City of Port St. Lucie

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

Meeting Agenda

Tuesday, October 7, 2025

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Jim Norton, Vice Chair
Peter Previte, Chair Pro-Tem
Eric Reikenis, At-Large
John "Jack" Doughney, At-Large
Greg Pettibon, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, Alternate
Douglas Harvey, Alternate

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 - September 2, 2025 **2025-917**

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

7.a P25-154 City of Port St. Lucie - Sandpiper Bay - Small-Scale Comprehensive Plan Amendment **2025-918**

Location: 3500 SE Morningside Boulevard

Legal Description: Portions of Section 23, Township 37 South, Range 40 East

This is a request for a small-scale future land use map amendment to change the future land use designation for 3.12 acres of land from Open Space Recreation (OSR) to Commercial General/Institutional (CG/I).

8. Public Hearing - Quasi-Judicial

8.a P24-216 Pine Trace Planned Unit Development (PUD) - Amendment No. 4 **2025-804**

Location: The property is located at the NW Corner of St. James Drive and NW Pine Trace Avenue.

Legal Description: A portion of the Pine Trace PUD Plat (PB 49, PG 5), the Pine Trace Phase II Plat, and all of the Pine Trace Second and Third Replats.

This is a request for the 4th Amendment to the Pine Trace Planned Unit Development (PUD) to include retail and personal service uses as allowed uses for Parcel A of the PUD.

8.b P24-217 Pine Trace Parcel A - Special Exception Use **2025-803**

Location: Northwest corner of the intersection at NW St. James Drive and NW Pine Trace Avenue.
Legal Description: Pine Trace PUD, Tract D (PB 49, PG 5)
The request is for a Special Exception Use (SEU) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the proposed Pine Trace Planned Unit Development (PUD) amendment (P24-216).

8.c P25-002 Savona Plaza Drive Thru Window - Special Exception Use **2025-212**

Location: The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.
Legal Description: Port St. Lucie Section 19, Tract H (PB 13, PG 19)
This is a request for a special exception use to allow drive-through services in the General Commercial (CG) Zoning District.

8.d P25-125 Anthony J. & Danielle N. Farinato - Variance **2025-813**

Location: The property is located at 4002 SW Melbourne Street.
Legal Description: Port St. Lucie Section 37, Block 2489, Lot 17 (PB 15, PG 16)
This is a request for a variance of 750 square feet to allow a 1,150 square foot accessory carport within the Single-Family Residential (RS-1) zoning district.

8.e P25-148 Liana Marquis - Variance **2025-915**

Location: 2712 SW Fondura Road
Legal Description: Port St. Lucie Section 31, Block 1708, Lot 20
This is a request for a variance of 10,000 square feet to the lot area requirement and a variance of 20 feet to the lot width requirement to allow the property to be rezoned to Service Commercial (CS).

8.f P25-147 Liana Marquis - Rezoning **2025-901**

Location: 2712 SW Fondura Road
Legal Description: Port St. Lucie Section 31, Block 1708, Lot 20
This is a request for the rezoning of a 0.23-acre parcel from Single-Family Residential (RS-2) to Service Commercial (CS).

9. New Business

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.

Agenda Summary

2025-917

Agenda Date: 10/7/2025 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - September 2, 2025

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

Executive Summary: September 2, 2025 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 directions.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: September 2, 2025 minutes.

City of Port St. Lucie

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

Planning and Zoning Board

Meeting Minutes - Draft

Jim Norton, Vice Chair
Peter Previte, Chair Pro-Tem
Eric Reikenis, At-Large
John "Jack" Doughney, At-Large
Greg Pettibon, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, Alternate
Douglas Harvey, Alternate

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

Tuesday, September 2, 2025 **6:00 PM** **Council Chambers, City Hall**

1. Meeting Called to Order

   A Regular Meeting of the Planning and Zoning Board of the City of Port St. Lucie was called to order by Acting Chair Norton at approximately 6:00 PM on September 2, 2025, at the Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

   Members Present:
   Vice Chair Norton
   Chair Pro Tem Previte
   Board Member Reikenis
   Board Member Doughney
   Board Member Mocerino, Alternate
   Board Member Harvey, Alternate

   Members Not Present:
   Board Member Pettibon
   Board Member Spatara

3. Determination of a Quorum

   Acting Chair Norton determined there was a quorum.

4. Pledge of Allegiance

   Acting Chair Norton led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - August 5, 2025 **2025-807**

Board Member Harvey moved to approve the minutes of the August 3, 2025, Planning and Zoning Board meeting. Board Member Reikenis seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There were no items scheduled under this portion of the Agenda.

7. Public Hearings - Non Quasi-Judicial

There were no items scheduled under this portion of the Agenda.

8. Public Hearing - Quasi-Judicial

Deputy City Attorney Carly Fabien provided the rules and procedures for Quasi-Judicial Hearings. The Deputy City Clerk administered the Oath of Testimony to those who intended to provide testimony on Item 8a.

8.a P25-052 Villegas, John - Variance **2025-808**

Location: The Property is located at 2681 SW Tanforan Blvd.
Legal Description: Port St. Lucie Section 35, Block 1828 Lot 2
This is a request for a variance of 15.81 feet, which would allow the existing home to maintain a rear yard setback of 9.19 feet. Section 158.073(H)(3) of the City's Zoning Code states that RS-2 zoned lots are required to maintain a minimum rear yard building setback of 25 feet.

Acting Chair Norton inquired whether the Board Members had any ex parte communication to disclose, which every member denied, except for Mr. Harvey, who indicated he spoke to City Staff.

Ivan Betancourt, Planning and Zoning, previously sworn, provided a PowerPoint Presentation of the Application for P25-052, John Villegas - Variance.

Acting Vice Chair Previte inquired how the issue came about, to which the Planning and Zoning Director, Mary Savage-Dunham, stated the issue was due to an erroneous survey completed during the buildout of the home originally.

Board Member Harvey questioned why this matter was being brought up now, to which Director Savage-Dunham explained that the City does not control the level of due diligence when residents sell their homes. He expressed concern that the Board was advised that one survey was incorrect and that the other was not. Board Member Harvey questioned if the Staff member stating that the original was erroneous was a surveyor, to which Mr. Betancourt responded in the negative, but explained they

received confirmation from the City surveyor. He inquired if there was anything in writing to confirm the conversation, to which Mr. Betancourt responded in the negative.

Board Member Reikenis asked for additional clarification relating to the abandonment of the easement previously approved by the City Council, which Mr. Betancourt elaborated on.

Acting Chair Norton inquired if the Variance would encroach on any utility access, to which Mr. Betancourt responded in the negative.

John Villegas, owner and applicant was present, and the Deputy City Clerk provided the Oath of Testimony to Mr. Villegas. He stated he bought his home in 2015. Mr. Villegas testified that he has lost the sale of the home twice based on an error in the original survey.

Acting Vice Chair Previte asked why the real estate transactions had not been successful in the past, to which Mr. Villegas explained that, based on the error in the survey, no bank was willing to provide the buyer with a loan.

Mr. Villegas advised the Board that a nearby neighbor had previously been approved for this type of Variance in the past.

Acting Chair Norton opened the Public Hearing. There being no one, he closed the Public Hearing.

Under discussion, Board Member Harvey indicated he would not be supportive of approving the variance and provided his reasoning. Board Member Reikenis moved to approve P25-052, John Villegas – Variance. Acting Vice Chair Previte seconded the motion, which passed by voice vote with Acting Chair Norton, Acting Vice Chair Previte, Board Member Reikenis, Board Member Doughney, and Board Member Mocerino voting in favor; and Board Member Harvey dissenting.

8.b P25-125 Farinato, Anthony J. & Danielle N. - Variance **2025-813**

Location: The property is located at 4002 SW Melbourne Street.

Legal Description: Port St. Lucie Section 37, Block 2489, Lot 17

This is a request to grant a variance of 750 square feet to construct a 1,150 square foot accessory carport where 400' is allowed.

Acting Chair Norton stated that there was a request to table this item. Board Member Reikenis moved to table P25-125, Anthony J. & Danielle N. Farinato – Variance to a date uncertain. Acting Vice Chair Previte seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: This discussion was held after Item 9.a was discussed.)

Director Savage-Dunham asked the Board if they would make a motion to reconsider the tabling of Item 8.b, P25-125 Anthony J. & Danielle N. Farinato – Variance. She asked if the Board would table this item for the Planning and Zoning Meeting of October 7, 2025, per the memo request in Legistar.

Acting Chair Previte moved to make a motion to reconsider Item 8.b, P25-125, Anthony J. & Danielle N. Farinato – Variance. Board Member Harvey seconded the motion, which passed unanimously by voice vote. Board Member Reikenis moved to table Item 8.b, P25-125, Anthony J. & Danielle N. Farinato – Variance to October 7, 2025, Planning and Zoning Meeting. Board Member Harvey seconded the motion, which passed unanimously by voice vote.

9. New Business

9.a Planning and Zoning Board Officers **2025-820**

Attorney Fabien explained the various options that the Board had to fill the Chair position based on Ms. Creese's recent resignation from the Board. She presented the following options: 1. Keep everything as it is, with Vice Chair Norton acting as Chair and Chair Pro Tem Previte acting as Vice Chair, but noted that there could be an issue in the event Acting Chair Norton and Acting Vice Chair Previte are both absent; 2. The Board can choose to select Mr. Norton as Chair and Mr. Previte as Vice Chair and elect a Chair Pro Tem; and 3. The Board can have a full election to select for all of the positions of the Board, but noted that there would be a full election again in January 2026.

Acting Vice Chair Previte asked if Acting Chair Norton were to become Chair Norton, would it preclude him from becoming Chair again in January 2026. Attorney Fabien stated that, based on the plain reading of the current Resolution, it would preclude him as the Chair can only serve during one term. Acting Vice Chair Previte stated he would agree with keeping the titles as Acting for the remainder of the year.

Board Member Doughney stated he agreed with keeping the status quo to avoid Acting Chair Norton from being precluded as Chair in January 2026.

The Board Members agreed to keep the current position configuration of the Board. It was the consensus of the Planning and Zoning Board to continue with having Vice Chair Norton as Acting Chair and Chair Pro Tem Previte as Acting Vice Chair for the remainder of the year.

Acting Chair Norton suggested the City revise how the City would handle this type of situation in the future, to which Attorney Fabien advised that the Legal Department was currently reviewing the Resolution, and noted that they could add a disclaimer on the one-year term for the Board positions due to a vacancy.

Board Member Doughney asked if one of the Alternate Board Members would be moved into the At-Large position, to which Attorney Fabien stated per the City's Resolution, for someone to be placed into that position, they would need to apply, and then that person would have to be selected and appointed by the Mayor.

(Clerk's Note: A separate discussion relating to Item 8.b was discussed after Item 9.a.)

10. Old Business

There were no items scheduled under this portion of the Agenda.

11. Public to be Heard

No one signed up to speak during this portion of the Agenda.

12. Adjourn

There being no further business, the meeting was adjourned at 6:35 PM.

_____

Jim Norton, Acting Chair

_____

Daisy Ruiz, Deputy City Clerk

Agenda Summary

2025-918

Agenda Date: 10/7/2025 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P25-154 City of Port St. Lucie - Sandpiper Bay - Small-Scale Comprehensive Plan Amendment

Location: 3500 SE Morningside Boulevard

Legal Description: Portions of Section 23, Township 37 South, Range 40 East

This is a request for a small-scale future land use map amendment to change the future land use designation for 3.12 acres of land from Open Space Recreation (OSR) to Commercial General/Institutional (CG/I).

Submitted By: Bethany Grubbs, Senior Planner

Executive Summary: The City of Port St. Lucie is requesting to amend the Future Land Use Map to change the designation of approximately 3.12 acres of land within the Sandpiper Bay PUD from Open Space Recreation (OSR) to General Commercial/Institutional (CG/I) to address regulatory inconsistencies. The amendment applies to two specific areas of the property: a 0.94-acre area located between the existing fields and parking lot, and a 2.18-acre area at the southernmost end of SE Morningside Boulevard, where the roadway ends. No changes are proposed to the golf course.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the future land use map amendment.

Alternate Recommendation:

1. Move that the Board recommend denial of the future land use map amendment.

Background: The Club Med Sandpiper Bay Resort was originally constructed in the 1970s. A 1986 site plan (P86-065) approved 60 new guest rooms for the resort, which was zoned Resort Commercial (CR) and Open Space Recreation (OSR), with corresponding FLUM designations of Limited Commercial (CL) and OSR. In 1990, a site plan amendment (P90-111) approved a three-story staff housing building, even though the building was located in the OSR area. This area should have been free from commercial development.

To correct this inconsistency, the City is initiating a land use amendment to align the property's Future Land Use designation with its long-established and intended use. The applicant has been advised of this action and is supportive of the proposed amendment.

Issues/Analysis: The proposed amendment applies to two specific portions of the campus. The first is a 2.18-acre area located west of the main school facilities, which contains a building originally approved in 1990 as staff housing for resort employees. The building received site plan approval, building permit (P91-0978), and a Certificate of

Occupancy (CO). While it has been in place for decades, its underlying land use designation is OSR. The second area is a 0.94-acre area east of the school, which is the location of an existing school-related building that is planned for demolition and reconstruction. Together, these areas total approximately 3.12 acres, which are currently designated as OSR on the FLUM.

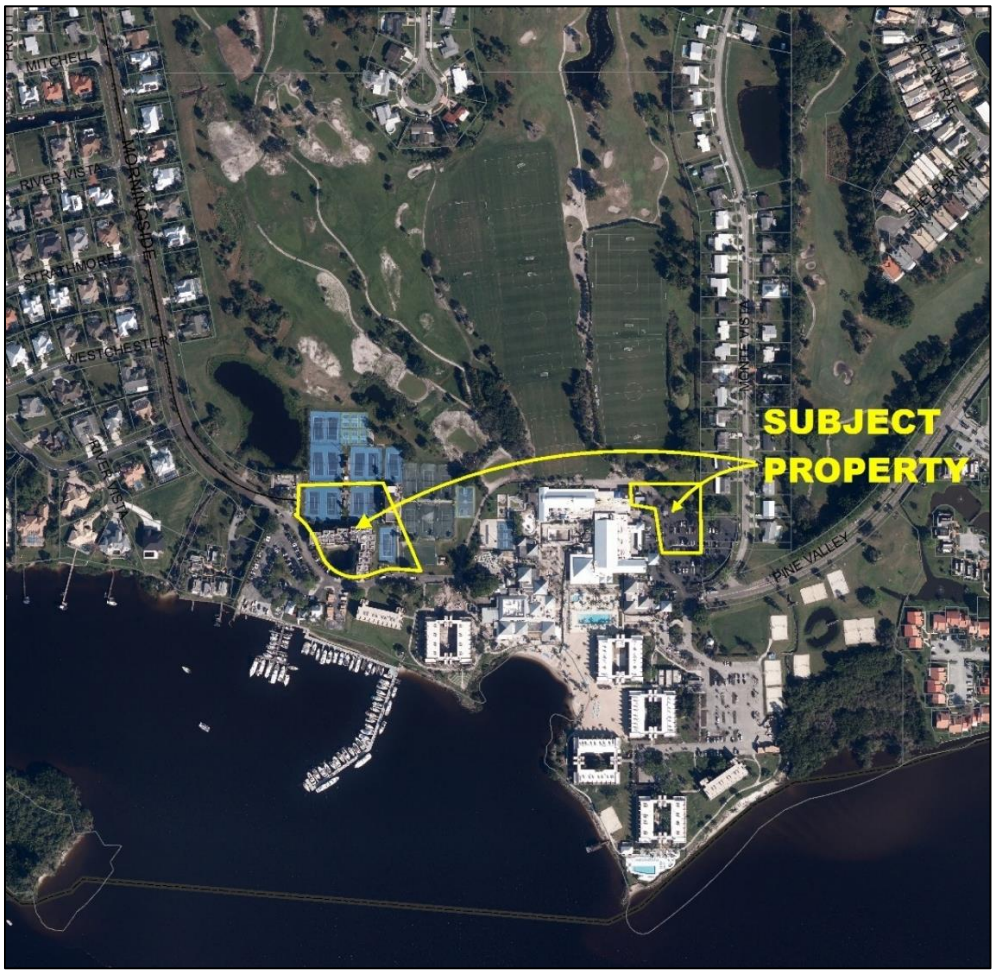
Although the land use designation is labeled OSR, these areas of land do not function as open space. They are not green areas, nor are they available for public recreation. Instead, they are paved, developed, and fully part of the school campus. (See exhibits below). While the amendment technically reduces land designated as open space, in practical terms no functional open space is being removed, since the subject areas were developed decades ago.

Special Consideration: This amendment is essentially a cleanup step. It brings the land use map into line with the existing developed areas, makes the record clear, and keeps the campus consistent for planning purposes.

Location of Project: 3500 SE Morningside Boulevard, an area generally located between the existing fields and parking lot, and an area at the southernmost end of SE Morningside Boulevard, where the roadway ends.

Attachments:
1. Staff Report
2. Special Warranty Deed
3. Staff Presentation

Sandpiper Bay
Small-Scale Comprehensive Plan Amendment
P25-154



Project Location

SUMMARY

Applicant's Request:	An application for a small-scale future land use map amendment to change the future land use designation for 3.12 acres from Open Space Recreation (OSR) to Commercial General/Institutional (CG/I)
Applicant:	City of Port St. Lucie
Property Owner:	Altitude Prop Co, LLC
Location:	A 0.94-acre area generally located between the existing fields and parking lot, and a 2.18-acre area at the southernmost end of SE Morningside Boulevard, where the roadway ends.
Address:	3500 SE Morningside Boulevard
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City is requesting a small-scale future land use map amendment for the property located at 3500 SE Morningside Boulevard, within the Sandpiper Bay Planned Unit Development (PUD). This PUD encompasses approximately 223.72 acres and is divided into two parcels. This application specifically addresses two areas located on the southern parcel.

The proposed amendment applies to two specific portions of the campus. The first is a 2.18-acre area located west of the main school facilities, which contains a building originally approved in 1990 as staff housing for resort employees. The building received site plan approval, building permits, and a Certificate of Occupancy (CO). While it has been in place for decades, its use was tied to the resort rather than the school. As ownership and operations have changed, and with the school's expansion, the building is now transitioning into on-site student housing, or dormitories, to support the school's campus needs. The second is a 0.94-acre area east of the school, where an existing school-related building, that includes golf cart parking for the resort, is planned for demolition and reconstruction. This new construction slightly encroaches into the OSR-designated area. Together, these areas total approximately 3.12 acres, which are currently designated as Open Space Recreation (OSR) on the FLUM.

Although the land use designation is labeled OSR, these areas of land do not function as open space. They are not green areas, nor are they available for public recreation. Instead, they are paved, developed, and fully part of the school campus. While the amendment technically reduces land designated as open space, in practical terms no functional open space is being removed, since the subject areas were developed decades ago.

The primary objective of this land use amendment is to bring the land use map into line with the existing and future school-related uses at Sandpiper Bay, makes the record clear for both the city and the school, and keeps the campus consistent for planning purposes.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the October 7, 2025, Planning & Zoning Board meeting.

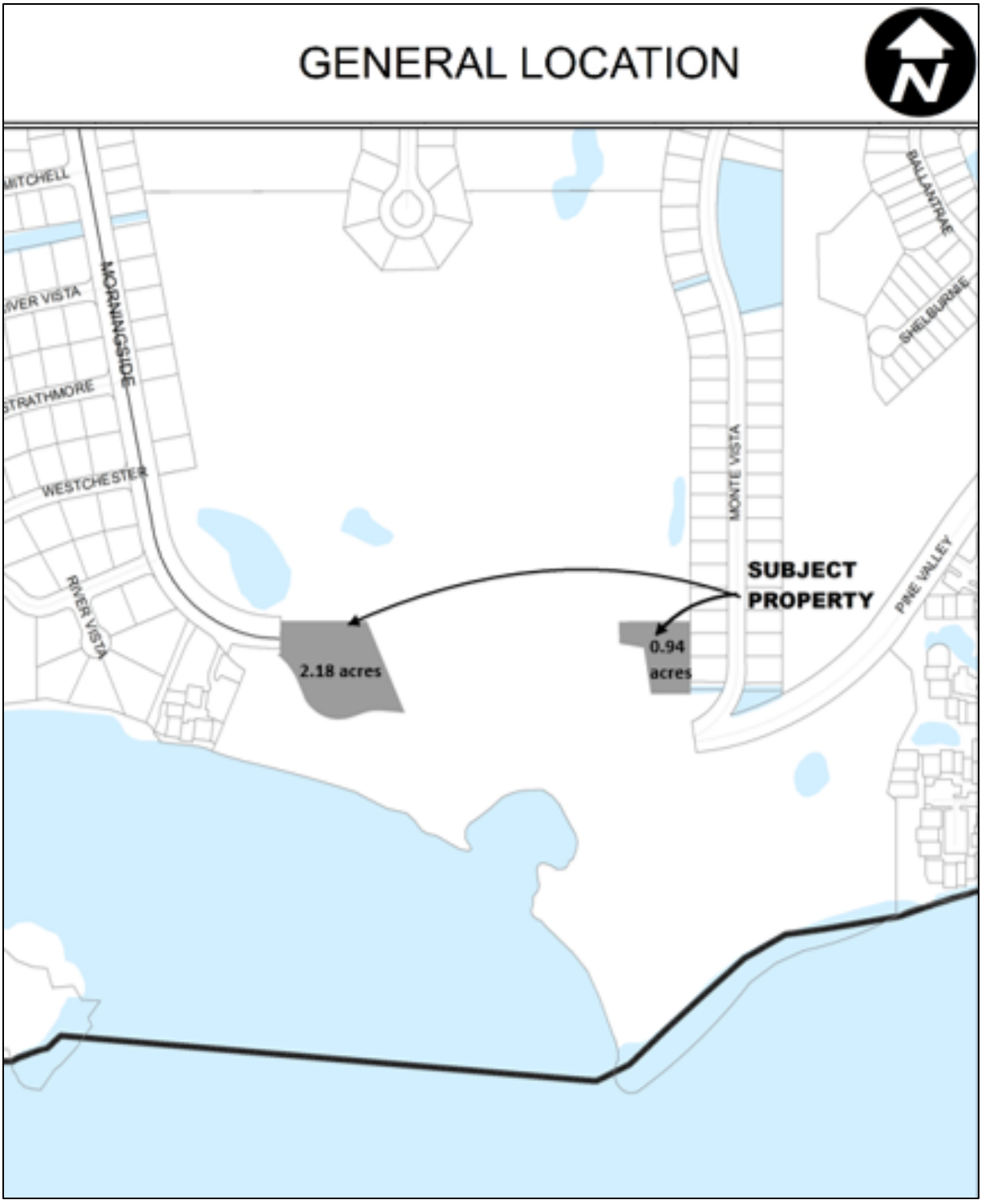
Location and Site Information

Parcel Number:	4423-210-0001-000-3
Property Size:	3.12-acres (area of amendment)
Legal Description:	Portions of Section 23, Township 37 South, Range 40 East
Current Future Land Use:	Open Space Recreation (OSR)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	A school campus with programs focused on training in sports including fitness center and sports fields
Requested Future Land Use:	Commercial General/Institutional (CG/I)
Proposed Use:	Conversion of an existing three-story building to student dormitories and construction of a new fitness center

