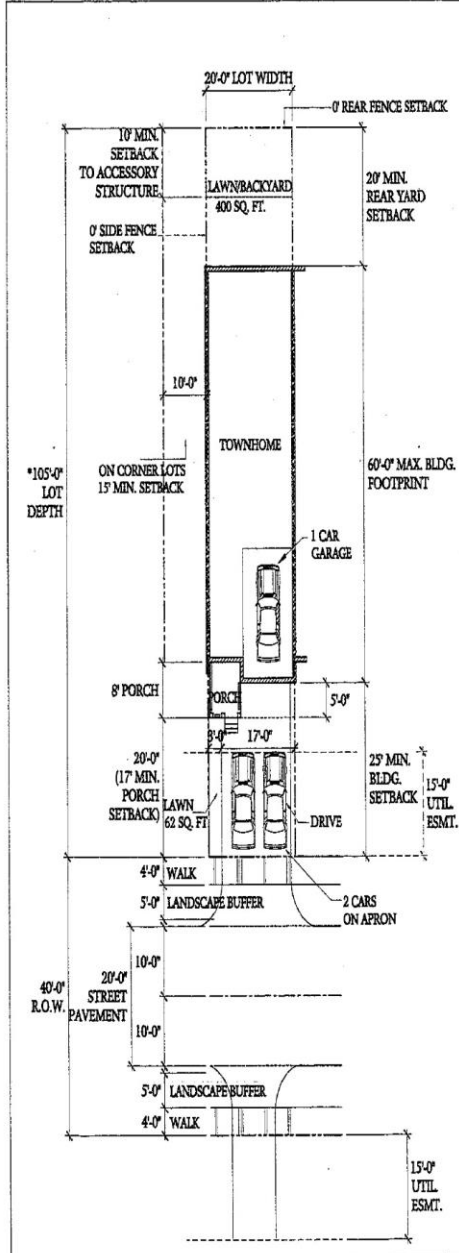
## St Andrews Park PUD (Phase 2) Conceptual Development "Exhibit C" Lot Disposition

**LOT OPTION A**  
25' WIDE



FRONT LOADED GARAGE

**LOT OPTION A-2**  
20' WIDE



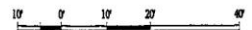
FRONT LOADED GARAGE

**NOTE**

FENCES SHALL BE MADE OF PVC OR VINYL.

FENCES ARE TO BE LOCATED WITHIN PROPERTY LINE.

\* LOTS MAY BE A MIN. OF 100' IN LENGTH.



**CANN ASSOCIATES**

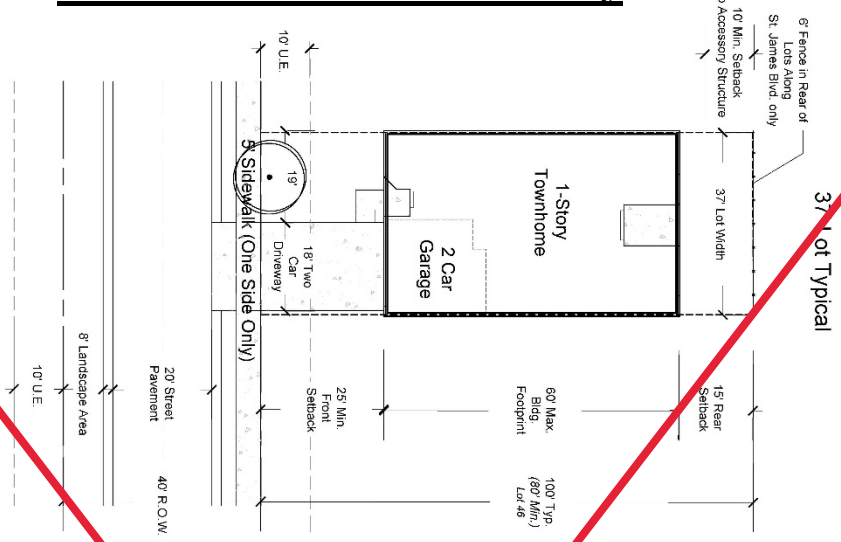
Urban & Environmental Planners • Landscape Architects  
500 Delaney Avenue, Orlando, Florida 32801 (407)422-4040