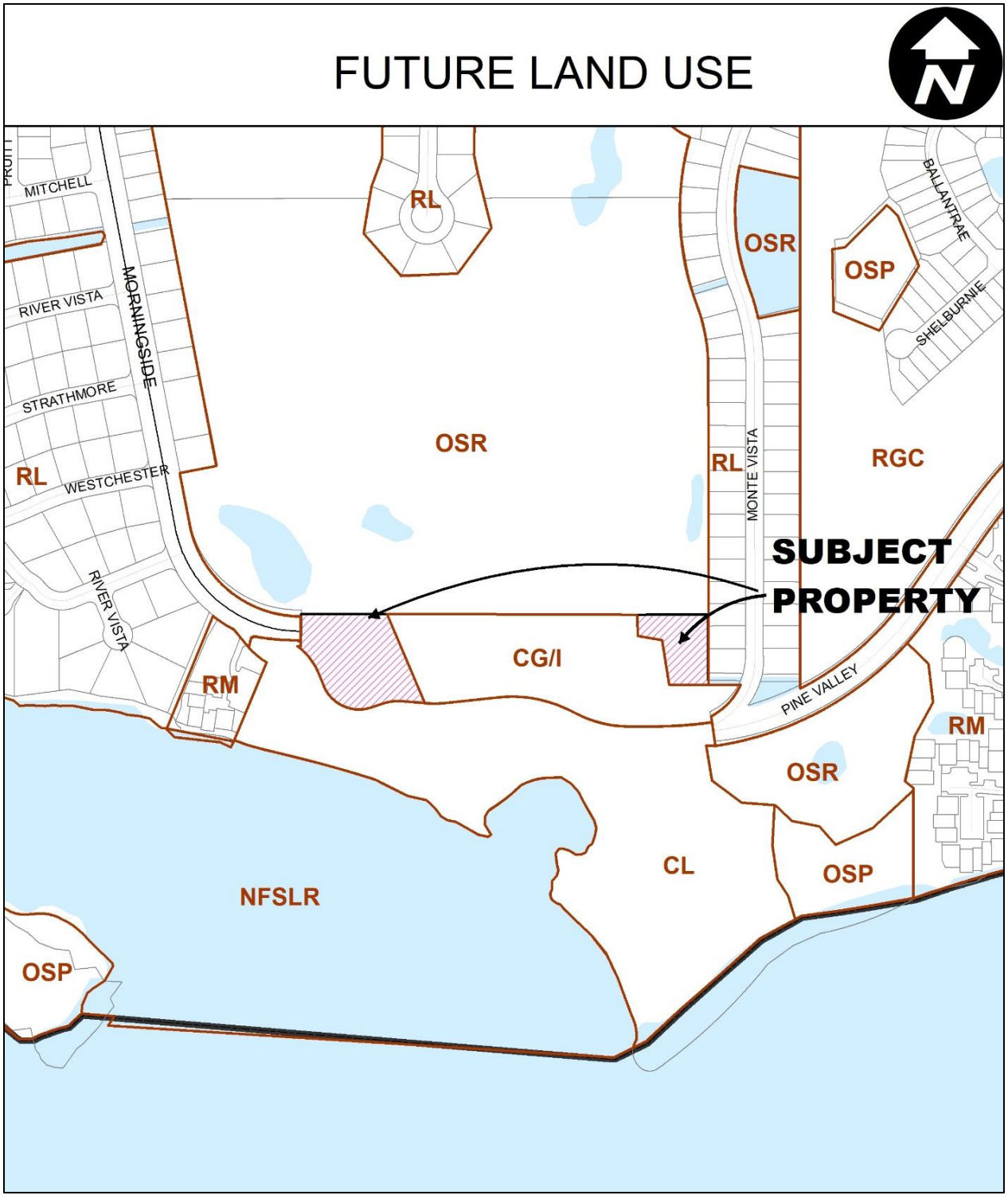
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2, RS-3	Single-Family Residences
South	RM	RM-11	Multi-Family Residences & North Fork of the St. Lucie River
East	RL & RM	RS-1, RS-3, & RM-11	Single-Family Residences & Multi-Family Residences
West	RL & RM	RS-1, RS-2, RS-3, & RM-11	Single-Family Residences & Multi-Family Residences

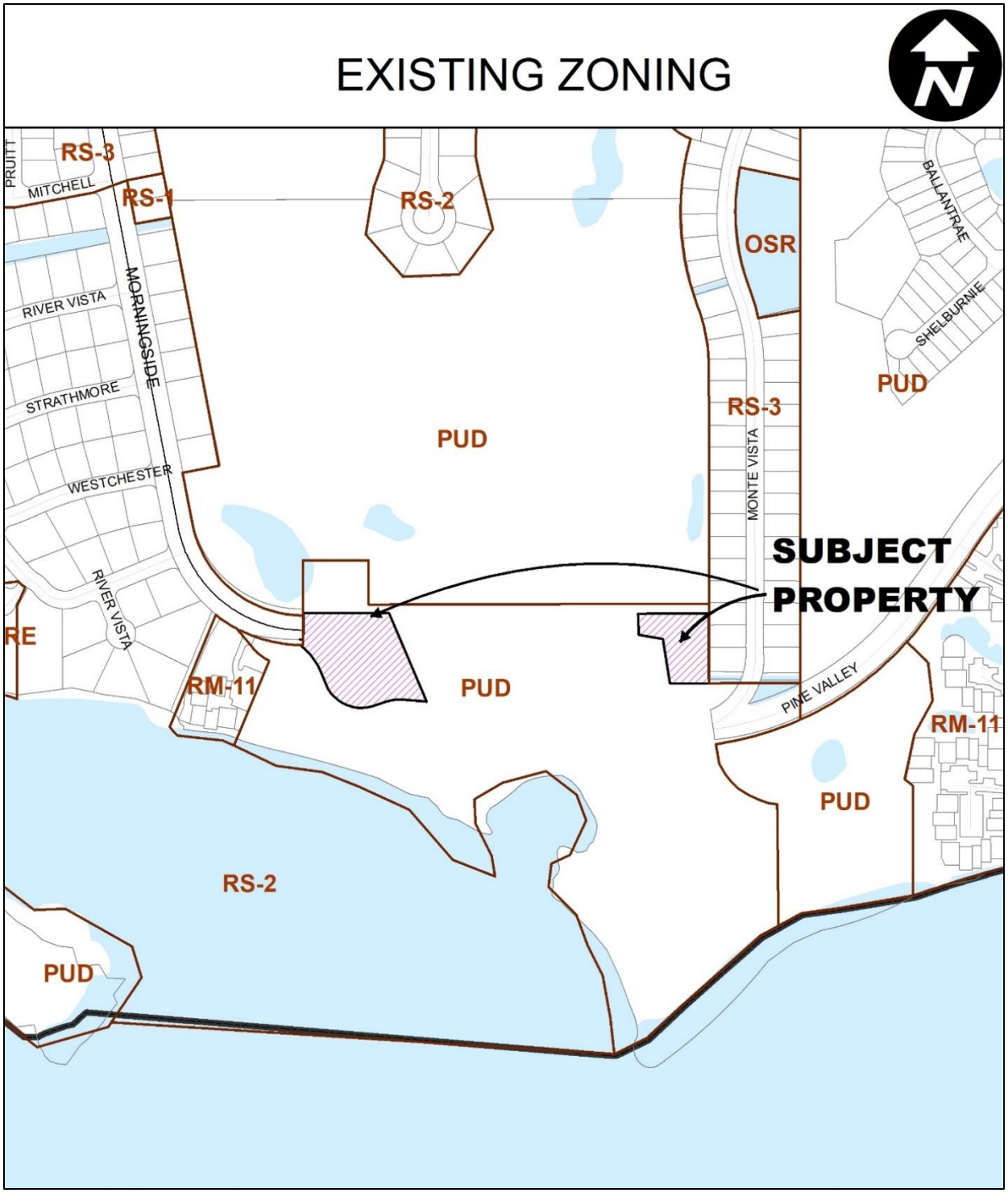
RL- Low Density Residential, RM- Medium Density Residential, RS-1, Single-Family Residential (1 du/ac), RS-2- Residential, Single-Family (2 du/ac), RS-3-Residential, Single-Family (3 du/ac)



Site Location Map



Existing Land Use Map
(OSR to CG/I)



Existing Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The current future land use category, Open Space Recreation (OSR), does not permit any institutional uses. This request is to modify a portion of the parcel's current land use designation from Open Space Recreation (OSR) to Commercial General / Institutional (GC/I) to permit accessory uses on the private school campus. This land use would not have any major impact on the surrounding parcels and is compatible with surrounding future land uses. This request is consistent with Objective 1.1.4 in the Future Land Use Element of the City of Port St. Lucie's Comprehensive Plan:

> **Objective 1.1.4** *"Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities."*

Land Use Consistency:

Policy 1.1.4.4 identifies the Institutional (I) Future Land Use classification as areas are *designated to accommodate both public and private institutional sites such as schools…."*

Policy 1.1.4.2, the General Commercial (CG) land use accommodates hotels and resort uses.

Staff Analysis: The proposal to amend the future land use for the subject property to the Commercial General/Institutional (CG/I) classification is consistent with the permitted uses outlined in the Sandpiper Bay PUD document and reflected on the conceptual plan.

Policy 1.1.7.1: Future Land Use Map Amendment will be reviewed based on consistency with the goals, objectives, and policies of all elements of the comprehensive plan and other considerations such as:

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	*Y*
Accommodate projected population or economic growth	*Y*
Diversify the housing choices	*N*
Enhance or impede provision of services at adopted LOS Standards	*N*
Compatibility with abutting and nearby land uses	*Y*
Enhance or degrade environmental resources	*N*
Job creation within the targeted industry list	*N*

This amendment is consistent with the Comprehensive Plan by correcting the inconsistency between the OSR designation and the existing uses of the property. It supports projected growth by accommodating the school's expansion and providing on-campus student housing. The amendment is compatible with surrounding land uses, as the property has long been part of the school campus and has not functioned as open space for decades. It does not create impacts to level of service standards or environmental resources.

Adequate Public Facilities Review (Objective 1.1.3):

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: The proposed future land use amendment from open space to commercial/institutional is not expected to negatively impact the demand for water and sewer service since

this is a developed site. The following comparison considers the most intense use based on the existing and proposed land uses and the total building coverage permitted per as shown below:

Existing Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
OSR	3.12	40,772 sq ft (30%)	N/A	0	0
Proposed Future Land Use	**Acreage**	**Maximum Coverage**	**Level of Service**	**Projected Demand Potable Water (gpd)**	**Projected Demand Wastewater (85%)**
CG/I	3.12	40,772 sq ft (30%)	125 gpd (per 1000 sq ft)	5,097	4,332
			Total gpd	**(+) 5,097 gpd**	**(+) 4,332 gpd**

Transportation: The proposed amendment changes the Future Land Use designation from Open Space Recreation to Commercial and Institutional. Under state review standards, the maximum potential traffic generation of the Commercial and Institutional category is higher than that of Open Space. However, the proposed development is limited to accessory uses for the existing school campus, which will not increase traffic beyond what is already anticipated for school operations. Therefore, while the land use category permits higher intensity uses, no adverse traffic impacts are expected from this amendment. Any future development of non-accessory uses would be subject to a new traffic analysis to ensure compliance with concurrency requirements.

Existing Future Land Use	1,000 SF GFA	Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
OSR	40.78	Multipurpose Recreational Facility	435	N/A	146
Proposed Future Land Use	**Students**	**Proposed Use**	**Trip Generation Average Rate (ITE Code)**	**Average Daily Trips**	**PM Peak Hour**
CG/I	150	Private School	534	326	60
			Total Trips (Net Decrease)	**N/A**	**(-) 86**

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. This application is not anticipated to have any impacts on the level of service for parks since the application is for a non-residential land use.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: This application is not anticipated to have any impacts on the level of service for parks since the application is for a non-residential land use.

Environmental: The site has previously been developed and there are no existing uplands on site. There is approximately three acres of wetlands with the Open Space Preservation (OSP) land use classification on the southeastern boundary of the site which is located on the North Fork of the St. Lucie River.

Flood Zone: The flood map for the selected area is number 12111C0406K and is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station 5 at 2288 SE Delano Rd. will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed small-scale comprehensive plan amendment.

Planning and Zoning Board Action Options:

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

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.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5446857 OR BOOK 5274 PAGE 891, Recorded 02/26/2025 10:21:04 AM Doc Tax: $409500.00

This instrument was prepared by:
Kelly G. Reynoldson, Esq.
Kutak Rock LLP
2001 16th Street, Suite 1800
Denver, CO 80202

After recording return to:
First American Title Insurance Company
Attn: Kristin Brown
2555 East Camelback Road, Suite 350
Phoenix, AZ 85016

TAX PARCEL ID: 3422-515-0001-000-3; 3422-515-0001-010-6; 3422-515-0002-000-0; 3422-540-0010-100-8; 3422-550-0001-000-2; 3422-550-0011-000-5; 3422-555-0001-000-7; 3422-565-0001-000-8; 4414-133-0002-000-6; 4414-133-0002-010-9; and 4423-210-0001-000-3

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made and executed as of February 18, 2025, by **STORE CAPITAL ACQUISITIONS, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantor") whose address is 8377 E. Hartford Dr., Suite 100, Scottsdale, AZ 85255, to **ALTITUDE PROP. CO. LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee"), whose address is 4500 SE Pine Valley Street Port St. Lucie, Florida 34952;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in St. Lucie County, Florida, more particularly described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

AND the Grantor does hereby covenant and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the Property and

will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but none other.

THE conveyance made herein, however, is expressly made SUBJECT TO:

(a) all matters of record as of the date hereof, and as listed on Exhibit B attached hereto and incorporated herein (the "Permitted Exceptions");

(b) that certain Declaration and Covenant of Mangrove Regulation dated of even date herewith; and

(c) that certain Consent Order entered into by and among The State of Florida Department of Environmental Protection, as complainant, and STORE Capital Acquisitions, LLC and Altitude Hospitality, LLC, as respondents, OGC File No 23-1762.

[Remainder of page intentionally left blank. Signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sarah Hunt
Witness Name: Sarah Hunt
Address: 8377 E Hartford Ste 100
Scottsdale AZ 85255

Witness Name: Janice L. Spitler
Address: 8377 E. Hartford Dr
Scottsdale, AZ 85255

GRANTOR:

STORE CAPITAL ACQUISITIONS, LLC,
a Delaware limited liability company

By: _____
Name: Alex McElyea
Title: Executive Vice President

Address:
8377 E. Hartford Drive, Suite 100
Scottsdale, AZ 85255

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 18 day of February, 2025, by Alex McElyea, as Executive Vice President of **STORE CAPITAL ACQUISITIONS, LLC**, a Delaware limited liability company, who is personally known to me ~~or who has produced~~ _____ as identification and who did (did not) take an oath.

(Notarial Seal)

Notary Public
Angela DeBellis
Printed Name

My Commission Number: 640162
My Commission Expires: 12/1/2026

ANGELA DEBELLIS
Notary Public - Arizona
Maricopa County
Commission # 640162
My Comm. Expires Dec 1, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

Street Address: 4500 SE Pine Valley Street, Port St. Lucie, Florida 34952

PARCEL A:

SINNERS GOLF COURSE AT PORT ST. LUCIE, FLORIDA. (HOTEL AND GOLF COURSE)

A PARCEL OF LAND LYING WITHIN SECTIONS 14 AND 23, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, AS SHOWN ON SHEET 2 OF 2 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT ONE, AS RECORDED IN PLAT BOOK 12, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 79°10'18" EAST ALONG THE CENTERLINE OF MITCHELL AVENUE FOR 339.91 FEET, TO A POINT INTERSECTING AND LOCATED ON THE CENTERLINE OF MORNINGSIDE BOULEVARD; THENCE SOUTH 10°49'42" EAST ALONG THE CENTERLINE OF MORNINGSIDE BOULEVARD FOR 10.01 FEET; THENCE NORTH 79°10'18" EAST TO THE SOUTHEAST PROPERTY CORNER OF LOT 52, BLOCK 6 OF SAID UNIT ONE ALSO BEING ON THE PLAT LIMITS OF SAID UNIT ONE AND THE PLAT LIMITS OF PLAT CALLED RIVER VISTA AS SHOWN ON SHEET 2 OF 2 OF THE PLAT OF RIVER VISTA, AS RECORDED IN PLAT BOOK 13, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 175.00 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 10°49'42" EAST, ALONG THE BACK LOT LINES OF BLOCK ONE OF SAID PLAT OF RIVER VISTA FOR A DISTANCE OF 1005.00 FEET TO THE SOUTHEAST PROPERTY CORNER OF LOT 10, BLOCK 1 OF THE PLAT OF RIVER VISTA; THENCE SOUTH 79°10'18" WEST, ALONG THE SOUTH PROPERTY LINE OF AFORESAID LOT 10, FOR A DISTANCE OF 125.00 FEET TO A POINT LOCATED ON THE EAST RIGHT OF WAY LINE OF MORNINGSIDE BOULEVARD; THENCE CONTINUING SOUTH 10°49'42" EAST ALONG AFORESAID RIGHT OF WAY A DISTANCE OF 176.28 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 62°35'10", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 415.09 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°07'17" EAST, A DISTANCE OF 394.76 FEET TO THE CURVE'S END; THENCE SOUTH 33°31'24" WEST, A DISTANCE OF 103.54 FEET; THENCE SOUTH 14°08'50" WEST, A DISTANCE OF 35.15 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 22°15'58", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 39°28'59" EAST, A DISTANCE OF 77.72 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 50°36'58" EAST, A DISTANCE OF 77.24 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 22°30'27" WEST, A DISTANCE OF 288.72 FEET, ALONG THE EAST PLAT LIMITS OF SAID PLAT OF THE VILLAS OF SANDPIPER BAY UNIT ONE TO A POINT LYING IN THE WATERS EDGE OF KITCHING COVE; THENCE SOUTH 74°35'24" EAST, A DISTANCE OF 31.65 FEET, TO A POINT ON THE SOUTHWEST CORNER OF AND PARALLEL WITH THE SOUTH FACE OF A CONCRETE SEAWALL; THENCE CONTINUE SOUTH 74°35'24" EAST PARALLEL WITH AND ALONG SAID SOUTH FACE OF CONCRETE SEAWALL FOR A DISTANCE OF 244.72 FEET TO A POINT

ON THE SOUTHEAST CORNER OF SAID SEAWALL; THENCE NORTH 17°37'59" EAST, A DISTANCE OF 12.30 FEET TO THE END OF SAID SEAWALL AND THE BEGINNING OF A TIE LINE; THENCE LANDWARD OF THE WATERS EDGE OF KITCHING COVE AND THE NORTH FORK OF ST. LUCIE RIVER CONTINUE ALONG THE TIE LINE SOUTH 76°25'42" EAST, A DISTANCE OF 50.83 FEET; THENCE SOUTH 73°51'41" EAST, A DISTANCE OF 115.04 FEET; THENCE SOUTH 69°22'15" EAST, A DISTANCE OF 107.15 FEET; THENCE SOUTH 65°26'15" EAST, A DISTANCE OF 82.89 FEET; THENCE SOUTH 53°35'53" EAST, A DISTANCE OF 224.80 FEET; THENCE NORTH 34°43'37" EAST, A DISTANCE OF 135.73 FEET; THENCE NORTH 57°43'37" EAST, A DISTANCE OF 141.73 FEET; THENCE SOUTH 87°16'23" EAST, A DISTANCE OF 119.35 FEET; THENCE SOUTH 38°16'23" EAST, A DISTANCE OF 146.96 FEET; THENCE SOUTH 05°27'19" EAST, A DISTANCE OF 120.73 FEET; THENCE SOUTH 50°32'41" WEST, A DISTANCE OF 102.70 FEET; THENCE SOUTH 14°32'41" WEST, A DISTANCE OF 120.77 FEET; THENCE SOUTH 45°27'19" EAST, A DISTANCE OF 188.35 FEET; THENCE SOUTH 21°54'46" EAST, A DISTANCE OF 341.21 FEET; THENCE NORTH 46°45'16" EAST, A DISTANCE OF 543.57 FEET; THENCE NORTH 55°23'47" EAST, A DISTANCE OF 145.60 FEET; THENCE NORTH 04°08'44" WEST, A DISTANCE OF 176.94 FEET; THENCE NORTH 41°51'16" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 57°51'16" EAST, A DISTANCE OF 239.90 FEET; THENCE NORTH 73°37'37"EAST, A DISTANCE OF 144.43 FEET; TO A POINT LYING ON THE WEST PLAT LIMITS OF THE PLAT OF VILLAS OF SANDPIPER BAY UNIT TWO AS SHOWN ON SHEET 3 OF 4 OF SAID PLAT AS RECORDED IN PLAT BOOK 17, PAGES 14, 14A AND 14B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE END OF THE TIE LINE; THENCE CONTINUING ALONG SAID PLAT LIMITS NORTH 11°40'00" EAST, A DISTANCE OF 155.00 FEET; THENCE NORTH 28°40'00" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 07°20'00" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 45°20'00" WEST, A DISTANCE OF 99.61 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1070.04 FEET AND A CENTRAL ANGLE OF 39°58'56", AND WHICH LIES ON THE SOUTHERLY AND EASTERLY UNRECORDED RIGHT-OF-WAY LINE OF PINE VALLEY STREET AS SHOWN ON SAID PLAT OF VILLAS OF SANDPIPER BAY UNIT TWO; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 41°48'57" WEST, A DISTANCE OF 746.70 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 61°48'25" WEST, A DISTANCE OF 731.64 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 08°12'07" WEST, A DISTANCE OF 100.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 62°39'42", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 62°33'07" EAST, A DISTANCE OF 235.14 FEET SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 31°13'17" EAST, A DISTANCE OF 223.59 FEET TO A POINT OF TANGENCY LYING ON THE WEST RIGHT OF WAY LINE OF MONTE VISTA STREET AS SHOWN ON SHEET 1 OF 1 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT THREE, AS RECORDED IN PLAT BOOK 12, PAGE 4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 00°06'34" WEST, A DISTANCE OF 107.67 FEET; THENCE SOUTH 89°53'26" WEST, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 15 OF SAID UNIT THREE; THENCE NORTH 00°06'34" WEST, A DISTANCE OF 877.33 FEET ALONG THE WEST LINE OF SAID BLOCK 15 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 566.79 FEET; THENCE NORTHERLY AND NORTHWESTERLY FOR 202.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'12" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 928.69 FEET, A RADIAL

LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 69°28'14" EAST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY FOR 580.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°50'31" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 175.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 19°58'53" WEST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY FOR 489.22 FEET ALONG SAID CURVE THROUGH A CENTRAL OF 160°10'20", TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 00°09'13" EAST; THENCE ON THE PROLONGATION OF SAID RADIAL FOR 5.86 FEET; THENCE NORTH 00°01'48" WEST FOR 337.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 235.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY FOR 369.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO A LINE TANGENT WHICH BEARS NORTH 89°58'12" EAST; THENCE ON THE PROLONGATION OF SAID TANGENT FOR 20.00 FEET TO THE NORTHWESTERLY CORNER OF TRACT "A", BLOCK 181 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT 13, AS RECORDED IN PLAT BOOK 16, PAGE 22 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID PROLONGATION FOR 375.00 FEET; THENCE NORTH 00°01'48" EAST FOR 45.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 235.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY FOR 100.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°28'13" TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 158 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT SEVEN AS RECORDED IN PLAT BOOK 14, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID CURVE 165.37 FEET, THROUGH A CENTRAL ANGLE 40°19'10" TO A LINE TANGENT WHICH BEARS NORTH 64°45'35" EAST, THENCE ON THE PROLONGATION OF SAID LINE TANGENT FOR 243.44 FEET ALONG THE BACK PROPERTY LINE OF BLOCK 158 OF UNIT SEVEN TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 345.00 FEET; THENCE NORTHEASTERLY FOR 361.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°03'00" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2155.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 85°17'25" WEST; THENCE NORTHERLY AND NORTHEASTERLY FOR 761.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°14'10" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 320.36 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF COMPOUND CURVE BEARS NORTH 65°03'15" WEST; THENCE NORTHEASTERLY FOR 152.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°14'31" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1577.14 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 52°04'32" WEST; THENCE NORTHWESTERLY FOR 394.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°20'28" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°44'04" EAST ; THENCE ON THE PROLONGATION OF SAID RADIAL FOR 125.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1702.14 FEET, AFORESAID COURSE ALSO BEING THE WESTERLY PROPERTY LINE OF LOT 21, BLOCK 158 OF SAID UNIT SEVEN AND LYING ON THE LIMITS OF SAID UNIT; AFORESAID COURSE ALSO LYING ON THE LIMITS OF THE PLAT OF SOUTH PORT ST.LUCIE UNIT NINE AS SHOWN IN PLAT BOOK 14, PAGE 27A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTHWESTERLY FOR 324.40 FEET ALONG SAID CURVE AND THE SOUTH RIGHT-OF-WAY LINE OF WESTMORELAND BOULEVARD THROUGH A CENTRAL ANGLE OF 10°55'11" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1787.03 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 26°48'53" WEST, THENCE

NORTHWESTERLY 135.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'49" TO A NON-RADIAL LINE WHICH BEARS SOUTH 36°07'15" WEST; THENCE ALONG SAID NON-RADIAL LINE AND ALONG THE BACK PROPERTY LINES OF BLOCK 164 OF SAID UNIT NINE FOR 93.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 56.91 FEET; THENCE SOUTHWESTERLY FOR 18.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°03'29" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1334.14 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF SAID COMPOUND CURVE BEARS NORTH 72°56'14" WEST, THENCE SOUTHWESTERLY AND SOUTHERLY FOR 287.85 FEET THROUGH A CENTRAL ANGLE OF 12°21'43" TO A LINE TANGENT WHICH BEARS SOUTH 04°42'03" WEST, THENCE ALONG SAID TANGENT FOR 638.13 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 235.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY FOR 369.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO A LINE TANGENT WHICH BEARS NORTH 85°17'57" WEST; THENCE ALONG SAID TANGENT FOR 444.99 FEET; THENCE NORTH 75°35'01" WEST FOR 83.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, ALSO LYING ON THE LIMITS OF SOUTH PORT ST. LUCIE UNIT TWO AS SHOWN ON SHEET 1 OF 1 OF THE PLAT OF SAID UNIT AS RECORDED IN PLAT BOOK 12, PAGES 3 AND 45 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A RADIUS OF 337.00 FEET ; THENCE SOUTHWESTERLY ALONG SAID LIMITS AND THE EAST RIGHT-OF-WAY LINE OF TREASURE ISLAND ROAD OF SAID UNIT FOR 64.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'38" TO A LINE TANGENT WHICH BEARS SOUTH 25°25'37" WEST; THENCE ALONG SAID TANGENT FOR 180.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 337.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY FOR 366.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°18'15" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 107.30 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 02°16'08" EAST; THENCE SOUTHWESTERLY FOR 66.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°19'18" TO A RADIAL LINE OF SAID CURVE WHICH BEARS SOUTH 37°35'27" EAST, THENCE ALONG SAID RADIAL FOR 127.61 FEET THE NORTHEAST CORNER OF LOT 1, BLOCK 11 OF SAID UNIT TWO; THENCE SOUTH 23°02'22" WEST, ALONG THE BACK PROPERTY LINES OF BLOCK 11, FOR 472.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 319.15 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY FOR 167.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°07'36" TO A NON-TANGENT LINE WHICH BEARS SOUTH 57°36'59" WEST; THENCE ALONG SAID NON-TANGENT LINE FOR 84.16 FEET; THENCE SOUTH 10°28'35" EAST FOR 163.86 FEET; THENCE SOUTH 00°57'34" WEST FOR 609.67 FEET; THENCE SOUTH 11°13'51" EAST FOR 63.05 FEET; THENCE SOUTH 14°07'45" EAST FOR 190.49 FEET; THENCE SOUTH 36°48'01" WEST FOR 190.49 FEET; THENCE SOUTH 87°43'47" WEST FOR 190.49 FEET TO THE SOUTHEAST CORNER OF LOT 36, BLOCK 10 OF SAID UNIT TWO; THENCE NORTH 41°20'27" WEST ALONG THE BACK PROPERTY LINES OF BLOCK 10 FOR 190.49 FEET; THENCE NORTH 09°35'19" EAST FOR 160.00 FEET; THENCE NORTH 20°09'23" EAST FOR 100.42 FEET; THENCE NORTH 00°57'34" EAST FOR 530.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 711.42 FEET; THENCE NORTHERLY AND NORTHWESTERLY FOR 163.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°10'04" TO A LINE TANGENT WHICH BEARS NORTH 12°12'30" WEST; THENCE ALONG SAID TANGENT FOR 670.28 FEET; THENCE NORTH 16°05'41" WEST FOR 251.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 255.00 FEET; THENCE NORTHWESTERLY, NORTHERLY

NORTHEASTERLY FOR 620.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 139°20'54" TO A LINE TANGENT WHICH BEARS SOUTH 56°44'48" EAST, THENCE ALONG SAID TANGENT FOR 473.16 FEET; THENCE SOUTH 19°58'34" EAST FOR 50.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 167.30 FEET, ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY OF TREASURE ISLAND ROAD; THENCE EASTERLY FOR 51.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°42'25" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 277.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 02°16'08" WEST, THENCE NORTHEASTERLY AND NORTHERLY FOR 301.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°18'15" TO A LINE TANGENT WHICH BEARS NORTH 25°25'37" EAST, THENCE ALONG SAID TANGENT FOR 180.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 277.00 FEET; THENCE NORTHERLY FOR 53.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'38" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 75°35'01" WEST; SAID LINE BEING THE SOUTH PROPERTY LINE OF LOT 24, BLOCK 7 AND THE LIMITS OF PLAT OF SOUTH PORT ST. LUCIE UNIT ONE AS SHOWN ON SHEET 2 OF 2 OF PLAT BOOK 12, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID RADIAL FOR 125.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 152.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE BACK PROPERTY LINES OF BLOCK 7 FOR 169.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°52'12" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 29°33'11", AN ARC DISTANCE OF 528.69 FEET; THENCE NORTH 19°54'02" WEST, FOR 418.24 FEET; THENCE WEST FOR 85.47 FEET, THENCE NORTH 09°04'02" EAST FOR 403.71 FEET; THENCE NORTH 02°25'00" WEST FOR 55.92 FEET; THENCE NORTH 49°28'15" WEST FOR 65.67 FEET; THENCE NORTH 66°00'12" WEST FOR 121.40 FEET; THENCE SOUTH 54°04'00" WEST FOR 50.00 FEET; THENCE SOUTH 29°08'01" EAST FOR 30.03 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE RADIUS BEARS SOUTH 38°34'30" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 83°10'17", AN ARC DISTANCE OF 370.16 FEET; THENCE SOUTH 32°09'53" WEST, FOR 94.05 FEET; THENCE SOUTH 17°34'22" WEST FOR 52.33 FEET; THENCE SOUTH 79°38'56" WEST FOR 186.10 FEET; THENCE NORTH 88°28'19" WEST FOR 131.28 FEET; THENCE SOUTH 29°00'22" WEST FOR 80.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 642.59 FEET, A CENTRAL ANGLE OF 21°20'57", AN ARC DISTANCE OF 239.44 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1087.94 FEET, A CENTRAL ANGLE OF 51°52'18", AN ARC DISTANCE OF 984.95 FEET; THENCE SOUTH 02°55'01" WEST FOR 181.57 FEET; THENCE SOUTH 00°14'25" EAST FOR 1425.00 FEET; THENCE SOUTH 02°54'55" EAST FOR 73.19 FEET; THENCE SOUTH 10°49'42" EAST FOR 215.32 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

A) LESS AND EXCEPT A STRIP OF LAND OF LAND DESCRIBED IN ST. LUCIE COUNTY OFFICIAL RECORD BOOK 382, PAGE 333.

B) A ONE FOOT STRIP OF LAND LYING IMMEDIATELY ADJACENT TO THE SOUTH LINE OF LOT 14, BLOCK 164, SOUTH PORT ST. LUCIE UNIT NINE, AS RECORDED IN PLAT BOOK 14, PAGE 27A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY.

C) LESS AND EXCEPT A STRIP OF LAND DESCRIBED IN ST. LUCIE COUNTY OFFICIAL RECORD BOOK 208, PAGE 1132.

PARCEL "B"

POINT OF BEGINNING BEING THE BEGINNING OF THE AFOREMENTIONED TIE LINE ALSO BEING THE NORTHEAST CORNER OF THE SEAWALL; THENCE LANDWARD OF THE WATERS EDGE OF KITCHING COVE AND THE NORTH PORT OF THE ST. LUCIE RIVER CONTINUE ALONG SAID TIE LINE SOUTH 76°25'42" EAST FOR A DISTANCE OF 50.83 FEET; THENCE CONTINUING SOUTH 73°51'41" EAST FOR A DISTANCE OF 115.04 FEET; THENCE SOUTH 69°22'15" EAST FOR A DISTANCE OF 107.15 FEET; THENCE SOUTH 65°26'15" EAST FOR A DISTANCE OF 82.89 FEET; THENCE SOUTH 53°35'53" EAST FOR A DISTANCE OF 224.80 FEET; THENCE NORTH 34°43'37" EAST FOR A DISTANCE OF 135.73 FEET; THENCE NORTH 57°43'37" EAST FOR A DISTANCE OF 141.73 FEET: THENCE SOUTH 87°16'23" EAST FOR A DISTANCE OF 119.35 FEET; THENCE SOUTH 38°16'23" EAST FOR A DISTANCE OF 146.96 FEET; THENCE SOUTH 05°27'19" EAST FOR A DISTANCE OF 120.73 FEET; THENCE SOUTH 50°32'41" WEST FOR A DISTANCE OF 102.70 FEET; THENCE SOUTH 14°32'41" WEST FOR A DISTANCE OF 120.77 FEET; THENCE SOUTH 45°27'19" EAST FOR A DISTANCE OF 188.35 FEET; THENCE SOUTH 21°54'46" EAST FOR A DISTANCE OF 341.21 FEET; THENCE NORTH 46°45'16" EAST FOR A DISTANCE OF 543.57 FEET; THENCE NORTH 55°23'47" EAST FOR A DISTANCE OF 145.60 FEET; THENCE NORTH 04°06'44" WEST FOR A DISTANCE OF 176.94 FEET; THENCE NORTH 41°51'16" EAST FOR A DISTANCE OF 85.00 FEET; THENCE NORTH 57°51'16" EAST FOR A DISTANCE OF 239.90 FEET; THENCE NORTH 73°37'37" EAST FOR A DISTANCE OF 144.43 FEET; TO A POINT LYING ON THE WEST PLAT LIMITS OF AFOREMENTIONED PLAT OF VILLAS OF SANDPIPER BAY UNIT TWO; THENCE CONTINUING ALONG SAID LIMITS SOUTH 51°21'25" EAST FOR A DISTANCE OF 36.01 FEET; THENCE SOUTH FOR DISTANCE OF 370.00 FEET; THENCE SOUTH 74°53'47" WEST ALONG A LINE LYING WATERWARD OF THE WATERS EDGE FOR A DISTANCE OF 517.19 FEET; THENCE CONTINUING ALONG SAID WATERWARD LINE SOUTH 46°45'16" WEST FOR A DISTANCE OF 661.78 FEET; THENCE NORTH 23°14'14" WEST FOR A DISTANCE OF 563.40 FEET; THENCE NORTH 53°15'17" WEST FOR A DISTANCE OF 640.91 FEET; THENCE NORTH 65°23'43" WEST FOR A DISTANCE OF 333.68 FEET; TO THE SOUTHEAST CORNER OF SAID SEAWALL; THENCE NORTH 17°37'59" EAST ALONG THE FACE OF THE SEAWALL FOR A DISTANCE OF 12.30 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL SITUATE, LYING AND BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PARCEL C:

GOLF COURSE MAINTENANCE COMPOUND

DESCRIPTION OF A PORTION OF TRACT "J" SITUATE IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 40 EAST, OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT EIGHT, PLAT BOOK 14, PAGE 26C OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID PORTION ALSO LYING IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SUNSHINE AVENUE AND THE EAST SECTION LINE OF SECTION 14, TOWNSHIP 37 SOUTH, REFLECTED ON THE FIRST RE-PLAT OF SOUTH PORT ST. LUCIE UNIT TEN, PLAT BOOK 16, PAGE 38 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S 89°38' 56" EAST FOR A DISTANCE OF 203.50 FEET, THENCE N 00°21'04" EAST FOR A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING N 00°21'04" EAST FOR A DISTANCE OF 201.15 FEET; THENCE S 89°41'55" EAST FOR A DISTANCE OF 302.08 FEET THROUGH SAID TRACT "J" AND THE BACK LOT LINES OF BLOCK 137 OF SAID UNIT EIGHT; THENCE S 00°21'04" WEST FOR A DISTANCE OF 201.41 FEET. THENCE N 89°38'56" WEST FOR A DISTANCE OF 302.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL E:

TRACT "A" OF BLOCK 181, SOUTH PORT ST. LUCIE UNIT 13, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL F:

TRACT "A" OF BLOCK 169, SOUTH PORT ST. LUCIE UNIT 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 15, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL G:

TRACT "A" OF BLOCK 165, SOUTH PORT ST. LUCIE UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL H:

LOT 4 OF BLOCK 166, SOUTH PORT ST. LUCIE UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024, a lien payable, and subsequent years which are not yet due and payable.

2. Matters shown on the Plat of South Port St. Lucie Unit Three, recorded in Plat Book 12, Page 4. (Affects Parcel A)

3. Matters shown on the Plat of South Port St. Lucie Unit Eight, recorded in Plat Book 14, Page 26.

4. Matters shown on the Plat of South Port St. Lucie Unit Ten, recorded in Plat Book 15, Page 2. (Affects Parcels G and H)

5. Matters shown on the Plat of South Port St. Lucie Unit Eleven, recorded in Plat Book 15, Page 15. (Affects Parcel F)

6. Matters shown on the Plat of South Port St. Lucie Unit Thirteen, recorded in Plat Book 16, Page 22. (Affects Parcel E)

7. Declaration of Covenants, Conditions and Restrictions recorded in Book 178, Page 1100 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel G)

8. Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 263, Page 334; as affected by Amendment to Declaration of Restrictions affecting South Port St. Lucie Unit Three recorded in Book 208, Page 1403 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects part of Parcel A)

9. Easement, granted from General Development Corporation to General Development Utilities, Inc., recorded in Book 32, Page 129 of Official Records. (Affects Parcel A)

10. Easement, granted from General Development Corporation to General Development Utilities, Inc., recorded in Book 32, Page 130 of Official Records. (Affects Parcel A)

11. The terms, provisions, and conditions contained in that certain Drainage Right of Way Dedication, recorded in Book 168, Page 1161 of Official Records. (Affects Parcel A)

12. Terms and conditions of the Easement Agreement between General Development Corporation, a Delaware corporation and Southern Bell Telephone and Telegraph Company recorded in Book 187, Page 1520 of Official Records. (Affects Parcel A)

13. The terms, provisions, and conditions contained in that certain Resolution No. 72-2, recorded in Book 201, Page 1676 of Official Records.

14. Easement granted to Florida Power & Light Company by instrument recorded in Book 298, Page 1003 of Official Records. (Affects Parcel A)

15. Terms and conditions of the Utility and Irrigation Agreement between Tollman-Hundley SPB Company, a Florida general partnership, General Development Corporation, a Delaware corporation and General Development Utilities, Inc., a Florida corporation recorded in Book 389, Page 1888 of Official Records.

16. Terms and conditions of the Reciprocal Drainage Agreement from General Development Agreement between General Development Corporation, a Delaware corporation and Tollman-Hundley SPB Company, a Florida general partnership recorded in Book 389, Page 1931 of Official Records. (Affects Parcel J)

17. Terms and conditions of the Master Utility Easement Agreement between Tollman-Hundley SPB Company, a Florida general partnership and General Development Utilities, a Florida corporation recorded in Book 389, Page 1987 of Official Records; as affected by Assignment and Assumption Agreement recorded in Book 1141, Page 2395 of Official Records; as affected by Declaration of Easement for Utility Facilities recorded in Book 2575, Page 172 of Official Records.

18. Terms and conditions of the Maintenance Area (Number Two) Ingress and Egress, Utility and Drainage Easement Agreement between General Development Corporation, a Delaware corporation and Tollman-Hundley SPB Company, a Florida general partnership recorded in Book 389, Page 2016 of Official Records. (Affects Parcel C)

19. Terms and conditions of the Assignment Agreement between General Development Corporation, a Delaware corporation and Florida Power and Light Company, a Florida corporation recorded in Book 473, Page 1177 of Official Records; as affected by Subordination of Utility Interests Department of Transportation recorded in Book 804, Page 2796 of Official Records; as affected by Agreed Order of Taking and Final Judgment as to Defendant Florida Power & Light Company's Easement Interest recorded in Book 2820, Page 1535 of Official Records, Book 3040, Page 415 of Official Records, Book 3040, Page 790 of Official Records, Book 3040, Page 798 of Official Records, Book 3040, Page 806 of Official Records, Book 3040, Page 814 of Official Records, Book 3040, Page 823 of Official Records, Book 3040, Page 831 of Official Records; as affected by Subordination of Utility Interests Public Body recorded in Book 3297, Page 2829 of Official Records.

20. Easement granted to Florida Power & Light Company by instrument recorded in Book 869, Page 2542 of Official Records. (Affects Parcel A)

21. That certain unrecorded lease, by and between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, Lessor, and Tollman-Hundley SPB Company, a Florida general partnership, Lessee, as evidenced by that certain Sovereignty Submerged Land Lease Renewal, recorded in Book 680, Page 1700 of Official Records; as affected by Assignment of Sovereignty Submerged Lands Lease recorded in Book 753, Page 1353 of Official Records; as affected by Assumption of Sovereignty Submerged Lands Lease recorded in Book 753, Page 1361 of Official Records, Book 884, Page 2923 of Official Records, Book 884, Page 2931 of Official Records; as affected by Sovereignty Submerged Land Lease Renewal recorded in

Book 930, Page 2912 of Official Records; as affected by Sovereignty Submerged Land Lease Renewal and Modification to Add Co-Lessee recorded in Book 1349, Page 2769 of Official Records; as affected by Sovereignty Lands Lease Modification to Correct Legal Description recorded in Book 1690, Page 1924 of Official Records; as affected by Sovereign Submerged Lands Easement recorded in Book 2619, Page 1360 of Official Records; as affected by Sovereign Submerged Land Easement Modification to Reflect Structures as Built recorded in Book 2887, Page 1597 of Official Records; as affected by Sovereignty Submerged Lands Lease Modification to Reflect Structures and increase Square Footage recorded in Book 2818, Page 1299 of Official Records.

22. Easement, granted from General Development Corporation, a Delaware corporation to City of Port St. Lucie, Florida and Tollman-Hundley SPB Company, a Florida general partnership, recorded in Book 689, Page 527 of Official Records. (Affects Parcel A)

23. Terms and conditions of the Developer Water and Sewer Construction and Service Agreement between Village Properties of Sandpiper, Inc, a Florida corporation and St. Lucie County, a political subdivision of the state of Florida recorded in Book 755, Page 2564 of Official Records.

24. Easement, granted from Village Properties of Sandpiper Co., a Florida corporation to St. Lucie County, recorded in Book 869, Page 2530 of Official Records. (Affects Parcel A)

25. Easement, granted from Village Properties of Sandpiper Co., a Florida corporation to St. Lucie County, recorded in Book 869, Page 2533 of Official Records. (Affects Parcel A)

26. Easement, granted from Village Properties of Sandpiper Co., a Florida corporation to St. Lucie County, recorded in Book 869, Page 2535 of Official Records. (Affects Parcel A)

27. Easement, granted from Village Properties of Sandpiper Co to Southern Bell Telephone and Telegraph Company, recorded in Book 869, Page 2538 of Official Records. (Affects Parcel A)

28. Easement, granted from Village Properties of Sandpiper Co., a Florida corporation to St. Lucie County, recorded in Book 869, Page 2545 of Official Records. (Affects Parcel A)

29. Easement granted to Florida Power & Light Company by instrument recorded in Book 869, Page 2547 of Official Records. (Affects Parcel A)

30. Covenant Running With The Land recorded in Book 759, Page 2616 of Official Records; as affected by Procedures and Guidelines for Fences recorded in Book 891, Page 2346 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcels A, E, F, G, and H)

31. Easement, granted from Sandpiper Resort Properties, Inc. to Comcast of Florida/Georgia LLC., recorded in Book 3199, Page 432 of Official Records.

32. Easement, granted from Sandpiper Resort Properties, Inc. to City of Port Saint Lucie, a Florida municipal corporation, recorded in Book 3368, Page 995 of Official Records. (Affects Parcels A and B)

33. Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured.

34. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 392 of Official Records.

35. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 393 of Official Records.

36. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 394 of Official Records.

37. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 395 of Official Records.

38. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 396 of Official Records.

39. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 397 of Official Records.

40. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 398 of Official Records.

41. "Notice of Lis Pendens" recorded in September 09, 2024 in Book 5203, Page 2276 of Official Records, Case No. 562024CA001610AXXXHC, in the Circuit Court of the 19th Judicial Circuit, styled Phase 3 Restoration LLC d/b/a Servpro of North Palm Beach, a Florida limited liability Company v. Sandpiper Bay Resort Holdings, LLC, a Florida limited liability company, Altitude Hospital LLC, a Florida limited liability company, and Michael Garofalo, individually.

42. Code violation upon which that certain lien, recorded in September 30, 2024 of Book 5213, Page 494 of Official Records.

43. Code violation upon which that certain lien, recorded in September 30, 2024 of Book 5213, Page 495 of Official Records.

44. Code violation upon which that certain lien, recorded in September 30, 2024 of Book 5213, Page 496 of Official Records.

45. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Micahel T. Towen/ EDC Engineers and Surveyors on 4/12/2022, designated 21-392:

(a) Mangroves (Southeasterly property line).
(b) Chain link fence (Easterly property line).
(c) Wood Deck (Southwesterly property line).
(d) Volleyball court over access and flowage easement.
(e) Wood bridge (Easterly property line).
(f) Guard house curbing (Easterly property line).
(g) Building, metal fence & pool area over FPL easement.
(h) Gazebo & golf cart storage building corner over utility easement.
(i) Concrete walk along south property line.
(j) Wood dock along south property line.
(k) Concrete ramp south property line.
(l) Concrete wall along west property line.
(m) Overhead wire along west property line.
(n) Patio over property line towards west of over Brook Drive.
(o) Landscape area along west property line.
(p) Overhead wire along west property line.
(q) Landscape area along northeasterly property line, north of Lot 1 and Block 10.
(r) Chain link fence along easterly line west of Lot 18 Block 7.
(s) 4 foot chain link fence along easterly property line west of Lot 10 Block 7.
(t) Landscape area along northeast property line North of Lot 21 Block 164.
(u) 4' iron rod fence along east property line of Lot 4, Block 166.
(v) Landscape area along north property line.
(w) Landscape area and 8' asphalt walk along west property line.
(x) 6' chain link fence along southwest corner of property of Tract "A" Block 169.

Sandpiper Bay
Small-Scale Comprehensive Plan Future Land Use Map Amendment

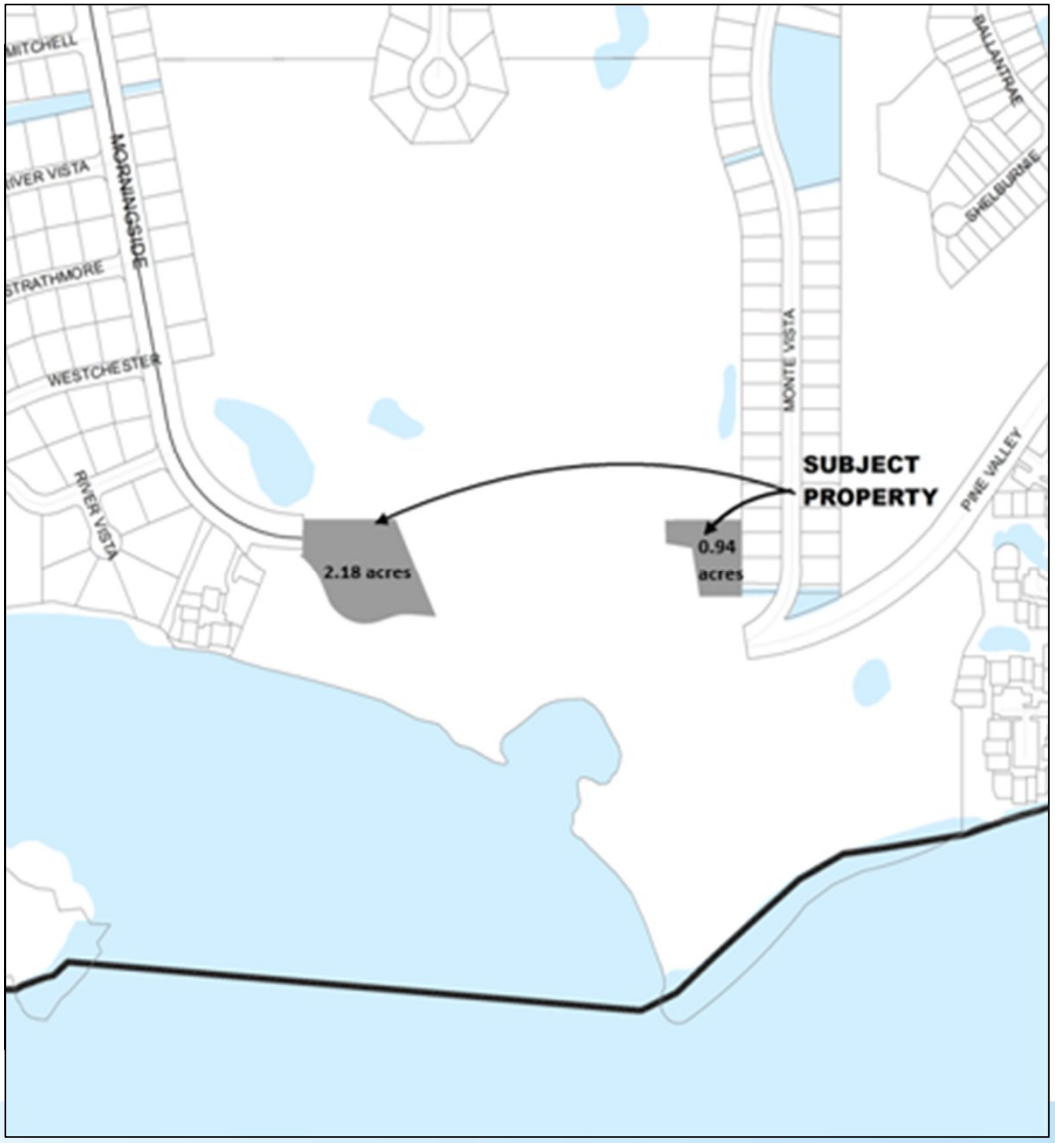
Planning and Zoning Board
October 7, 2025
Bethany Grubbs, Senior Planner

Request Summary

Applicant's Request:	A request to change the future land use designation for 3.12 acres of land from Open Space Recreation (OSR) to Commercial General/Institutional (CG/I)
Applicant:	The City of Port St. Lucie
Property Owner:	Altitude Prop Co, LLC
Address:	3500 SE Morningside Boulevard
Location:	A 0.94-acre area generally located between the existing fields and parking lot, and a 2.18-acre area at the southernmost end of SE Morningside Boulevard, where the roadway ends.

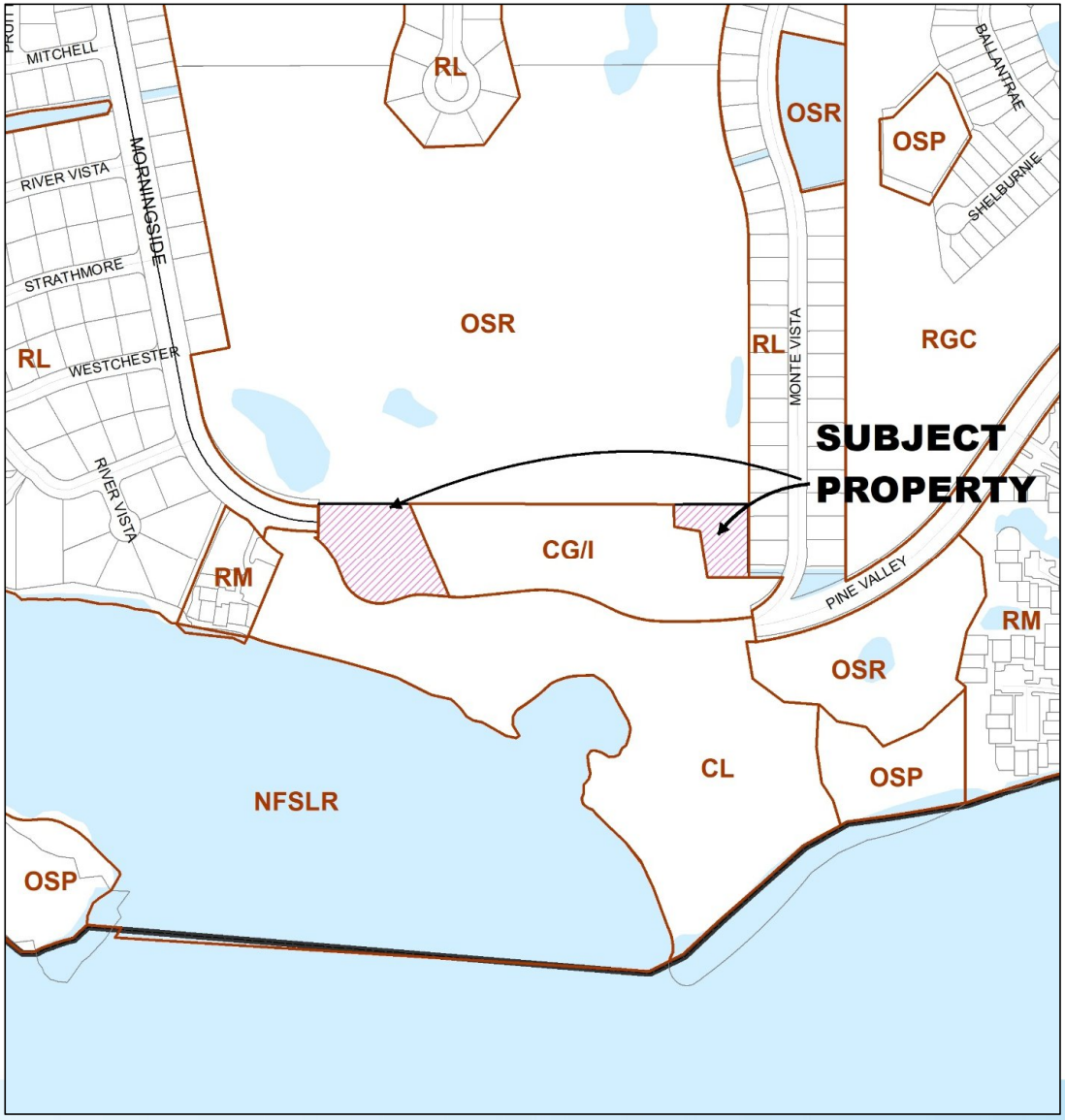
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2, RS-3	Single-Family Residences
South	RM	RM-11	Multi-Family Residences & North Fork of the St. Lucie River
East	RL & RM	RS-1, RS-3 & RM-11	Single-Family Residences & Multi-Family Residences
West	RL & RM	RS-1, RS-2, RS-3 & RM-11	Single-Family Residences & Multi-Family Residences



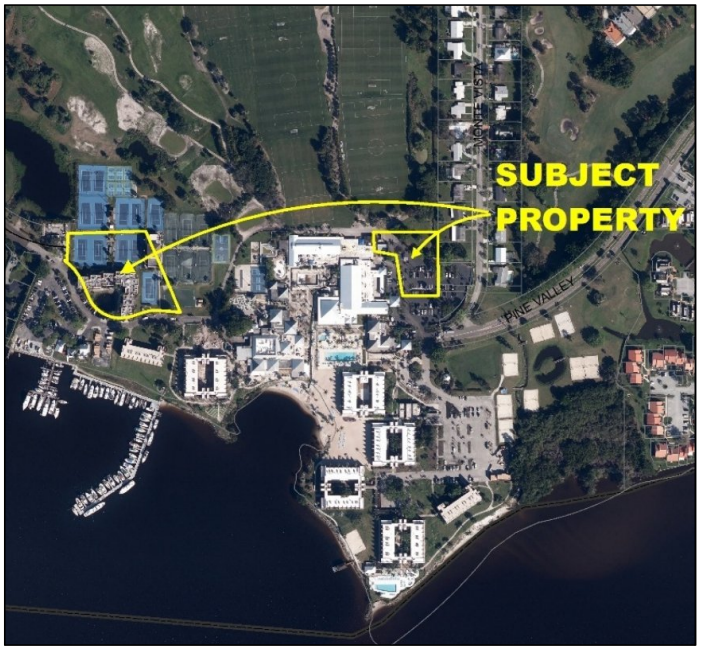
Proposed Land Use Change

OSR to CG/I



BACKGROUND

- Substantial renovations are underway on the Club Med property and certain regulatory inconsistencies have come to light.
- The former staff housing building is being converted to dormitories for on campus living and a new building is proposed that encroaches in the OSR designated land.
- To cure the inconsistencies the city is amending the land use for two area totaling 3.12 acres.
    1. 2.18 acres (west)
    2. 0.94 acres (east)
- Although the land use is OSR, the land is developed and not functioning green space. Instead, they are paved, developed, and fully part of the school campus. This is a cleanup step.
- There are no changes to the inactive golf course area.



Justification

- The proposed future land use amendment is supported by goals, objectives and policies of the Comprehensive Plan.

- Per Policy 1.1.4.4, the Institutional (I) land use is designed to accommodate both public and private institutional sites such as schools and their accessory uses.

- Per Policy 1.1.4.2, the General Commercial (CG) land use accommodates hotels and resort uses.

Adequate Public Facilities

- The proposed future land use amendment is expected to have a net increase in the demand for potable water by 5,097 gallons per day and wastewater by 4,332 gallons per day based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.

- This is a developed site that is already served by the City of Port St. Lucie Utility Services Department.

Traffic Impact Analysis

- Change in Future Land Use designation results in a DECREASE of PM Peak hour trips.

Existing Future Land Use	1,000 SF GFA	Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
OSR	40.78	Multipurpose Recreational Facility	435	N/A	146
Proposed Future Land Use	Students	Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CG/I	150	Private School	534	326	60
			Total Trips (Net Decrease)	N/A	(-) 86

Level of Service Impact Analysis

- No impacts to parks or public schools for the proposed non-residential land use amendment.

- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.

- The site has previously been developed and there are no existing uplands on site. There is approximately three acres of wetlands with the Open Space Preservation (OSP) land use classification, but not in the area subject to this proposed land use amendment.

Staff Recommendation

The Planning & Zoning (P&Z) Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends that the Planning and Zoning Board recommend approval to the City Council.

Agenda Summary

2025-804

Agenda Date: 10/7/2025 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-216 Pine Trace Planned Unit Development (PUD) - Amendment No. 4

Location: The property is located at the NW Corner of St. James Drive and NW Pine Trace Avenue.
Legal Description: A portion of the Pine Trace PUD Plat (PB 49, PG 5), the Pine Trace Phase II Plat, and all of the Pine Trace Second and Third Replats.
This is a request for the 4th Amendment to the Pine Trace Planned Unit Development (PUD) to include retail and personal service uses as allowed uses for Parcel A of the PUD.

Submitted By: Marissa Da Breo-Latchman, Environmental Planner II

Executive Summary: The City has received an application from Sidlyd Investments, LLC, on behalf of the property owner, Coast to Coast Investment Properties, LLC, for the 4th Amendment to the Pine Trace PUD. The Pine Trace PUD is comprised of 39.92 acres of mostly developed land. Coast to Coast Investment properties, LLC, is the owner of Parcel A. Parcel A is a 2.21-acre vacant commercial parcel. The proposed PUD amendment revises the development plan for Parcel A.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed amendment to City Council.

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 of the PUD amendment at the January 8th, 2025 meeting.

Issues/Analysis: The Pine Trace PUD is approximately 36.71-acres in size and includes 132 single-family residential lots that were constructed by KB Homes. The residential component is built out with a homeowner's association. The PUD also includes a one (1) acre utility site and the 2.21-acre vacant Parcel A. The proposed amendment to the PUD is being put forward without providing evidence of unified control of the entire area within the PUD and a renewed agreement to all provisions per Section 158.177, City Code of Ordinances. Although requested by staff, the applicant has stated that they are not able to secure the required signatures from the homeowner's association. The proposed changes to the PUD apply only to Parcel A, which is under the ownership of Coast to Coast Investment Properties, LLC. The previous PUD binding agreement is included as Exhibit A of the PUD document.

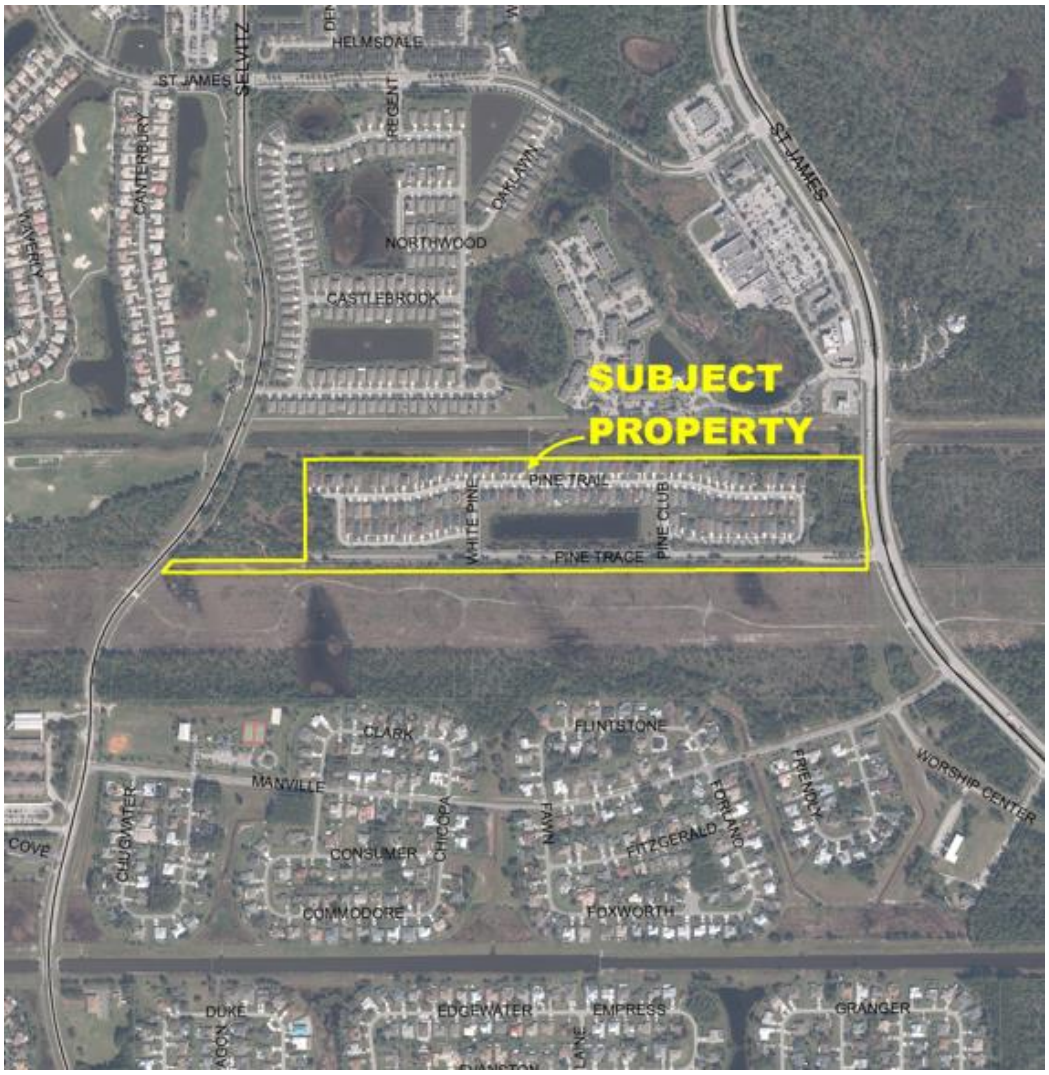
Special Consideration: Property notification letters were sent to property owners within 750 feet of the subject property. The Planning and Zoning Department did notify the current attorney for the HOA that the City had received an application for an amendment to the Pine Tract PUD and provided the date of the Planning and Zoning Board hearing and the dates of the City Council meetings.

Location of Project: Northwest corner of NW St. James Drive and NW Pine Trace Avenue

Attachments:

- Staff Report
- PUD Document
- Application
- Agent Authorization Letter
- Public Works Traffic Memo
- Deed
- Purchase and Sale Agreement
- Staff Presentation

Pine Trace PUD - Amendment No. 4
Planned Unit Development Amendment
P24-216



Project Location Map

SUMMARY

Applicant's Request:	An application for the 4th Amendment to the Pine Trace Planned Unit Development (PUD) to revise the allowed uses for Parcel A (commercial lot).
Agent(s):	Sidlyd Investments, LLC
Applicant/ Property Owner:	Coast to Coast Investment Properties, LLC
Location:	NW Corner of St. James Drive and NW Pine Trace Avenue
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The City has received an application from Sidlyd Investments, LLC, on behalf of property owner, Coast to Coast Investment Properties, LLC, for the 4th Amendment to the Pine Trace PUD. The Pine Trace PUD is comprised of 39.92 acres of mostly developed land. Coast to Coast Investment properties, LLC, is the owner of Parcel A. Parcel A is a 2.21-acre vacant commercial parcel. The proposed PUD amendment revises the development plan for Parcel A. The Pine Trace PUD is generally located between NW St. James Drive and NW Selvitz Road and south of Canal 106.

The Pine Trace PUD was last amended in November 2009. The PUD consists of 36.71 acres of residential development with 132 single-family residential units and recreational amenities. The PUD also includes a one (1) acre utility site and the 2.21-acre Parcel A. The PUD is built out except for Parcel A which is vacant. Parcel A is located at the northwest corner of NW St. James Drive and NW Pine Trace Avenue. This application seeks to amend the PUD document to include retail and personal service uses as permitted uses and to require special exception uses for retail or personal service uses that exceed fifty percent (50%) of the building's gross floor area, for Parcel A. These changes are consistent with the property's ROI (Residential/Office/Institutional) land use which allows limited retail development.

The proposed PUD is moving forward without providing evidence of unified control of the entire area within the PUD and without a renewed agreement to all provisions per Sec. 158.177, City Code of Ordinances. The entire area within the PUD includes the 132 single-family residential units that were constructed by KB Homes and a city utility site that was developed as lift station. The residential component is built out with a homeowner's association. Although requested by staff, the applicant has stated that they are not able to secure the required signatures from the homeowner's association. The proposed changes to the PUD apply only to Parcel A, which is under the ownership of Coast to Coast Investment Properties, LLC. The previous PUD binding agreement is included as Exhibit A of the PUD document.

The applicant has stated that they presented the proposed project for Parcel A to the Homeowner's Association and residents at a virtual meeting held on May 14, 2024.

Project Background

The Pine Trace PUD was approved in June 2004 via ordinance 04-86 (P04-134) and has been amended three times since then. Amendment numbers, approval dates and ordinance numbers are provided below:

Document	Approval Date	Project Number	Ordinance #
1st Amendment	7/23/07	P07-144	07-110
2nd Amendment	11/24/08	P08-206	08-128
3rd Amendment	11/23/09	P09-091	09-88

The commercial lot, Parcel A, has remained undeveloped.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on January 8, 2025.

Public Notice Requirements

Notice of the PUD amendment was mailed to property owners within the PUD and those a maximum of 750 feet of the subject property.