SITE	SCALE	JOB NUMBER	SHEET NO.
01 JUL 04	1"=10'	202046	3 OF 4

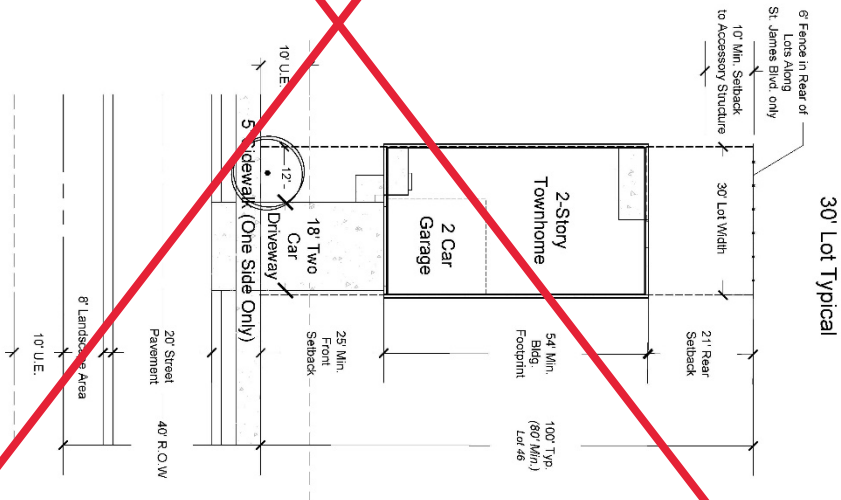
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# EXHIBIT C-1 – Parcel B only

PARCEL B - LOT OPTION A-3  
FRONT LOADED GARAGE



PARCEL B - LOT OPTION A-4  
FRONT LOADED GARAGE



NOTES:  
1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.  
2. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.  
3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.  
4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.  
5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.

**St. Andrew's Park PUD- Phase II**  
City of Port St. Lucie Florida  
PUD Conceptual Master Plan - Exhibit C-1  
Parcel B - Lot Disposition

Job No.	2327-03
Drawn By	ME
Checked By	ME
Approved By	ME
Scale	AS SHOWN
Revision Dates	1-22-23
Revision Dates	3-9-23

PSL # P21-175  
PSLUSD #: 11-699-04

50 E Ocean Blvd., Suite 101  
Stuart, Florida 34994  
1-772-887-2300  
1-772-887-2301  
www.hcdesignstudio.com  
LA 000783