Location and Site Information

Property Size:	39.92 acres
Legal Description:	Pine Trace PUD PB 49 Pg 5-9
Future Land Use:	Residential, Office, Institutional (ROI)
Existing Zoning:	Planned Unit Development (PUD)
Proposed Zoning	Planned Unit Development (PUD)
Existing Use:	Residential, utility and vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	U and RS-2	GU and RS-2	Drainage Canal, Single and Multifamily residential and Commercial
South	U	GU and I	Florida Power and Light Power Lines
East	OSC	GU	St, James Boulevard, Vacant property
West	ROI	GU	Vacant, NW Selvitz Road

GU-General Use; U-Utility; OSC-Open Space Conservation; ROI-Residential, Office, Institutional; I-Institutional; RS-2-Sibgle Family Residential

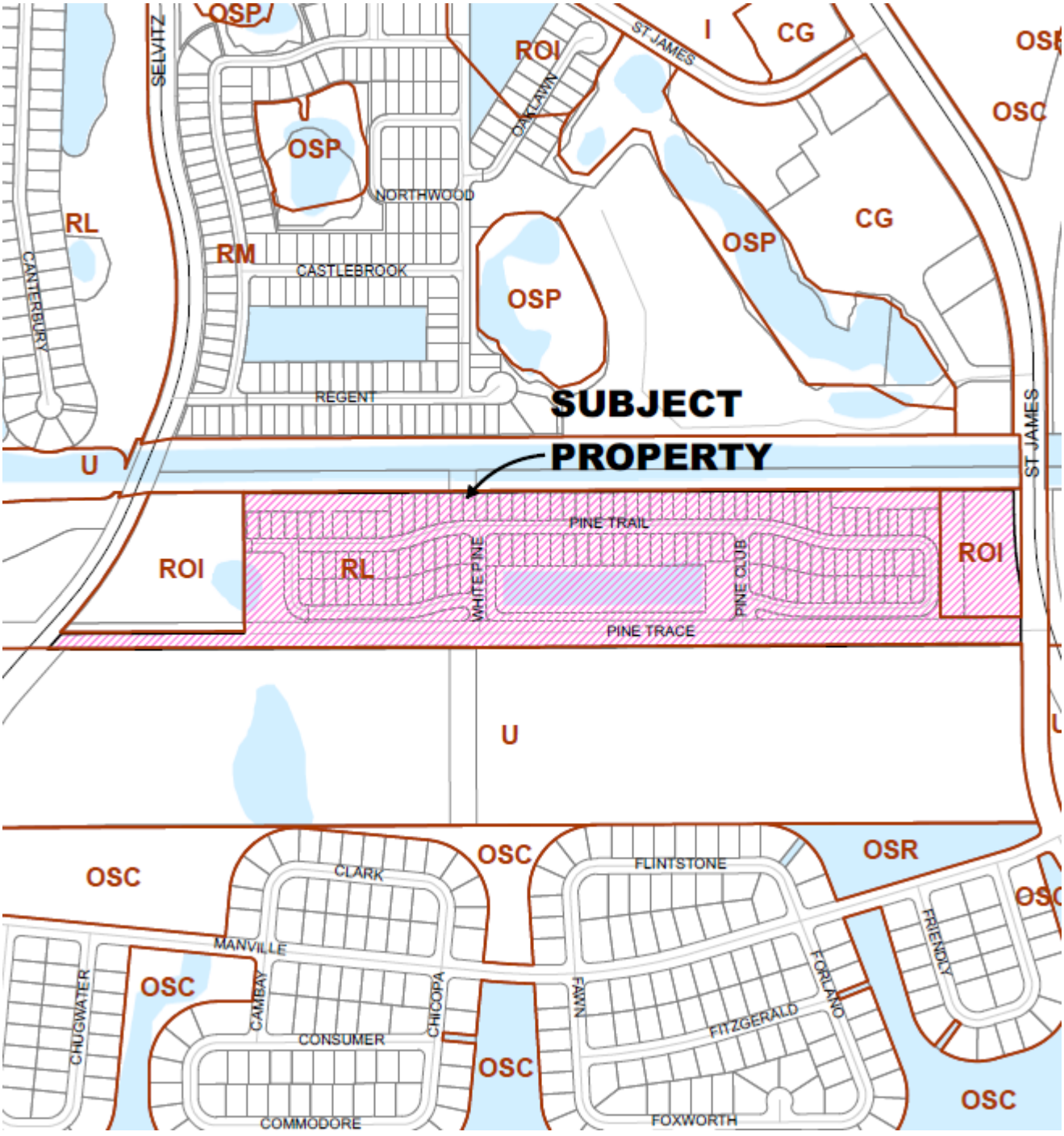


Figure 1 Future Land Use Map

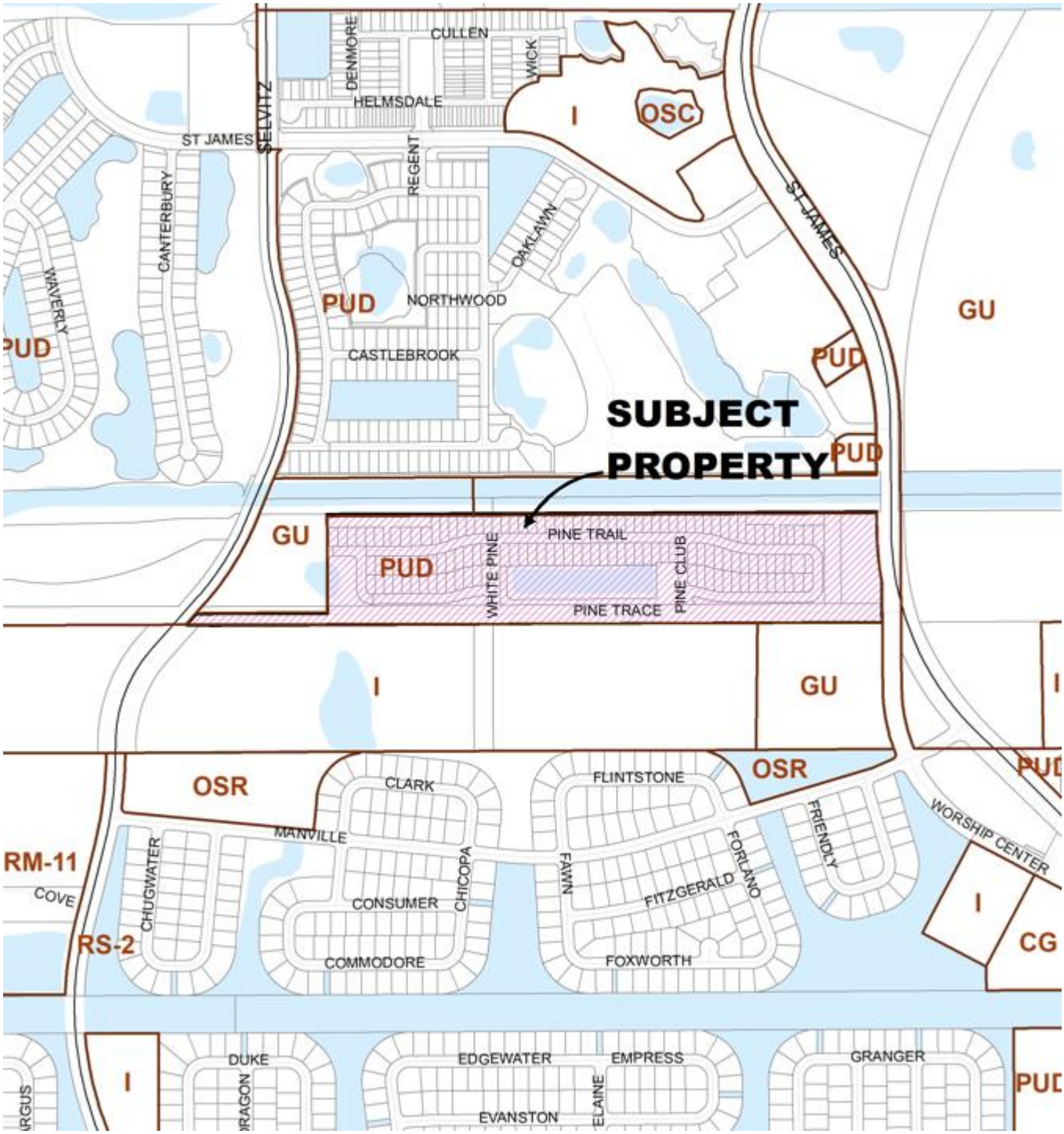


Figure 2 Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

The proposed PUD amendment updates the development plan for Parcel A to allow for retail and personal service uses and to require special exception uses for retail or personal service uses that exceed fifty percent (50%) of the building's gross floor area. These changes are consistent with the property's ROI (Residential/Office/Institutional land use which allows limited retail development. This PUD amendment is consistent with the direction and policies of the Comprehensive Plan and furthers Policy 1.1.4.10 and Policy 1.1.4.13.

Policy 1.1.4.10- The following densities and intensities shall apply to the future land use designations:

Land Use Designation	Coverage	Height	Impervious
ROI (Residential, Office Institutional)-Office/Commercial	40%	35 feet	80%

Policy 1.1.4.13- The following zoning districts are compatible with the ROI Future Land Use:

Future Land Use Classification	Compatible Zoning Districts
ROI (Residential, Office Institutional	P, **LMD**, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre.

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10): According to the City of Port St. Lucie Comprehensive Plan Policy 1.1.4.10 the ROI land use category allows commercial uses per LMD zoning up to 50% retail and personal service related, or a maximum of 5,000 sf, in conjunction with other office uses. The intended single-use retail establishment will require a Special Exception Use approval from City Council.

ZONING REVIEW (ARTICLE X)

Standards for District Establishment

Area Requirement	The overall subject property PUD for the PUD totals 39.92 acres. The minimum acres required for district establishment is 2 acres per Section 158.172 (PUD) Standards for District Establishment.
Relation to Major Transportation Facilities	The Pine Trace PUD property is located at the northeast corner of NW of St. James Boulevard and NW Pine Trace Avenue. The residential portion of the PUD and the utility parcel are accessible from NW Pine Trace Avenue. The proposed commercial use on Parcel A will be accessible from both NW Pine Trace Avenue and NW St. James Boulevard.
Consistency with City's Comprehensive Plan	This PUD amendment is consistent with the subject property's ROI future land use.
Relation to Utilities, Public Facilities, and Services	Adequate utilities are in place to service the proposed commercial use. Additional review will be provided at the time of site plan and detail plan submittal.
Evidence of Unified Control of Area	Evidence of unified control was not provided.

PUD Conceptual Master Plan and Regulation Book Requirements

PUD Concept Plan and Regulation Book	A PUD concept plan and the regulation book have been provided.
Residential Density and non-residential intensity	The intensity of development and the project density are provided in the PUD regulation book.
Provision for Pedestrian Circulation	Pedestrian circulation and connectivity exists in the area of the subject property. An existing sidewalk connects the residents of the adjacent residential development to the sidewalk along NW St. James Drive. A bus stop/shelter is located at the corner of NW Pine Trace Avenue and NW St. James Drive, adjacent to the subject property.
Off Street Parking and Loading Requirements	Off-street parking associated with the commercial use shall be in accordance with Sec. 158.221 of the City's Zoning Code.
Underground Utilities	Underground utility lines were previously installed to service the residential development. Modifications required to service the commercial parcel will be installed underground.
Protection of Natural Features	There are no wetlands within the PUD boundaries or upland vegetation that have not already been mitigated for as approved during the original permitting by SFWMD, DRI, and Army Corps of Engineers.
Stormwater	A dry detention/stormwater management area for Parcel A shall be provided and reviewed during the site and construction plan approval process.
Landscaping and Buffering Requirements	Landscaping shall conform to Section VII in the PUD document and also the City of Port St. Lucie Land Development Regulations Chapter 154.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD amendment at the January 8, 2025, Site Plan Review Committee meeting. 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 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.

Exhibit "1"

Pine Trace PUD

City of Port St. Lucie, Florida

Fourth-PUD Amendment Application: ~~July 6, 2009~~
February 26, 2025

~~P09-091~~
P24-216

Submitted to:
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Prepared for:
~~KB Home Orlando, LLC~~
~~9102 Southpark Center Loop, Suite 200~~
~~Orlando, Florida 32819~~
Coast to Coast Investment Properties, LLC
1540 NE Dixie Hwy, J
Jensen Beach, FL 34957

Prepared by:
Common Oak Engineering, LLC
4020 Edgewater Drive Orlando FL 32804
~~Staniec Consulting Services Inc.~~
~~4305 Neptune Road~~
~~St. Cloud, Florida 34769~~

List of Previous Amendments

Amendment	Approval Date	Project Number	Ordinance #
Original	6/28/04	P04-134	04-86
1st Amendment	7/23/07	P07-144	07-110
2nd Amendment	11/24/08	P08-206	08-128
3rd Amendment	11/23/09	P09-091	09-88

Underline is for additions
~~Strikethrough~~ if for deletions
Based document is Amendment #3

Pine Trace

Planned Unit Development
List of Key Contacts

Owners:
~~Reed Berlinsky~~
~~KB Home Orlando, LLC~~
~~9102 Southpark Center Loop, Suite 200~~
~~Orlando, Florida 32819~~
~~(407) 587-3497~~

Owners (Parcel A):
Coast to Coast Investment Properties, LLC
1540 NE Dixie Hwy
Jensen Beach, FL 34957

Project Engineer:
~~Robert F. Hair, P.E.~~
~~Staniec Consulting Services Inc. 4305 Neptune Road~~
~~St. Cloud, Florida 34769 (407) 892-3214~~
Jeremy Anderson, P.E.
Common Oak Engineering,
LLC
4020 Edgewater Drive
Orlando, FL 32804
(407) 951-5915

~~Surveying:~~
~~Genel J. Sturgeon~~
~~American Surveying and Mapping~~
~~1030 North Orlando Avenue, Suite B~~
~~Winter Park, Florida 32789~~
~~(407) 426-7979~~

Pine Trace

Planned Unit Development
Conceptual Development Plan and Conditions
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IX.	Drainage Facility and Services	~~11~~13

Exhibits

Exhibit A – Binding PUD Agreement

Exhibit E – Conceptual Development Plan

Summary of PUD Amendment 4 Changes

I. General Statement- The General Statement has been updated to explicitly include the commercial use designated for Parcel A and to specify the requested increase in the square footage limit to 11,000 SF. Additionally, any single retail use exceeding 5,000 SF on Parcel A has been designated as a Special Exception Use.

II. General Guidelines -The General Guidelines section has been updated to confirm that all proposed commercial development on Parcel A will strictly adhere to the approved 5th Edition of the Citywide Design Standards.

III. Permitted Uses –The section addressing Permitted Uses for Parcel A has been amended to exclude all previously proposed commercial uses. Furthermore, the revised section now explicitly identifies Special Exception Uses, which include increased gross floor area, retail sales of beer and wine, and an increase in allowable square footage.

IV. Bulk Requirements - Setbacks specifically for commercial use on Parcel A have been formally identified and delineated

V. Access and Circulation - The Access and Circulation section has been revised to formally incorporate specific street names. Pine Trace Avenue and St. James Drive are now explicitly identified as the applicable roadways.

VI. Landscaping, screening, Open Space- No change.

VII. Signs-Reference to Chapter 155 of the zoning code added.

VII. Sanitary Sewer and Water-No Change.

IX. Drainage Facility and Services-No Change.

I. General Statement

A. ~~KB Home Orlando, LLC~~, Coast to Coast Investment Properties, LLC, herein after and collectively ~~"Developer"~~ the property owner of Parcel A is seeking to revise and amend an existing Planned Unit Development (PUD), Pine Trace PUD, located in Port St. Lucie, Florida, as it relates to Parcel A. The Binding PUD Agreement is included as Exhibit A and the Conceptual Development Plan is included as Exhibit ~~E~~ B. The purpose of this application is to incorporate a revised Conceptual Development Plan for ~~this mixed use development, which will consist of single-family residential uses with recreational area, limited mixed uses, and a utilities tract. The recreational areas will consist of various open space tracts and an active recreational area (Tract F) that may include activities such as horseshoe, bocce ball, exercise stations, picnic shelter, playground, etc.~~ Parcel A. Parcel A, the last undeveloped parcel of the PUD, will consist of a single retail development not to exceed 11,000 square feet.

B. Pine Trace PUD is located within the former Sharrette Development of Regional Impact project area. Stormwater management is provided by an on-site lake system located in Basins 604B and 603A. The City of Port St. Lucie will provide water and wastewater utilities service. All utilities (water, sewer, telephone, cable TV, and power lines) are located underground

C. The physical characteristics of the Pine Trace PUD can be described as approximately 39.92 acres of residential and utility uses, and a lake and associated recreational amenities. There are no existing wetlands within the PUD neighborhood boundaries that are designated for impact or to be preserved that have not already been mitigated for as approved during the original permitting by SFWMD, DRI, and Army Corps of Engineers

D. The Pine Trace site is 39.92 acres, which exceeds the 2-acre minimum needed for the establishment of a PUD within the City of Port. St. Lucie. The PUD application is consistent with the City of Port. St. Lucie Comprehensive Land Use Plan.

E. The Pine Trace PUD Conceptual Development Plan shall serve as the conceptual vision for development and provide a statement of what is the intent of development. It is understood that internal roadways may be adjusted somewhat to take advantage of vegetation, plan design, and other site considerations.

F. The Outline Plan and the Conceptual Development Plan designate three tracts for development: Parcel A - Mixed Uses (as per LMD Zoning); Parcel B - Single-Family Residential/Open Space/Recreation Uses; and Parcel C - Utility Uses. The Mixed Use (as per LMD) Parcel A shall not exceed ~~35~~ 11,000 GSF, the Single-Family Residential Use Parcel B shall not exceed a total of 36.71 acres and a total development of 182 single-family lots, and the Utility use parcel C shall not exceed 1.0 acre in size. The recorded plats include only 168 lots. The PUD has been recorded as Pine Trace PUD, PB 49, PG 5-9. It was re-platted in Pine Trace Phase II PUD, PB 52, PG 32-33. It was re-platted again in Pine Trace Second Re-Plat, PB 62, PG 1—14. Parcel A shall be developed with up to 11,000 square feet of Retail. Any retail use exceeding 50% of the building floor area or over 5,000 square feet shall require a Special Exception Use in accordance with Section 158.155 (D) of the City of Port St. Lucie Code of Ordinances.

G. In addition to the permitted principal uses and structures described herein and in applicable sections of the City of Port. St. Lucie Land Development Regulations, the residential development parcel depicted on the PUD Conceptual Development Plan shall be permitted to include a temporary sales and information center and model housing sales unit(s). The location of said structure is indicated on the Conceptual Development Plan.

H. Design guidelines have been established for the residential housing types to establish setbacks, building separations, lot sizes and proposed unit configurations to be utilized in the design and site planning of the residential parcel of the Pine Trace PUD, as delineated and on the approved Construction Plans and plats. The commercial use on Parcel A shall comply with the Citywide Design Standards.

I. ~~Proposed~~ PUD modifications in ~~this application~~ the 3rd amendment included a ~~A~~ change from a duplex residential product to a single-family detached product, re-establish amenities in active recreation area (Tract F), and individual lot irrigation is at the discretion of the home owner. Proposed PUD modifications in this application include: Revising the development threshold for Parcel A from 35,000 sq ft to 11,000 sq ft, updating permitted uses for Parcel A, and establishing requirements for special exception approval for a single use greater than 5,000 square feet on Tract A, and/or retail exceeding 50% of the building floor area on Tract A.

I. At the time of the 3rd amendment to the PUD, ~~this application of PUD amendment,~~ the original PUD, except for Parcel A, has been constructed. The existing improvements include: drainage pond, structures, pipes, water and sewer mains and service laterals, sanitary sewer lift station, roads, base, curbing, first lift of asphalt except for the phase II area. Underground electric, transformers and street lights. Street and traffic signs and striping. Landscaping and entrance signs. The items that are proposed in this amendment do not affect or require modification of any of the infrastructure that has been installed.

II. General Guidelines

A. The design guidelines for the Pine Trace PUD are provided to ensure the delivery of the design concepts throughout the Conceptual Development Plan and allow the project flexibility to achieve an appropriate variety in physical development. The design guidelines for Pine Trace set forth the minimum standards to be utilized for the planning and design of the individual parcels, and are intended to supplement the existing development regulations of the City of Port. St. Lucie and other regulatory authorities. Parcel A shall fully conform to the Citywide Design Standards, 5th Edition.

B. Where conflicts exist between the requirements and standards of the City of Port. St. Lucie's Land Development Regulations and the requirements and standards of the Pine Trace PUD design guidelines, the latter shall apply.

C. The developer reserves the right under this development order to modify any of the design criteria established, and to add housing types, subject to approval of a Conceptual Development Plan modification, pursuant to allowances of the City's Land Development Regulations (Change in Conceptual Plan Plans except that Parcel A is subject to the Citywide Design standards, as amended.

III. Permitted ~~Area~~ Uses

A. Parcel A- ~~Mixed~~ Uses as per Section 158.155, Limited Mixed Use (LMD) Zoning District of the City of Port St Lucie Code of Ordinances) as set forth herein. ~~per LMD Zoning) as set forth herein~~.

~~1. Bank (special exception approval required).~~
~~2. Medical and Professional Office.~~
~~3. Uses by right in ROI land use.~~

1. Retail or personal service uses conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.

B. Parcel B- Single-Family residential uses as modified herein.

C. Parcel C – Utility Uses

D. Accessory uses and structures shall be permitted in accordance with the applicable provisions of the City of Port St. Lucie Zoning Ordinance pertaining to the principal use of the property as permitted and provided for in Subsection A and C of this Section III.

E. Special Exception Uses Parcel A:

1. Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, conducted wholly within an enclosed building, including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. The conceptual plan required under section 158.155(M)(1)(c) shall specify those areas of the building to be used for retail uses.
2. Any use exceeding five thousand (5,000) square feet.

IV. Bulk Requirements

A. Development of the Pine Trace PUD will be generally guided by the Conceptual Development Plan and the area use descriptions provided in Subsections A and C of Section III. Development of individual parcels will be specifically in compliance with the provisions for dimensional regulations, access and circulation conditions provided below.

B. Other restrictions not specifically addressed in the PUD document, including but not limited to, accessory uses, parking, and loading shall be as defined in the City of Port St. Lucie Code as applicable to the zoning category most appropriate to the land use. Where a conflict exists with City Code, these standards shall take precedence unless found to be contrary to the public health, safety, or welfare.

C. Max. Residential Density in dwelling units per acre (DU/AC) shall be as follows:

1. Parcel B (original) 4.95 DU/AC 182 Units 36.71 Acres
2. Parcel B (revised) 4.58 DU/AC 168 Units 36.71 Acres

D. Minimum Building setbacks from the property lines shall be as follows:

Parcel A-(2.21 Acres – ~~Mixed~~ Use (As per LMD Zoning) with the specific uses listed in section III. A.

Maximum Gross Floor Area = ~~35,000~~ 11,000 SF) – ~~No Changes Proposed~~

Setback	Minimum Distance
~~Road A~~ Pine Trace Ave (Front or Side Yard)	25 Feet
St. James (Front Yard)	25 Feet
Rear Yard	~~20~~ Feet
Side Yard	~~20~~ Feet

Parcel B – (36.71 Acres – Maximum Gross Density = 4.58 DU/AC)

Setback	Minimum Distance
Front Yard	20 Feet – 20 Feet (garage)
Rear Yard (includes bulkhead)	10 Feet (principal building) 5 Feet (Accessory Structure)
Rear Yard (Lake Lots)	30 Feet (principal Building) 25 Feet (accessory Structure)
Rear Yard (Canal Lots)	10 Feet (principal Building) 6 Feet (Accessory Structure)
Side Yard	5 Feet (attached units, minimum 12-foot separation between buildings) 5 Feet (Corner)
~~Road A~~ Pine Trace Ave (Side or Rear)	15 Feet

Recreation Area (Tract E)

Setback:	Minimum Distance
Front Yard	20 Feet
Rear Yard	20 Feet
Side Yard & Corner Side Yard	10 Feet
Accessories	10 ~~Feet~~

Setback:	**Model Center**
Front Yard	20 Feet – 20 Feet (Garage)
Rear Yard	10 Feet (Principal Building) 5 Feet (Accessory Structure)
Side Yard & Corner Side Yard	5 Feet

Parcel C – (0.97 acre – City of Port St. Lucie Utility Tract) – No Changes Proposed

Setbacks:	Minimum Distance
North Yard	20 Feet
South Yard	20 Feet
East Yard	20 Feet
West Yard	20 Feet

E. Minimum lot size in Parcel B is 3,000 square feet
Minimum lot width within Parcel B is 30 feet (front) and 23 feet (rear)

Minimum lot depth in Parcel B shall be 90 feet

Maximum heights shall be as follows:
1. All Residential Uses 35 ft
2. ~~Office, Institutional, or Mixed Uses~~ Commercial ~~40~~35 ft

V. Access and Circulation

A. All new development or redevelopment shall be provided with the appropriate access and traffic facilities to serve the transportation needs of the development in a safe and efficient manner.