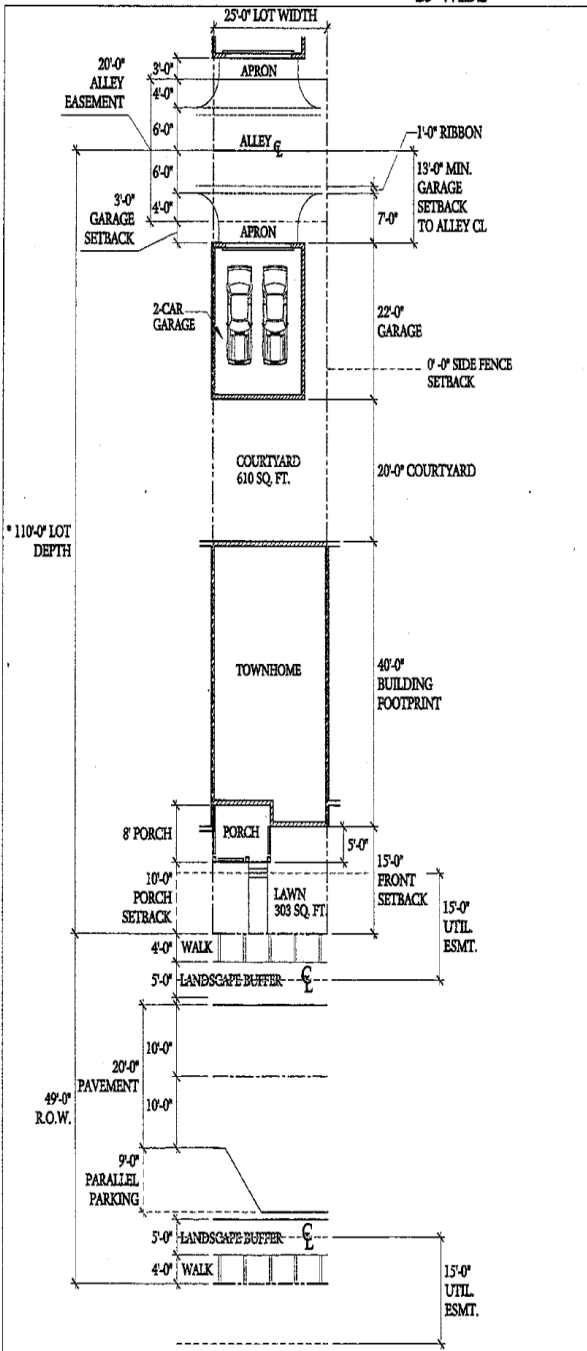
# EXHIBIT D – Parcel A

## St Andrews Park PUD (Phase 2)

### Conceptual Development "Exhibit D"

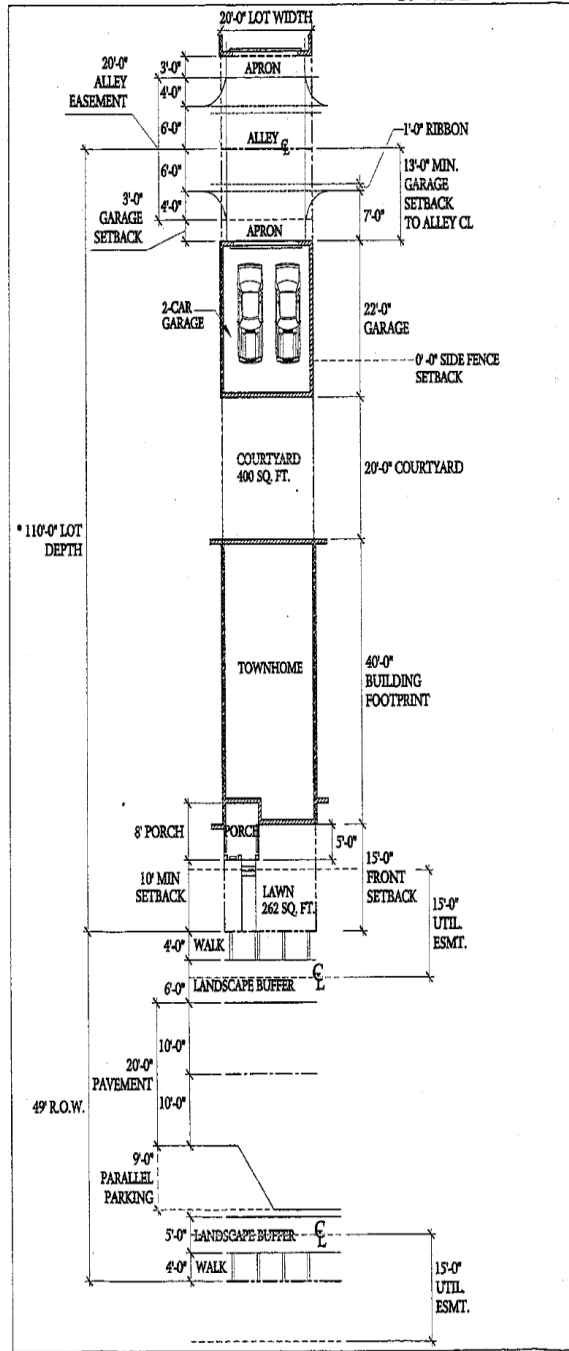
#### Lot Disposition

**LOT OPTION B**  
25' WIDE



REAR LOADED GARAGE

**LOT OPTION B-2**  
20' WIDE



REAR LOADED GARAGE

**NOTE**

**REAR LOADED LOTS:**

REAR LOADED GARAGES SHALL HAVE ON-STREET PARKING LOCATED DIRECTLY IN FRONT OF THE TOWN/TOWNHOUSE UNITS ALONG THE SAME SIDE AS THE TOWNHOUSE UNIT.

\* LOTS MAY BE A MIN. OF 100' IN LENGTH.



**CMH ASSOCIATES**

Urban & Environmental Planners • Landscape Architects  
500 Delaney Avenue, Orlando, Florida 32801 (407) 22-4840

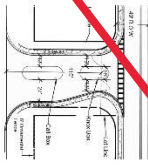
DATE	SCALE	JOB NUMBER	SHEET NO.
01 JUL 04	1"=10'	202046	4 of 4

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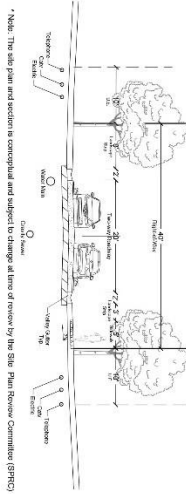
# EXHIBIT E – Utility Exhibit – Parcels B & D only