B. Access shall be restricted to the locations shown on Exhibit E on arterial and collector streets in order to protect the capacity of these streets. Traffic calming devices may be utilized to minimize traffic speeds.

C. This development has dedicated by plat to the public, or a private maintenance entity, the necessary rights-of-way for all new streets and roads within the development. Additional rights-of-way have been dedicated on existing roads to bring that road to the necessary right-of- way indicated in the functional classification system contained in the transportation element of the Comprehensive Plan. This development was required to construct or contribute towards off-site road improvements necessary to serve the development, unless otherwise addressed by the City Council. Necessary road improvements may include road construction, road widening, left and right turn lanes, traffic signals, regulatory signs and pavement markings. A traffic study was approved by the Zoning Administrator and/ or the Engineering Department to verify the traffic impacts of the new development have been mitigated.

D. Every building, structure, or use hereafter erected, moved, or established shall be on a lot adjacent to a public street or by means of an approved private street, and all buildings, structures, and uses shall be so located on lots so as to provide safe and convenient access for servicing, fire protection, and required off-street parking and loading. No building, structure, or use shall be erected on, moved onto or established upon a lot which does not abut on at least one (1) public street or an approved private street for a distance of at least thirty (30) feet. No on-street parking shall be allowed.

E. No lot which is residentially zoned shall be used for driveway, walkway, or access purposes to any lot which is non-residentially zoned or used for any purpose not permitted within the applicable residential zoning district except for ingress and egress to and from an existing use which does not abut a street.
    1. Median breaks and turn lanes on St. James Drive have been provided in accordance with the City of Port St. Lucie Subdivision Regulations.
    2. All public improvements required herein have been constructed to the specifications of the City of Port St. Lucie or as otherwise approved. The right and left turn lane improvements for St. James Drive meet ~~FOOT~~ FDOT regulations.
    3. All public streets meet the minimum geometry requirements of the City of Port St. Lucie. ~~Road A~~ Pine Trace Ave has been designed to accommodate 45 mph traffic speeds. ~~Road A~~ Pine Trace Ave has been dedicated to the City by the plat. All road right-of-way widths are as

depicted on the Conceptual Development Plan in Exhibit E and the Street Cross Sections are included in Exhibit E.

F. Residential Parking Requirements: Duplex units will be required by the HOA to park one of their vehicles in the garage. Two parking spaces will be provided in front of each duplex unit. The Cabana area shall provide at least 5 additional guest spaces in addition to the number of spaces required for recreation facilities.

G. Boats, RV's, Campers, or trailers, and similar will not be allowed to be parked on site. This language is part of the HOA Documents.

H. Residential developer shall construct the 6 ft. sidewalk along the ~~Road A~~ Pine Trace Ave frontage of Parcel C and shall install a Bus Shelter in the southeast corner of Parcel A. Bus Shelter placement shall not affect or modify existing Parcel A final/detail site plan approvals.

VI. Landscaping, Screening and Open Space

A. Landscaping, screening, open space, and tree preservation shall be provided in accordance with the City of Port St. Lucie Code provisions, unless otherwise indicated herein or in the PUD Conceptual Development Plan.

B. A landscape area along St. James Drive R.O.W. shall be a minimum of 15 feet in width within Parcel A.

C. For Parcels A and C, a minimum 10' standard City landscape buffer is to be located along the sides of adjacent parcels unless otherwise indicated. Along the C-106 Canal, a 10' standard City landscape buffer shall be provided. Along the FPL ROW, trees shall be provided as appropriate to the street section along the south side of Parcels A and C. Parcel C landscape buffer around the perimeter will be installed by the Developer with the approval by the City Utility Department and will be maintained in perpetuity by the HOA.

D. Parcel B - lots that abut Canal C-106 shall have a landscape strip six feet in width with one shrub for every 2 ft. and one tree per lot located within the six foot strip. Types of trees may be Type A, or B as indicated in Appendix C of the City's Landscape Code. The east, west, and south perimeter will have a 10-foot standard City landscape buffer.

E. To further enhance the mature neighborhood setting of the development, a premium will be placed on the preservation of the natural tree cover and other unique characteristics of the landscape. This is deemed necessary in order to maintain a sense of natural amenity and to preserve the intrinsic environmental values of the site. We place a high value on the preservation of native tree cover as a wildlife habitat and as protection against erosion and contamination by runoff from the site. All trees with a trunk diameter of six inches or more at four and a half feet above current grade shall be preserved if at all possible. Particular attention shall also be given to grading and work to be performed adjacent to the trees to be preserved. The grade, drainage, and aeration shall be maintained around the trees to remain during site preparation and site construction.

F. All construction and improvements within the development shall be in compliance with erosion and sediment control guidelines and ordinances of the City of Port St. Lucie and the State of Florida Department of Environmental Protection.

G. Required landscaping shall not conflict with any existing easement.

H. All utility transformers and telephone pedestals will be either (20) feet from the curb line or located behind the property line.

I. All electrical installations shall be underground.

J. Street lighting specifications and photographs will be provided for proposed site lighting within individual parcels at the time of their site plan review.

K. Environmental Field Study.
    1. An environmental field study was previously conducted and copies are on file with the City of Port St. Lucie Planning and Zoning Department.

L. No intrusive root system vegetation shall be placed within ten feet of utilities. No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.

M. At least 25% of the lake bank perimeter will be planted with a littoral landscape shelf and at least 25% of the lake bank perimeter will be landscaped with one tree for every 20 feet of required length with the approval of the Engineering Department.

N. There exists within the 39.92 acres 26.56 acres of upland habitat. 25% of these uplands are required to be preserved totaling 6.64 acres. All required preservation has been mitigated.

O. Fences will be permitted on single-family in the rear yards only.

P. Landscaping on the single-family lots shall provide for at least one type "A" tree, two type "B" trees, and 15 shrubs per lot in addition to any perimeter landscape strip planting requirements. The entire lot shall be sodded. Irrigation is optional to each individual home owner.

VII. Signs

A. All signs shall be designated, located and constructed and approved by and in accordance with the City of Port St. Lucie Code, Chapter 155

B. The minimum sign setback from any public right-of-way shall be 10 feet excluding directional and stop signs.

VIII. Sanitary Sewer and Water

A. The Developer has born all costs for extending water and sanitary sewer to the project from St. James Drive.
B. The City of Port St Lucie Utility Systems Department has provided water and wastewater service to the Pine Trace P U.D. The Developer has born the cost for

providing these services and will abide and comply with all applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such service.

C. The Developer has provided required fire hydrants and building fire protection systems in accordance with St. Lucie County Fire District rules, regulations and requirements at the time of detailed plans review.
D. All construction shall be in accordance with the City of Port St. Lucie Utility Systems Department's Technical Specifications and Construction Standards, latest revision, and with all applicable Florida Department of Environmental Protection rules and regulations

Furthermore, the Pine Trace P U D. acknowledges that the City may require reuse water to be utilized for irrigation, equal to the amount of wastewater generated by the P. U. D., upon availability to the Site

IX. Drainage Facilities and Services

A. An overall Conceptual Development drainage plan has been submitted with the Construction Plans associated with the plat.
B. Stormwater detention shall be addressed per City of Port St. Lucie Drainage Ordinance and SFWMD requirements.
C. The lake/ detention pond improvements shall be constructed in conformance with the master drainage plan requirements of SFWMD Permit No. 56-00466-S and all subsequent permit modifications issued for the project site.
D. The surface water management system shall be designed to provide water quality treatment and peak discharge attenuation for all Stormwater runoff from the developed areas. The master lake system outfalls into C- 106 and was designed to limit the post-development discharge to pre- development rates in accordance with SFWMD and City of Port St. Lucie requirements and regulations.

Exhibits

Exhibit A – Binding PUD Agreement ~~(Changed exhibit)~~

Exhibit E – Conceptual Development Plan (~~Changed exhibit~~)

EXHIBIT A
BINDING P.U.D. AGREEMENT

Pine Trace

The property submitted for review for PUD Amendment Approval, known as Pine Trace, is under the unified control of the petitioners and KB Home Orlando, LLC. The petitioners agree to proceed with the proposed development according to all provisions in the Port St. Lucie P.U.D. Zoning Regulations, and/or, as indicated on the approved Planned Unit Development Plan, as it may be amended by the City of Port St. Lucie from time to time, and shall provide all agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City.

The petitioners shall be responsible for the continuing operation and maintenance of such areas, functions, and facilities until such time as a private property owner's association agrees to accept responsibility. Such responsibilities are not to be provided or maintained at public expense, unless otherwise agreed to by the City of Port St. Lucie. The petitioners further agree to bind all successors in title to the commitments made herein this paragraph.

In WITNESS WHEREOF, we have hereunto set our hands and seal this 2nd day of July, 2009.

KB Home Orlando, LLC

By: _____
George Glance
President

Witness:

By: _____
Karen Valeri

By: _____
Michelle Parkison

Exhibit E Conceptual Development Plan

SITE DATA

SITE ZONING:

LAND USE	ROI / RL / U
EXISTING ZONING	PUD

TOTAL SITE AREA	39.82 Ac	100.0%
SINGLE FAMILY RESIDENTIAL	34.61 Ac.	86.7%
MIXED-USE (AS PER LMD ZONING)	2.21 Ac.	5.5%
RECREATION AREA / CLUBHOUSE / NATIVE AREA	2.10 Ac.	5.3%
UTILITY	1.00 Ac.	2.5%

UPLAND AREA	
TOTAL ONSITE UPLANDS	26.98 Ac.
TOTAL UPLANDS TO BE MITIGATED (25%)	6.64 Ac.
(ALL UPLANDS TO BE MITIGATED FOR OFF SITE)	
TOTAL IMPERVIOUS AREA	14.56 Ac.
MAXIMUM LOT COVERAGE BY BUILDING	50%
MAXIMUM LOT IMPERVIOUS AREA	65%
BUILDINGS (3,000 SF/UNIT MAX.)	7.81 Ac.
PAVEMENT/SIDEWALKS	5.10 Ac.
DRIVEWAYS	1.65 Ac.

BUILDING DATA:	
MAX BUILDING HEIGHT	35 FT
PRODUCT TYPE	SINGLE FAMILY RESIDENTIAL (DETACHED)
MAX STORY	2
PROPOSED UNITS	168 UNITS
PROPOSED RESIDENTIAL DENSITY	4.58 DU/ACRE
COMMERCIAL FLOOR AREA	35,000 SF

PARCEL 'B' SETBACKS: (SINGLE FAMILY LOTS)

FRONT	20 FT (20 FT GARAGE)
SIDE	5 FT
REAR (STANDARD LOT)	10 FT (PRINCIPLE BLDG) 5 FT (ACCESSORY STRUCTURE) 6 FT (CANAL LOTS)
REAR (LAKE LOTS)	30 FT (PRINCIPLE BLDG) 10 FT (ACCESSORY STRUCTURE)

COMMON USE AREA		MODEL/ SALES CENTER	
FRONT	20 FT	FRONT	20 FT (20 FT GARAGE)
REAR	20 FT	REAR	10 FT
SIDE	10 FT	REAR ACCESSORY	5 FT
ACCESSORY	10 FT	SIDE	5 FT

PARCEL 'A' SETBACKS:

ROAD 'A' (FRONT OR SIDE YARD)	25 FT
ST. JAMES (FRONT YARD)	25 FT
REAR YARD	20 FT
SIDE YARD	20 FT

PARCEL 'C' SETBACKS:

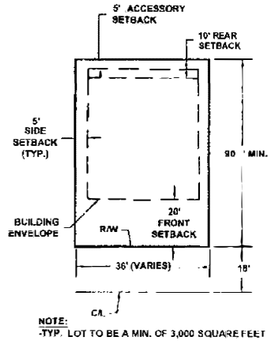
NORTH YARD	20 FT
SOUTH YARD	20 FT
EAST YARD	20 FT
WEST YARD	20 FT

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RIGHT OF WAY LINE
- PROPERTY BOUNDARY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

NOTES:

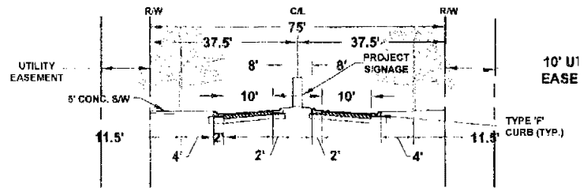
1. ALL UPLAND PRESERVE REQUIREMENTS SHALL BE MITIGATED ACCORDING TO CITY OF PSL CRITERIA.
2. DEVELOPMENT TO BE CONSTRUCTED IN THREE PHASES BEGINNING WITHIN 1 YEAR OF APPROVAL AND SHALL BE COMPLETED WITHIN 5 YEARS.
3. CITY ACCESS TO THE UTILITY SITE WILL BE PROVIDED FOR ON THE PLAT.
4. WATER AND SEWER SERVICES SHALL BE PROVIDED BY THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT. FIRE HYDRANT LOCATIONS AND SPACING, WATER MAIN MINIMUM SIZES, COMMERCIAL FIRE LANES, MINIMUM PAVEMENT WIDTHS AND BUILDING FIRE SPRINKLER SYSTEMS SHALL BE PROVIDED TO MEET ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE (RESOLUTION NO. 406-03) CRITERIA, REGULATIONS AND REQUIREMENTS.
5. SURFACE WATER MANAGEMENT SYSTEM WILL BE DESIGNED TO PROVIDE WATER QUALITY TREATMENT AND PEAK DISCHARGE ATTENUATION FOR ALL STORM WATER RUNOFF FROM THE DEVELOPED AREAS. THE MASTER LAKE SYSTEM WILL OUTFALL INTO THE C-106 AND WILL BE DESIGNED TO LIMIT THE POST-DEVELOPMENT DISCHARGE TO PRE-DEVELOPMENT RATES IN ACCORDANCE WITH SFWMD AND CITY OF PORT ST. LUCIE REQUIREMENTS AND REGULATIONS



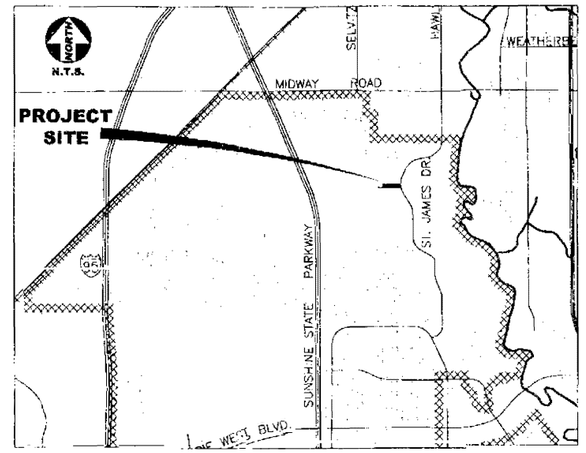
NOTE:
-TYP. LOT TO BE A MIN. OF 3,000 SQUARE FEET

FENCES ARE PERMITTED ON SINGLE FAMILY LOTS IN THE REAR YARD

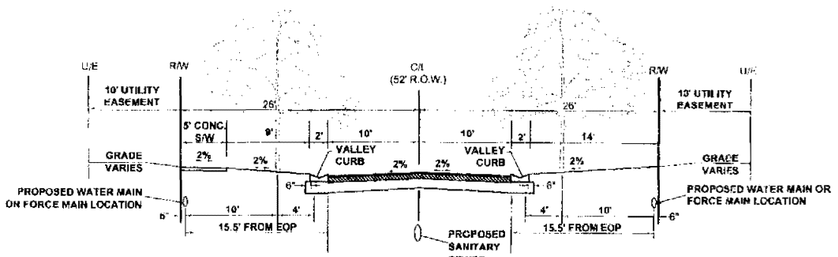
TYPICAL SINGLE FAMILY LOT AND BUILDING SETBACKS
N.T.S.



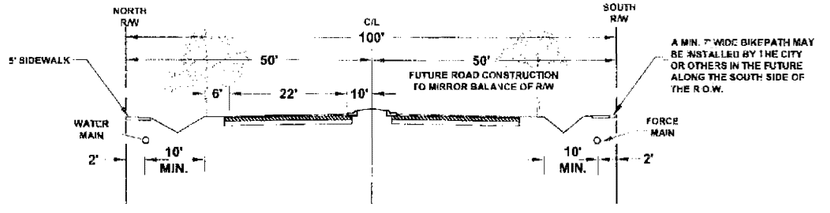
ENTRANCE TYPICAL SECTION (75' R/W)
N.T.S.



LOCATION MAP
N.T.S.



CHELSEA STREET TYPICAL SECTION (52' R/W)
N.T.S.

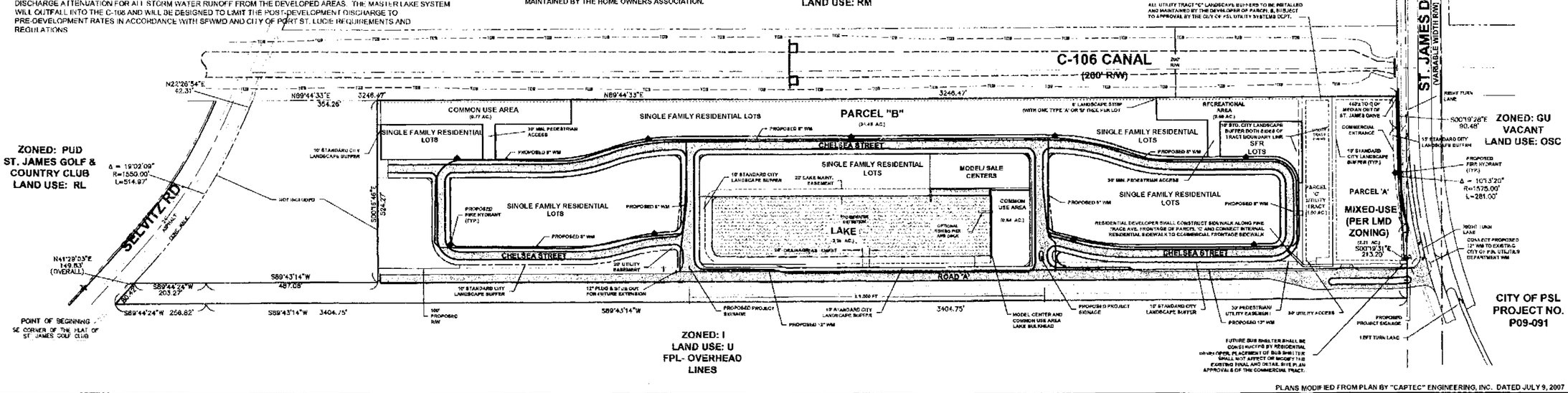


ROAD 'A' TYPICAL SECTION (100' R/W)
N.T.S.

NOTE:
1. LANDSCAPING FOR EACH LOT SHALL INCLUDE: 1 - TYPE "A" TREE, 2 - TYPE "B" TREES, AND 15 SHRUBS.
2. STREET TREES SHALL CONSIST OF 1 - TYPE "A" TREE PER LOT INSTALLED AT THE TIME OF UNIT CONSTRUCTION.
3. ALL PARCEL "B" AND PARCEL "C" LANDSCAPE BUFFERS TO BE INSTALLED BY THE PARCEL "B" DEVELOPER AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

LEGAL DESCRIPTION
PINE TRACE PUD PB 49 PG 5-9

ZONED: PUD
VACANT
LAND USE: RM



PLANS MODIFIED FROM PLAN BY "CAPTEC" ENGINEERING, INC. DATED JULY 9, 2007

Stantec Consulting Services Inc.
301 N. Cattlemen Road, Suite 201
Sarasota, Florida, USA
34232-6437
Tel 941-365-1500
Fax 941-366-1922
Florida Certificate No. 27313
www.stantec.com
Stantec

Revisions

No.	Issued	By	Appr.
			VALDOSTY

Robert F. Hair
Florida P.E. No. 53551

EXHIBIT "E" - CONCEPTUAL DEVELOPMENT PLAN
MODIFICATIONS TO
PINE TRACE P.U.D. (P.U.D. # P04-134)
(AMENDED BY PUD # 07-144 & # 08-206)
PORT ST. LUCIE FLORIDA

Project No. 171530012
Project Manager
Project Designer
Drawn by
Scale 1"=100'
Date JULY / 2009

Cad File pine plan - 1 9 09.dwg
Sheet 1 of 1 Rev. 1

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: Jennifer@CommonOakEngineering.com (407) 951-5915

PROPERTY OWNER: Coast to Coast Investment Properties LLC

Name: Donald Wilson

Address: 1540 NE Dixie Hwy, Jensen Beach, FL 34957

Telephone No. _____ Email _____

AGENT OF OWNER (if any)

Name: Sidlyd Investments, LLC c/o Cantrell & Morgan & Common Oak Engineering, LLC

Address: 9822 Tapestry Park Circle, Suite 201, Jacksonville, FL 32246

Telephone No. _____ Email _____

PROPERTY INFORMATION

Legal Description: PINE TRACE PUD (PB 49-5) TRACT D (Parcel A)
(Include Plat Book and Page)

Parcel I.D. Number: 3417-501-0006-000-9

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: ROI Acreage of Property: +/- 2.21

Reason for amendment request: Current zoning does not allow 100% retail. The current PUD requires a mixture of uses and we are requesting for approval of 100% Commercial Retail Use.

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 ~~strikethrough~~.

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.

Don Wilson — Signature of Owner
DON Wilson — Hand Print Name
9/26/24 — 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.

JS 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).

JS 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.

JS Revised copy of the conceptual development plan containing all proposed changes.

JS A revised copy of all other documents or reports submitted as part of the original application and affected by the proposed changes.

JS 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)

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Dollar General - Pine Trace

Project Number: P _____ New Submittal _____ or Resubmittal__X__ (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*
	Sufficiency Checklist: One original completed and signed by applicant.	✓		
	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.	✓		
	Written Response to Comments: Sixteen copies. For resubmittals only.			
	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.	✓		
	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.	✓		
	Application Fees: Refer to each department's fee schedule.	✓		
	Proof of Ownership:	✓		
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or…	✓		
	…Unity of Title	✓		
	PUD/MPUD Document and Concept Plan (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	✓		
	LMD Rezoning and Concept Plan (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			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Dollar General - Pine Trace

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

Applicant Certification

I, Jennifer Smart, Agent *(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.

Jennifer Smart — *(Signature of Applicant)* — 9/27/2024 *(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)*

Letter of Authorization
Coast to Coast Investment Properties LLC

September 23, 2024

ALL Governing Agencies –
City of Port St. Lucie
St Lucie County
South Florida Water Management District
Florida Department of Transportation
Florida Department of Environmental Protection

Reference: Pine Trace Tract D, Port St Lucie, FL 34983
Real Estate ID: 3417-501-0006-000-9
Letter of Authorization for Permitting Matters

To Whom It May Concern:

Please accept this letter as the owner of the above-referenced property's authorization for Common Oak Engineering, LLC, Sidlyd Investments, LLC and Cantrell & Morgan, Inc. to act as agent on its behalf in applying for and pursuing all permitting matters related to the proposed project.

Sincerely,

Coast to Coast Investment Properties LLC

Donald Wilson
Donald Wilson, its Manager

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 23 day of September, 2024, by Donald Wilson, as Manager of Coast to Coast Investment Properties, LLC, who [X] is personally known to me or [ ] has produced _____ as identification.

JAIME A. CASTELLANOS
Commission # HH 467441
Expires November 27, 2027

Notary Public
Print Name: J. Andres Castellanos
My Commission expires: 11/27/27

NOTARY SEAL

MEMORANDUM

TO: Marissa Da Breo-Latchman, Planning & Zoning

FROM: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works CAC

DATE: August 5, 2025

SUBJECT: Pine Tract PUD Amendment (P24-216)
Traffic Generation, Stacking & Circulation Approval

This application prepared by Common Oak Engineering, LLC dated February 26, 2025 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The PUD Amendment proposes to reduce the Parcel A maximum commercial gross floor area from 35,000 SF to 11,000 SF. In addition, the total residential dwelling units within Parcel B will be reduced from 182 to 132. Based on these proposed reductions, there is no additional traffic mitigation anticipated for these changes.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5188493 OR BOOK 4985 PAGE 2317, Recorded 05/04/2023 04:26:08 PM Doc Tax: $0.70

Prepared by and return to:
Fox McCluskey Bush Robison, PLLC
Attn: Tyson Waters, Esq.
3461 SE Willoughby Blvd
Stuart, FL 34994
(772) 287-4444
File Number: WI178S07

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture is made this 4th **day of** May, **2023** between **Monroe Street Properties, LLC**, a Florida limited liability company, whose post office address is 1540 NE Dixie Highway, Jensen Beach, Florida 34957 ("Grantor"), and **Coast to Coast Investment Properties, LLC,** a Florida limited liability company, whose post office address is 1540 NE Dixie Highway, Jensen Beach, Florida 34957 ("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 acknowledges, grants, bargains, conveys, and sells to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 3417-501-0006-000-9

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 accruing subsequent to **December 31, 2022**.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1
Printed Name: TYSON WATERS

Witness #2
Printed Name: CAROLYN A. BRINSKELLE

MONROE STREET PROPERTIES, LLC, a Florida limited liability company

Donald L. Wilson
By: Donald L. Wilson
Its: Manager

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of May, 2023 by Donald L. Wilson, as Manager of Monroe Street Properties, LLC, a Florida limited liability company, on behalf of said entity, who ☐ is personally known or ☒ has produced a driver's license as identification.

CAROLYN A. BRINSKELLE
MY COMMISSION # HH 130548
EXPIRES: June 21, 2025
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: Carolyn A. Brinskelle
My Commission Expires: 6-21-25

THIS DEED IS A CONVEYANCE OF UNENCUMBERED PROPERTY FOR NO CONSIDERATION BETWEEN ENTITIES HAVING THE SAME SOLE MEMBER, WITH NO CHANGE IN BENEFICIAL OWNERSHIP, AND IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX PURSUANT TO SECTION 12B-4.014, FLORIDA ADMINISTRATIVE CODE.

Exhibit "A"
Legal Description

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ST. JAMES DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 255 AT PAGE 2017 WITH THE NORTHERNLY RIGHT OF WAY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 198, AT PAGE 1040 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA; THENCE N00°19'13'W ALONG SAID WEST RIGHT OF WAY LINE FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°43'31"W, A DISTANCE OF 213.92 FEET; THENCE N00°16'29"W, A DISTANCE OF 483.23 FEET; THENCE N89°44'45"E, A DISTANCE OF 188.54 FEET TO AN INTERSECTION WITH THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 795 AT PAGE 1648 OF THE SAID LANDS FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE S00°19'11"E, A DISTANCE OF 90.48 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1,575.00 FEET AND A CENTRAL ANGLE OF 10°13'20"; (2) THENCE SOUTHERNLY ALONG THE ARC OF SAID CURVE FOR 281.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF ST. JAMES DRIVE AS DESSCRIBED IN OFFICIAL RECORDS BOOK 255 AT PAGE 2017; THENCE S00°19'13"E, A DISTANCE OF 113.20 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS

TRACT D, PINE TRACE P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 5, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (the "Agreement") is made as of the 13 day of December, 2023 (the "Effective Date"), between **COAST TO COAST INVESTMENT PROPERTIES, LLC,** a Florida limited liability company (together, the "Seller"), and **SIDLYD INVESTMENTS, LLC**, a Florida limited liability company (the "Buyer").

Background

Buyer wishes to purchase certain vacant property located on NW Pine Trail Circle, Port St. Lucie, Florida, consisting of approximately 2.21 acres of land, having Parcel ID: 3417-501-0006-000-9, and as more particularly described on **Exhibit "A"** attached hereto, together with (i) all appurtenant easements for ingress, egress and utilities, and other appurtenances thereto; and (ii) all permits, development rights and approvals, concurrency reservations, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (collectively, the "Property"). After completion of Buyer's survey of the Property, and Seller's review and approval of same, which approval will not be unreasonably withheld, conditioned or delay, Seller and Buyer agree that the legal description of the land as shown on the survey will be deemed added to this Agreement as part of Exhibit A.

Seller wishes to sell the Property to Buyer.

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars ($10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE AND PAYMENT

1.1 Purchase Price; Payment. The total purchase price for the Property shall be SIX H[redacted] (the "Purchase Price"), subject to prorations and adjustments set forth herein, to be paid via wire transfer in immediately available funds at Closing.

1.2 Earnest Money Deposit.

(a) Within two (2) business days after the Effective Date of this Agreement, Buyer shall deliver to Smith, Gambrell & Russell, LLP ("Escrow Agent") an earnest money deposit in the amount of T[redacted] ("Initial Deposit") which may be increased by up to an additional F[redacted] as set forth herein (collectively, the "Deposit").

(b) Provided Buyer has not otherwise terminated this Agreement prior to the expiration of the Inspection Period (as defined herein), the Deposit shall be non-refundable to Buyer except as otherwise set forth herein. The Deposit shall be held in a non-interest bearing trust account for the benefit of Buyer, and as otherwise specifically provided in this Agreement, and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing, with the maximum discount available being applied. If the amount of taxes for the current year cannot be ascertained as of the Closing, the rates, millages, and assessed valuations for the preceding calendar year (with known changes and the maximum discount applied) shall be used for purposes of

making a proration at Closing, and which may be reprorated at the written request of either party within thirty (30) days after receipt of the actual tax bill.

1.4 Closing Costs.

(a) Seller shall pay for the costs of recording the deed; transfer taxes on the deed; the costs of satisfying any mortgages on the Property; the costs of recording any curative title documents; escrow fees; and Seller's attorneys' fees. Seller shall not be responsible to pay any escrow fees or closing attorney fees relating to closing.

(b) Buyer shall pay for the costs of the Phase I environmental site assessment to be obtained by Buyer, if any, and all costs associated with Buyer's inspection of the Property as permitted herein; all costs of Rezoning and Permitting; the title search fee and premium for an owner's title insurance policy; the cost of an updated survey, if any; all costs related to any financing of the purchase of the Property and the premium for a mortgagee policy of title insurance and any endorsements to the owner's and/or mortgagee's title insurance policy; and Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Due Diligence Materials. Within five (5) business days after the Effective Date, the Seller shall provide to Buyer, and shall instruct Seller's professionals providing service with respect to the Property to provide to Buyer, copies of all existing documents in Seller's possession and control related to the Property, including but not limited to existing title policies, surveys, environmental reports, soil reports, and any and all active permits related to the Property (the "Existing Due Diligence Materials"). For the avoidance of doubt, Seller hereby confirms that it does not have any Existing Due Diligence Materials other than a prior title policy.

2.2 Inspection Period. Buyer shall have an inspection period ("Inspection Period") which commences on the Effective Date and ends at 5:00 p.m. where the Property is located one hundred twenty (120) days following such date. Buyer shall have the Inspection Period within which to physically inspect the Property and to conduct due diligence. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives shall have the right to reasonable access to the Property, at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, and otherwise conducting its due diligence review of the Property. No Phase II or other invasive testing may occur on the Property without Seller's prior written approval, which approval shall not be unreasonably withheld, conditioned or delayed. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, provided that the foregoing repair, indemnity and defense obligations do not apply to (a) any loss, liability, cost or expense to the extent arising from or related to the acts or omissions of Seller; (b) any diminution in value in the Property arising from or relating to matters discovered by Buyer during its investigation of the Property not caused or created by Buyer; (c) any latent defects in the Property discovered by Buyer; and (d) the release or spread of any hazardous materials or regulated substances which are discovered (but not deposited) on or under the Property by Buyer. Prior to entering the Property, Buyer shall provide Seller with proof of insurance for Buyer's activities, with Seller being named as an additional insured. In the event this transaction does not close, Buyer will repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in prior to conducting the Inspections. In addition, in the event the transaction does not close, within ten (10) business days of termination Buyer will, to the extent permitted, release to Seller non-proprietary third party reports and other work generated as a result of the Inspections. Seller shall reasonably cooperate with and assist Buyer, without any expense or costs to Seller, in making such inspections and reviews and in obtaining any governmental approvals of its contemplated use of the Property. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer, at no expense or cost to Seller, any commercially reasonable authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the

use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. Buyer shall have the right to up to one (1) thirty (30) day extension of the Inspection Period, which may be exercised by Buyer upon written notice to Seller prior to the end of the then current Inspection Period. This provision, including but no limited to the indemnities contained in this section, shall survive the termination of this Agreement.

2.3 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to go forward with this Agreement to Closing, which election shall be made by written notice to Seller given within the Inspection Period. If such written notice is not timely given, or if given, indicates Buyer elects to terminate this Agreement, then this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Deposit and Buyer shall return to Seller copies of all studies, research, and engineering reports set forth in Section 2.2 herein. If such written notice is timely given and indicates Buyer elects to proceed with this transaction, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Deposit shall become nonrefundable, except as otherwise set forth herein.

2.4 Rezoning and Permitting. Within ninety (90) days following the expiration of the Inspection Period ("Rezoning and Permitting Period"), Buyer shall promptly make application for and use commercially reasonable efforts to pursue the procuring of all necessary authorizations, rezoning approvals, concurrency reservations, approval of final engineering plans for the development and permits, building or otherwise, from the applicable governmental authorities for the development of the Property, which rezoning and permits to Buyer's reasonable satisfaction shall be a condition precedent to Closing, including but not limited to rezoning approval and concurrency reservation, to the extent necessary, in Buyer's opinion. As used herein, the terms "Rezoning and Permitting" shall mean (i) the rezoning of the Property and any comprehensive plan amendment, if required, to permit the development of the Property in accordance with an approved site plan acceptable to Buyer in its discretion; (ii) the obtaining of all necessary concurrency reservations for the development of the Property; (iii) the obtaining of final site plan approval for the development of the Property, with no conditions unacceptable to Buyer; (iv) the obtaining of all necessary permits, building or otherwise, from all applicable governmental authorities to allow the development and construction of the Property; (v) all appeal periods for the rezoning, concurrency reservation and permitting shall have expired without an appeal having been filed; and (vi) there are no conditions or restrictions imposed on the Property with respect to the rezoning, concurrency reservation or permitting that are not acceptable to Buyer. Seller agrees to cooperate with Buyer, at no expense or cost to Seller, in a commercially reasonable manner in securing such Rezoning and Permitting. The costs and expenses for obtaining the Rezoning and Permitting for the Property shall be the sole responsibility of Buyer. Buyer shall have the right, in its sole discretion, to extend the Rezoning and Permitting Period for up to three (3) additional periods of thirty (30) days each upon written notice to Seller prior to the end of the then current Rezoning and Permitting Period and Buyer's deposit of an additional $1,500 with Escrow Agent for each extension, which additional deposit(s) shall become part of the Deposit and shall be nonrefundable to Buyer, except as otherwise set forth herein, but shall be applied to the purchase price at Closing. If Buyer does not terminate the Agreement prior to the end of the Rezoning and Permitting Period, as provided for herein, Buyer shall be deemed to have waived the Rezoning and Permitting conditions herein and shall proceed to Closing.

2.5 Time and Place of Closing. Provided all of the Conditions Precedents set forth in Section 6 are satisfied, the Closing on the Property shall take place at the offices of Escrow Agent or by "mail away" procedure at 10:00 A.M. on the date which is thirty (30) days after the expiration of the Rezoning and Permitting Period ("Closing"). In the event Buyer has not successfully completed the Rezoning and Permitting of the Property in a manner acceptable to Buyer, in its sole discretion, on or before expiration of the Rezoning and Permitting Period, Buyer shall have the right to terminate this Agreement by written notice to Seller on or before the expiration of the Rezoning and Permitting Period, in which event (i) the Escrow Agent shall return the Deposit to Buyer and all rights, duties and obligations of Buyer and Seller hereunder shall terminate, except any which expressly survive as set forth herein, and (ii) Buyer shall return to Seller copies of all studies, research, and engineering reports set forth in Section 2.2 and Section 2.4 herein. In

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any event, Buyer shall have the right to waive Rezoning and Permitting as a condition precedent to Buyer's closing obligations, in which event the Closing shall take place at a time and place mutually agreed upon by Buyer and Seller within thirty (30) days after Seller's receipt of Buyer's election to waive such condition. Buyer shall have the right, in its sole discretion, to extend the Closing for up to two (2) additional periods of thirty (30) days each upon written notice to Seller and Buyer's deposit of an additional $5,000 with Escrow Agent for each extension, which additional deposit(s) shall become part of the Deposit and shall be nonrefundable to Buyer, except in the event of a Seller's default, but shall be applied to the purchase price at Closing.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the Effective Date and as of Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property. Seller has not alienated, encumbered, transferred, leased, assigned or otherwise conveyed its interest in the Property or any portion thereof, nor entered into any Agreement to do so, nor shall Seller do so during the term of this Agreement. The entering into and performance by Seller of the transactions contemplated by this Agreement will not violate or breach any other agreement, covenant or obligation binding on Seller, and there is no consent required from any third party before the Property may be conveyed to Buyer. This Agreement has been duly authorized and executed by Seller, and upon delivery to and execution by Buyer shall be a valid and binding agreement of Seller.

3.2 Eminent Domain/Condemnation. To the best of Seller's knowledge, no condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.

3.3 Environmental Matters; Wetlands. To the best of Seller's knowledge, neither Seller nor any third party has used, generated, manufactured, stored or disposed of any Hazardous Substances in, at, on, under or about the Property or transported any Hazardous Substance to or from the Property. For purposes of this Agreement, the term "Hazardous Substance" shall be defined as any substance, material waste, pollutant or contaminant regulated, listed or defined as hazardous or toxic under any Environmental Law. The term "Environmental Laws" includes without limitation the Resource Conservation and Recovery Act and the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA") and other federal laws governing the environment, pollution or hazardous materials as in effect on the Effective Date of this Agreement together with their implementing regulations and guidelines as of the Effective Date of this Agreement, and all state, regional, county, municipal and other local laws, regulations and ordinances that are equivalent or similar to the federal laws recited above or that purport to regulate the environment, pollution or hazardous materials. Except as depicted on Exhibit A attached hereto, Seller has no knowledge of any wetlands located on the Property.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

3.5 Bankruptcy. Seller is not bankrupt or insolvent under any applicable Federal or state standard, has not filed for protection or relief under any applicable bankruptcy or creditor protection statute and has not been threatened by creditors with an involuntary application of any applicable bankruptcy or creditor protection statute. Seller is not entering into the transactions described in this Agreement with an intent to defraud any creditor or to prefer the rights of one creditor over any other. Seller and Buyer have negotiated this Agreement at arms-length and the consideration paid represents fair value for the assets to be transferred.

3.6 Litigation. Seller is not a party to any litigation, condemnation, quasi-judicial, administrative or other proceedings or court order, affecting the Property. Seller knows of no pending or threatened litigation, condemnation, quasi-judicial, administrative or other proceedings or court order, affecting the Property nor any district proceeding, building moratorium, court order, building code provisions, deed restriction or restrictive covenant (recorded or otherwise) or other private or public limitation, which might in any way impede or adversely affect the development of the Property.

3.7 Other Agreements. Seller has not made any commitment or representation to any government authority, or any adjoining or surrounding property owner, which would in any way be detrimental to Buyer's ability to develop the Property, and will not make any such commitment or representation which would be detrimental to Buyer's ability to develop and improve the Property. Seller has not received any notice from any government agency having authority over any of the Property that there is any violation of any rule, regulation, ordinance, permit, development order, development permit, or any other regulation or requirement, promulgated by any government agency or body affecting the Property. To the best of its knowledge, Seller has complied with all applicable laws, ordinances, regulations and restrictions relating to the Property. There are no signs, billboards or leases for same located on or promised in connection with the Property.

Each of the representations and warranties made by Seller in this Agreement or in any Exhibit, shall be continuing representations and warranties, shall be true and correct in all material respects on the date hereof, shall be deemed to be made again as of the Closing and shall survive Closing for a period of one hundred eighty (180) days. The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Seller contained in this Agreement are conditions precedent to Closing for the benefit of Buyer. Seller shall immediately notify Buyer of any fact or circumstance which becomes known to Seller which would make any of the foregoing representations or warranties untrue.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain with the Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such an event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

5. TITLE MATTERS

During the Inspection Period, Buyer shall order from Escrow Agent a title insurance commitment from a national title insurance company. Upon receipt, Buyer will provide a copy of such commitment to Seller. During the Inspection Period, Buyer may order an updated survey of the Property from a reputable surveyor. Buyer will have ten (10) business days after its receipt of both the title insurance commitment and updated survey, but in no event later than the end of the Inspection Period, within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey that are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the updated survey which is not required to be cured or removed by Seller,

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or which Seller elects not to remove or cure, shall be deemed a "Permitted Exception." Seller shall have no obligation to cure any objections to title or survey prior to Closing other than as set forth below. If such title defects and/or objections are not cured prior to the end of the Inspection Period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Deposit paid by Buyer; or (ii) waive such objection(s) and close the purchase of the Property subject to them. Buyer's failure to elect (i) or (ii) above prior to the end of the Inspection Period shall be deemed Buyer's election of (ii) and waiver of such objection(s). Notwithstanding anything to the contrary in this Agreement, if at the Closing there shall be any liens, encumbrances or charges affecting the Property, other than those which Buyer is required by the terms hereof to accept or which Buyer chooses to accept, Seller shall have no obligation to cure same, provided, that Seller shall be obligated to (a) cause any mortgage, deed of trust or other encumbrance evidencing outstanding indebtedness to be satisfied of record (or, at Buyer's option and without making of any payment by Seller, assigned to Buyer's lender), (b) cause any mechanic's, materialman's or supplier's liens to be satisfied of record, and (c) cause to be removed of record any lien or encumbrance placed upon any Property subsequent to the Effective Date with Seller's consent or as a result of Seller's action or omission.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or waiver by Buyer of each of the following conditions or requirements on or before the Closing (collectively, the "Conditions Precedent"):

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially and adversely changed after the expiration of the Inspection Period, ordinary wear and tear excepted. For purposes of this provision, materially and adversely means any change resulting in a decrease in the value of the Property by more than 15% below the Purchase Price. Notwithstanding the foregoing, any change in the condition of the Property, including but in no way limited to the environmental condition, caused by or resulting from actions of Buyer, its contractors, employees, officers, affiliates, or invitees shall not be considered to be a material and adverse change.

(c) There shall not exist any enacted or proposed building or utility hook-up moratoria, ordinances, laws or regulations, which were not existing as of the end of the Inspection Period, which were not enacted at the instigation or direction of Buyer and the effect of which would be to preclude or materially hinder the issuance of building permits for construction on the Property.

(d) Buyer shall have successfully obtained the Rezoning and Permitting for the Property or the same is waived.

(e) Intentionally Deleted.

(f) Escrow Agent shall have received the following in a form reasonably satisfactory to Buyer and Seller:

(1) A general warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions;

(2) An assignment in form and substance acceptable to Buyer of all franchises, permits, development rights, and approvals, concurrency reservations, deposits, credits (including so-called "impact fee" or "fair share" credits), and other intangibles owned by Seller and benefiting the Property or its development to the extent assignable and without representations or warranties of any kind from Seller;

(3) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company (and reasonably acceptable to Seller) in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein

(4) A closing statement; and

(5) Such other documents as the title insurance company may reasonably request to affect the transactions contemplated by this Agreement.

In the event that the Condition Precedents set forth in subsection (b), (c), or (d) above are not satisfied, through no fault of Buyer, Buyer may elect in writing to terminate this Agreement, in which event the Deposit shall be promptly delivered to Buyer by Escrow Agent. Upon receipt of the Deposit by Buyer, neither party shall have any further claim against the other by reason of this Agreement, except as otherwise specifically provided herein.

6.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement are subject to Buyer having delivered to Seller at or prior to the Closing the balance of the Purchase Price and such other documents as Seller or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

7. BREACH; REMEDIES

7.1 Breach by Seller. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for Closing, Buyer may, at Buyer's election (i) terminate this Agreement and receive a return of the Deposit, and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement with a suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach. In the event the remedy of specific performance is not available due to the Seller's intentional conveyance of all or any portion of the Property to a third party, the Buyer shall be entitled to any remedy available at law or in equity.

7.2 Breach by Buyer. In the event of a breach of Buyer's covenants or warranties herein and the failure of Buyer to cure such breach within the time provided for Closing, Seller's sole legal and equitable remedy shall be to terminate this Agreement and retain Buyer's Deposit as AGREED LIQUIDATED DAMAGES for such breach, and upon payment in full to Seller of such Deposit, the parties shall have no further rights, claims, liabilities or obligations under this Agreement (except as survive termination).

7.3 Notice and Cure Periods. The previous provisions of this Agreement to the contrary notwithstanding, in the event of a default under this Agreement other than the performance at Closing, the non-defaulting party shall give the defaulting party written notice of such default, specifying in reasonable detail the nature of the default, and the defaulting party shall have five (5) days in which to cure such default.