Location Map

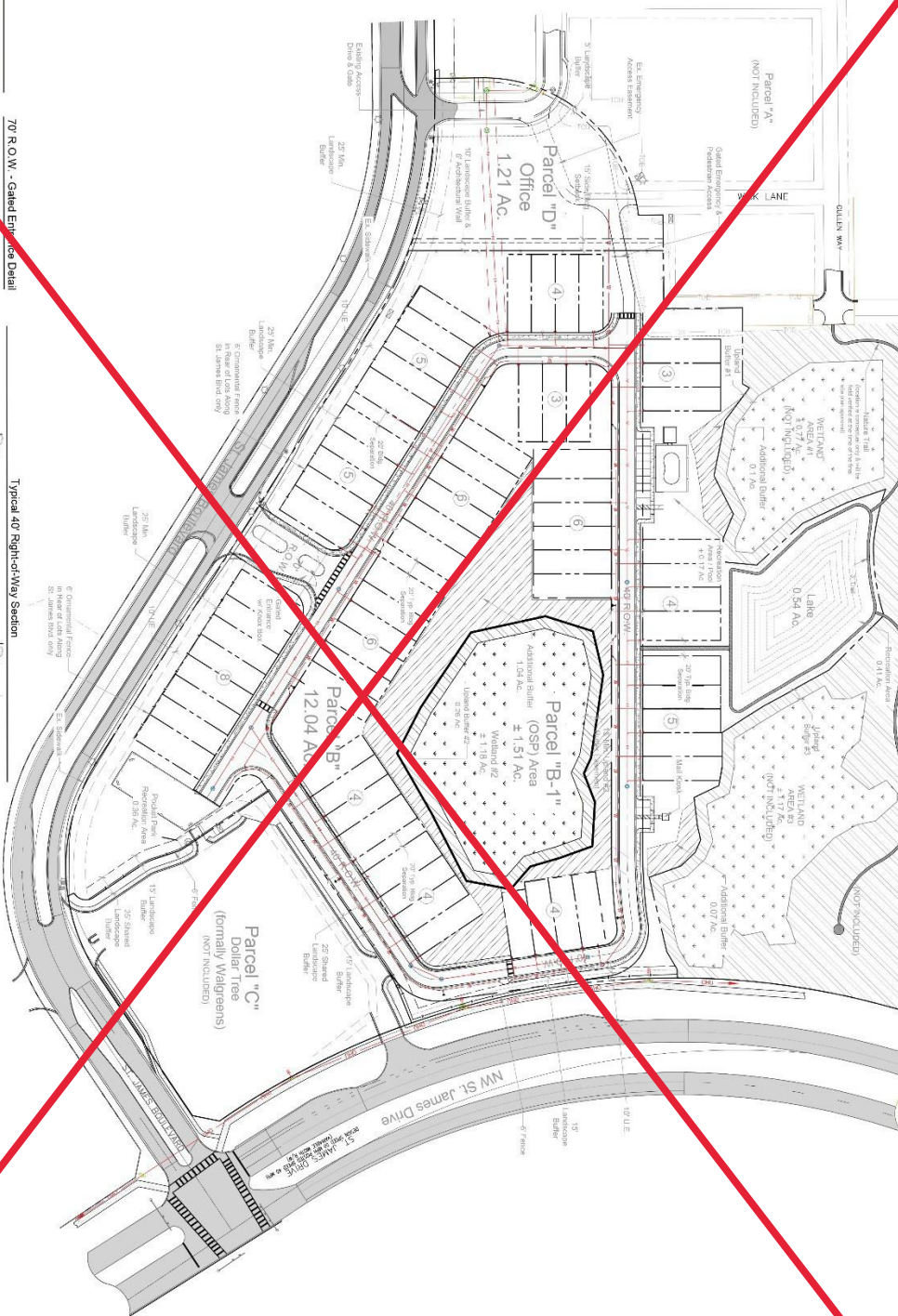


70' R.O.W. - Gated Entrance Detail



Typical 40' Right-of-Way Section

Note: This side plan and section is conceptual and subject to change at time of review by the Site Plan Review Committee (SPRC)



Scale: 1" = 30'

PSL # P21-175  
PSLUSD #: 11-699-04

Job No.	2021-218
Drawn By	BH
Checked By	BH
Approved By	BH
Submitted Date	11-27-21
Revision Dates	3-8-22

SCALE: 1" = 30'  
DATE: 11/27/21  
DRAWN BY: BH  
CHECKED BY: BH  
APPROVED BY: BH  
SUBMITTED DATE: 11-27-21  
REVISION DATES: 3-8-22

**St. Andrew's Park PUD- Phase II**  
City of Port St. Lucie Florida  
Conceptual Utility Exhibit : Parcel B & D - Exhibit E

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## EXHIBIT F – Legal Description



### St. Andrews Park – Phase 2 PUD

#### Legal Description

OFFICIAL RECORDS BOOK 2984, AT PAGE 2443, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ON JUNE 16, 2008 WITH REGARD TO THE FOLLOWING PROPERTIES LOCATED IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, WHICH ARE LEGALLY DESCRIBED AS FOLLOWS:

ALL OF THE PROPERTY WITHIN ST. ANDREWS TOWNHOMES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, AT PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OF THE PROPERTY WITHIN ST. ANDREWS PARK COMMERCIAL, A REPLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 59, AT PAGE 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

[www.hjadesignstudio.com](http://www.hjadesignstudio.com)

City of Port St. Lucie  
[P21-175 / PSLUSD: 11-699-04](mailto:P21-175@PSLUSD)

HJA Design Studio

50 East Ocean Boulevard, Suite 101 Stuart, Florida USA 34994 | 772-678-7200

P23-219  
11/13/2023

## EXHIBIT E – LEGAL DESCRIPTION

### St. Andrews Park – Phase 2 PUD

#### LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 2984, AT PAGE 2443, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ON JUNE 16, 2008 WITH REGARD TO THE FOLLOWING PROPERTIES LOCATED IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, WHICH ARE LEGALLY DESCRIBED AS FOLLOWS:

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LESS AND EXCEPT, ST. ANDREWS PARK COMMERCIAL (PB 59-9) PARCEL C (13.44 AC) AND ST. ANDREWS PARK COMMERCIAL (PB 59-9) PARCEL B (1.507 AC) (OR 3470-2836)