8. MISCELLANEOUS

8.1 Commissions. Seller and Buyer represent to each other that neither Seller (in the case of Seller's representation) nor Buyer (in the case of Buyer's representation) has dealt with nor does it have any knowledge of any broker or other person who has or may have any claim against Seller, Buyer or the Property for a brokerage commission, finder's fee or like payment arising out of or in connection with this transaction except for Cantrell & Morgan, Inc., representing Buyer, and Treasure Coast Commercial RE, representing Seller, who shall both be paid by Seller pursuant to separate agreements. Buyer agrees to indemnify and hold Seller harmless from any other such claim arising by, through or under Buyer. Seller agrees to indemnify and hold Buyer harmless from any other such claim arising by, through or under Seller.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing and shall be served (as an alternative to personal service) by e-mail, registered or certified mail, or overnight courier service at the addresses set forth below:

As to Seller:	Coast to Coast Investment Properties LLC 1540 NE Dixie Highway Jensen Beach, FL 34957 Attn: Donald Wilson Email:_stor2fish@gmail.com
With a copy to Seller's Counsel:	Fox McCluskey Bush Robison, PLLC 3461 SE Willoughby Boulevard Stuart, FL 34994 Attn: Tyson Waters Email: twaters@foxmccluskey.com
As to Buyer:	SIDLYD Investments, LLC c/o Cantrell & Morgan, Inc. 9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246 Attn: Gary Housman Email: gary@cantrellmorgan.com
With a copy to Buyer's Counsel:	Smith, Gambrell & Russell, LLP 50 N. Laura Street, Suite 2600 Jacksonville, Florida 32202 Attn: James B. Porter, Esq. Facsimile: 904-598-6243 Email: jporter@sgrlaw.com
With a copy to Escrow Agent: (if required)	Smith, Gambrell & Russell, LLP 50 N. Laura Street, Suite 2600 Jacksonville, Florida 32202 Attn: James B. Porter, Esq. Facsimile: 904-598-6243 Email: jporter@sgrlaw.com

Any such notice or demand so served shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or upon receipt of the electronic confirmation of receipt of the facsimile.

8.3 Attorneys' Fees. In the event of any dispute, litigation or other proceeding between the parties hereto to enforce any of the provisions of this Agreement or any right of either party hereunder, the unsuccessful party to such dispute, litigation or other proceeding shall pay to the successful party all reasonable attorneys' fees, incurred at trial, on appeal, and in any arbitration, administrative or other proceedings, all of which may be included in and as a part of the judgment rendered in such litigation. Any indemnity provisions herein shall include indemnification for such fees. This section shall survive the Closing or a prior termination hereof.

8.4 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend or national holiday, such action, notice or response shall not be required until the next succeeding business day.

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8.5 Governing Law. This Agreement shall be governed by the laws of the state of Florida, with venue being in St. Lucie County, Florida.

8.6 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties. No third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

8.7 Escrow Agent. Escrow Agent agrees to hold, keep and deliver the Deposit and all other sums delivered to Escrow Agent in accordance with the terms and provisions of this Agreement. Escrow Agent shall not be entitled to any fees or compensation for its services hereunder. Escrow Agent shall be liable only to hold said sums and deliver the same to the parties named herein in accordance with the provisions of this Agreement, it being expressly understood that by acceptance of this Agreement Escrow Agent is acting in the capacity as a depository only and shall not be liable or responsible to anyone for any damages, losses or expenses unless same shall have been caused by the gross negligence or willful malfeasance of Escrow Agent.

In the event of any disagreement between Buyer and Seller resulting in any adverse claims and demands being made in connection with or for the monies involved herein or affected hereby, Escrow Agent shall be entitled to refuse to comply with any such claims or demands so long as such disagreement may continue; and in so refusing Escrow Agent shall make no delivery or other disposition of any of the monies then held by it under the terms of this Agreement, and in so doing Escrow Agent shall not become liable to anyone for such refusal; and Escrow Agent shall be entitled to continue to refrain from acting until (a) the rights of the adverse claimants shall have been finally adjudicated in a court of competent jurisdiction of the monies involved herein or affected hereby, or (b) all differences shall have been adjusted by agreement between Seller and Buyer, and Escrow Agent shall have a period not exceeding three (3) business days after receipt by Escrow Agent of any notice or request to perform any act or disburse any portion of the monies held by Escrow Agent under the terms of this Agreement. Further, Escrow Agent shall have the right at all times to pay all sums held by it (i) to the appropriate party under the terms hereof, or (ii) into any court of competent jurisdiction after a dispute between or among the parties has arisen, whereupon Escrow Agent's obligations hereunder shall terminate.

Seller and Buyer jointly and severally agree to indemnify and hold harmless Escrow Agent from any and all costs, damages and expenses, including reasonable attorney's fees, that Escrow Agent may incur in its compliance of and in good faith with the terms of this Agreement; provided, however, that this indemnity shall not extend to any acts of gross negligence or willful malfeasance on the part of the Escrow Agent.

No attorney-client relationship exists between Escrow Agent and Seller. Seller acknowledges that Escrow Agent has an attorney-client relationship with Buyer and in the event of any dispute between Seller and Buyer, Seller acknowledges and agrees that Escrow Agent may represent Buyer with respect to any disputes with respect to this Agreement or other matters, and Seller agrees that Escrow Agent shall not be disqualified or prevented from representing Buyer by virtue of its serving as Escrow Agent. The provisions of this section shall survive Closing.

[remainder of page intentionally left blank; signatures follow]

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

BUYER:

SIDLYD INVESTMENTS, LLC, a Florida limited liability company

By:_____
Name: James Loftin
Title: Manager

[*signatures continue on the following page*]

SELLER:

COAST TO COAST INVESTMENT PROPERTIES, LLC, a Florida limited liability company

By: Don Wilson
Name: DON WILSON
Its: MANAGER

[signatures continue on the following page]

ESCROW AGENT:

SMITH, GAMBRELL & RUSSELL, LLP

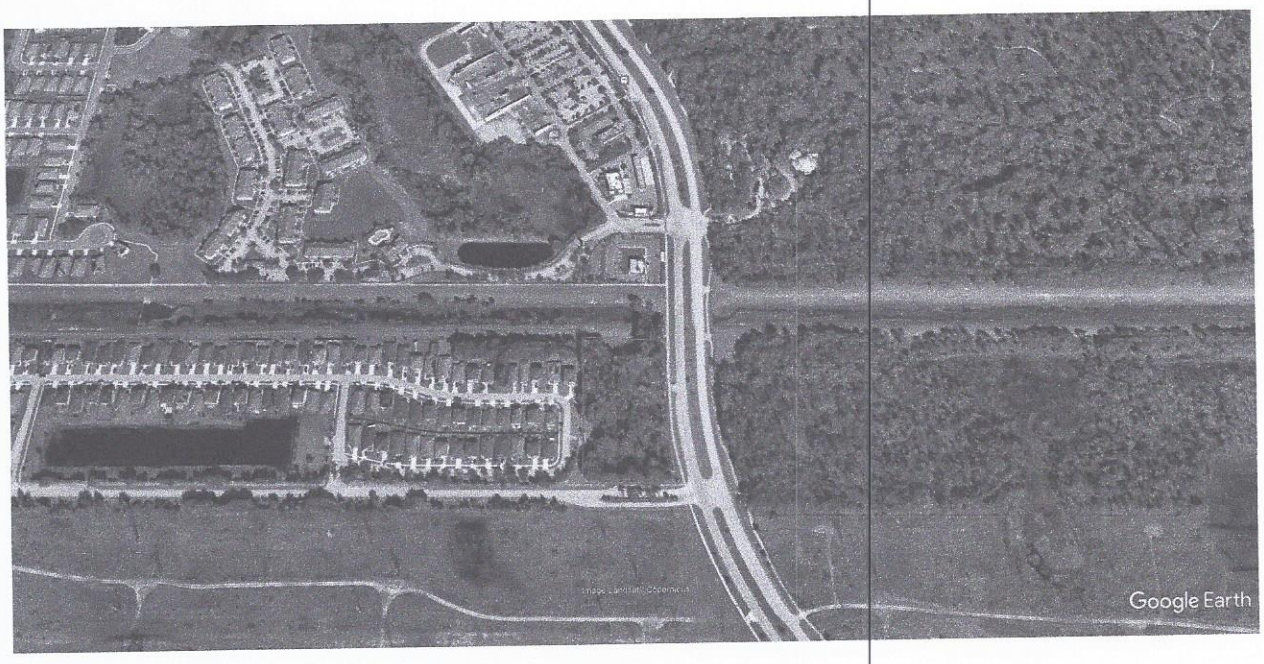
By: _____
Name: James B. Porter
Title: Partner

EXHIBIT A

Property

PINE TRACE PUD (PB 49-5) TRACT D (2.21 AC)

Parcel ID: 3417-501-0006-000-9



SGR/43743835.1

Pine Trace PUD 4th Amendment
P24-216
Planning and Zoning Board Meeting
October 7th, 2025

Request Summary

Applicant's Request:	An application for the 4th Amendment to the Pine Trace Planned Unit Development (PUD) to include retail and personal services as allowed uses on the vacant commercial Parcel A.
Agent(s):	Sidlyd Investments, LLC
Property Owner:	Coast to Coast Investment Properties, LLC
Location:	The Pine Trace PUD is generally located at the northwest corner of St. James Drive and NW Pine Trace Avenue.

Amendment Summary

In general, the PUD has been updated:

- to add a summary of changes
- to remove reference to previously allowed uses for Parcel A
- to add retail and personal service use as permitted uses for Parcel A and to state that these uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet.
- to require a special exception use for a retail or other use over 5,000 sq ft for Parcel A
- to identify that development on Parcel A will not exceed 11,000 sq ft
- To include street names for the roadways that were not provided in previous versions in the PUD

Unified Control

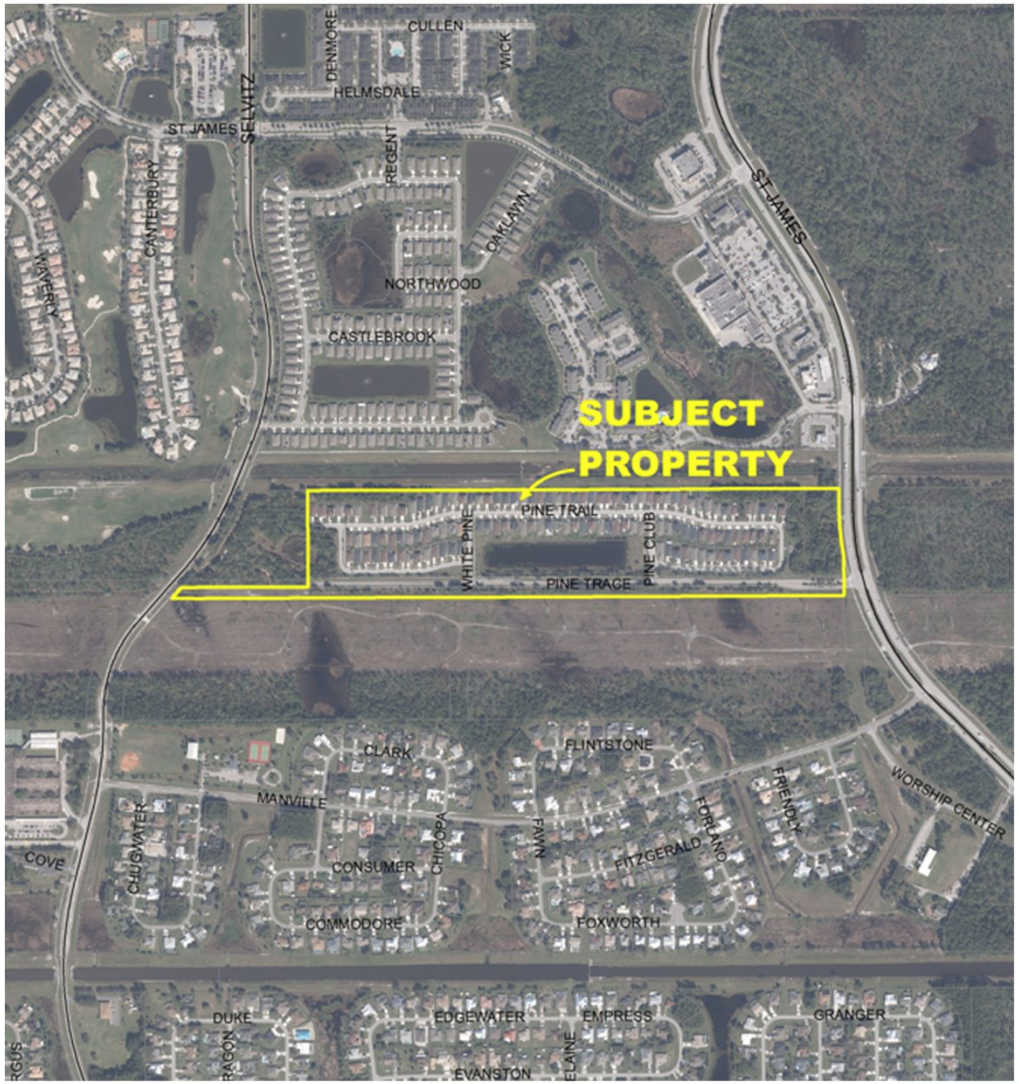
Per Sec. 158.177, City Code, evidence of unified control of the entire PUD is required with a PUD amendment.

The entire area within the PUD includes the single-family residential portion, a city-owned lift station, and a vacant commercial lot (Parcel A).

Although requested by staff, the applicant has stated that they are not able to secure the required signatures from the homeowner's association.

The proposed changes to the PUD apply only to Parcel A, which is under the ownership of Coast to Coast Investment Properties, LLC.

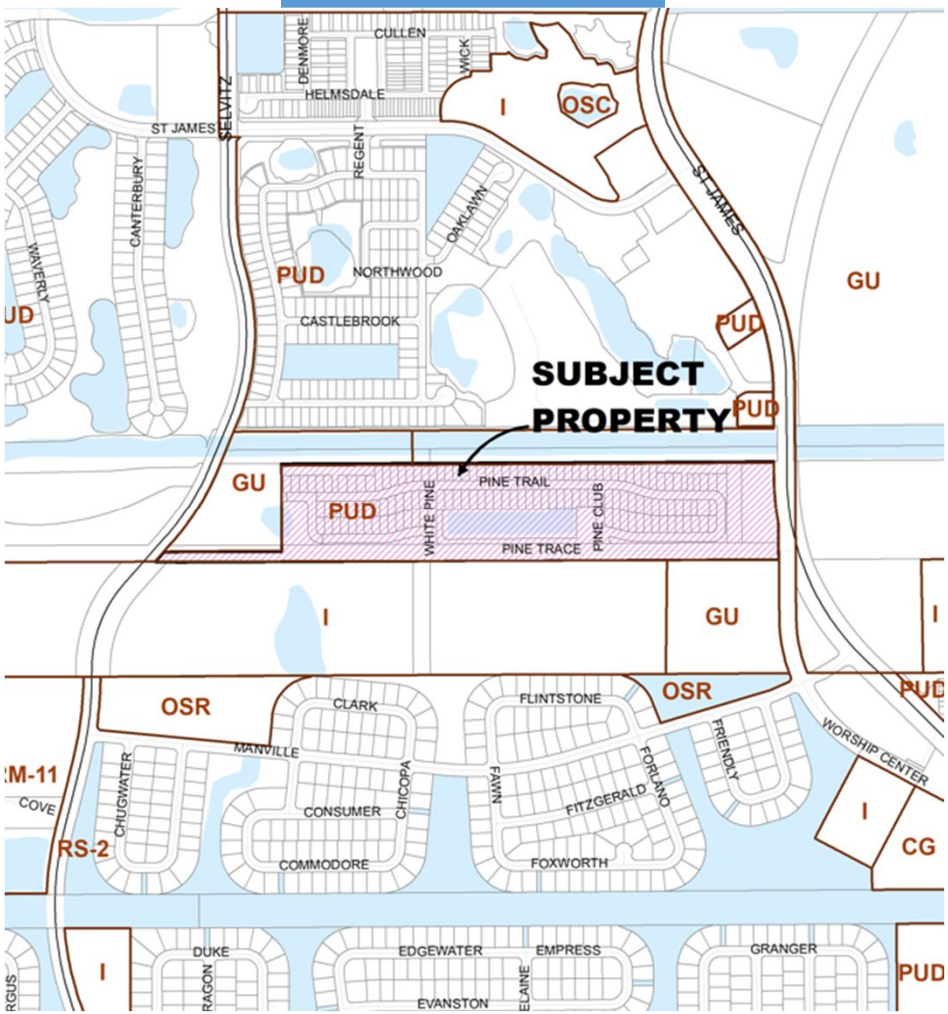
Aerial


SUBJECT PROPERTY
PINE TRAIL
PINE TRACE
WHITE PINE
PINE CLUB
NORTHWOOD
CASTLEBROOK
HELMSDALE
CULLEN
DENMORE
WICK
REGENT
OAKLAWN
ST JAMES
SELVITZ
CANTERBURY
RAVERY
CLARK
MANVILLE
CONSUMER
COMMODORE
COVE
CHUGWATER
CHICOPA
FAWN
FLINTSTONE
FITZGERALD
FORLANO
FOXWORTH
FRIENDLY
WORSHIP CENTER
DUKE
EDGEWATER
EMPRESS
GRANGER
EVANSTON
ELAINE
DRAGON

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	U, ROI & RM	GU, RS-2, PUD	Drainage Canal, residential & commercial
South	U, RL, OSC	I, GU, RS-2	FPL Transmission Lines, Residential
East	OSC	GU	Vacant Land (SFWMD)
West	RL	GU, PUD	Vacant Land, Golf Course (St. James)

Future Land Use Map



Project Background

The Pine Trace PUD is located within the former Sharrette Development of Regional Impact project area. It was approved in June 2004 via ordinance 04-86 (P04-134).

Document	Approval Date	Project Number	Ordinance #
Original	6/28/04	P04-134	04-86
1st Amendment	7/23/07	P07-144	07-110
2nd Amendment	11/24/08	P08-206	08-128
3rd Amendment	11/23/09	P09-091	09-85

Land Use & Zoning Code Consistency

The PUD amendment is consistent with Policy 1.1.4.13 of the Future Land Use Element, which establishes the zoning districts compatible with the City's Future Land Use classifications.

The proposed amendment revises the allowed uses for Parcel A to include retail and personal service use and to state that these uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet.

It requires a special exception use for a retail or other use over 5,000 sq ft for Parcel A.

These changes are consistent with the property ROI future land use designation.

Recommendation

The Site Plan Review Committee recommended approval of the proposed PUD document at the January 8, 2025 Site Plan Review Committee meeting.

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

Agenda Summary

2025-803

Agenda Date: 10/7/2025 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-217 Pine Trace Parcel A - Special Exception Use

Location: Northwest corner of the intersection at NW St. James Drive and NW Pine Trace Avenue.

Legal Description: Pine Trace PUD, Tract D (PB 49, PG 5)

The request is for a Special Exception Use (SEU) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the proposed Pine Trace Planned Unit Development (PUD) amendment (P24-216).

Submitted By: Sofia Trail, Planner I, Planning and Zoning Department

Executive Summary: Applicant requests a Special Exception Use (SEU) to allow retail that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the proposed Pine Trace Planned Unit Development (PUD) amendment (P24-216).

Presentation Information: Staff will provide a presentation.

Staff Recommendation: The project was recommended for approval by the Site Plan Review Committee on March 12, 2025.

Planning and Zoning Board Action Options:

1. Motion to recommend approval to the City Council,
2. Motion to amend the recommendation and recommend approval to the City Council,
3. Motion to recommend denial to the City Council.

Background: There is a concurrent application to amend the Pine Tract PUD (P24-216) that would allow for a retail use that is greater than 50 percent of the building's gross floor area and exceeds 5,000 square feet as a Special Exception Use (SEU). This Special Exception Use (SEU) application is contingent upon the approval of the associated PUD amendment (P24-216).

Issues/Analysis: See staff report.

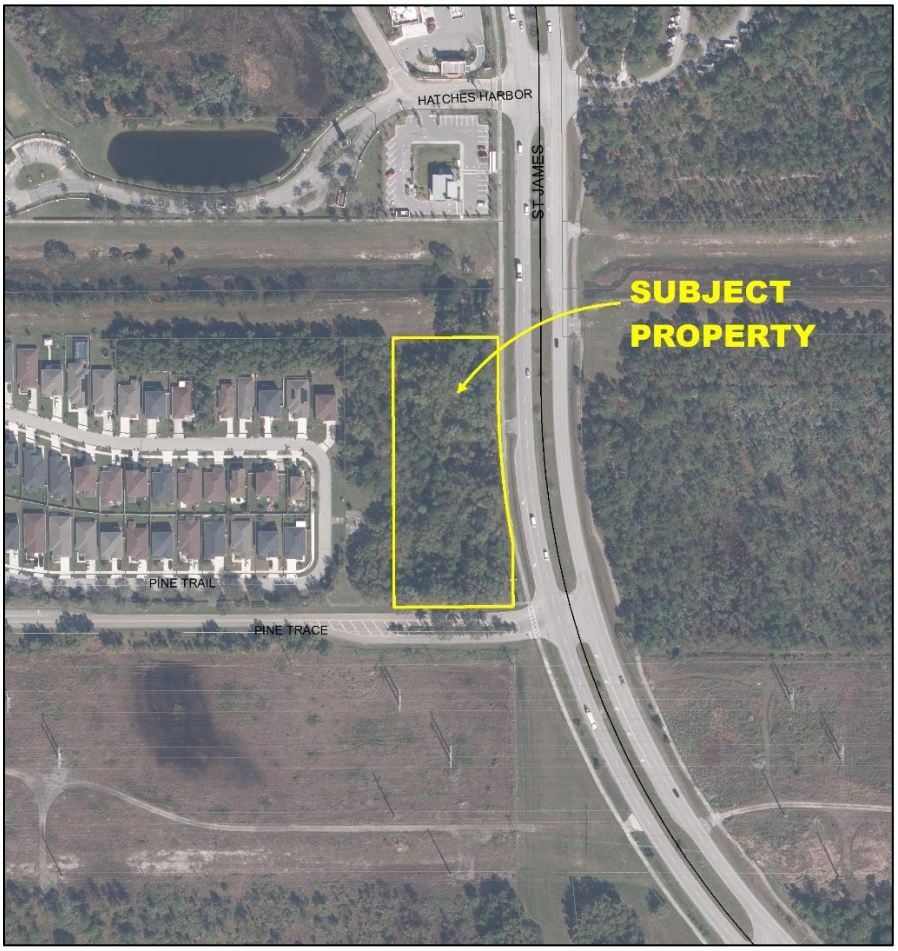
Special Consideration: N/A

Location of Project: Northwest corner of the intersection at NW St. James Drive and NW Pine Trace Avenue

Attachments:

1. Staff Report
2. SEU Criteria Responses
3. Conceptual Site Plan
4. Application Agent Authorization Letter
5. Warranty Deed
6. Purchase and Sale Agreement
7. Staff Presentation

Pine Trace Parcel A
Special Exception Use
P24-217



Project Location Map

SUMMARY

Applicant's Request:	The request is for a Special Exception Use (SEU) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the proposed Pine Trace Planned Unit Development (PUD) amendment (P24-216).
Agent:	Coen Purvis III, Sidlyd Investment Properties LLC
Property Owner:	Coast to Coast Investment Properties, LLC
Location:	Northwest corner of the intersection at NW St. James Drive and NW Pine Trace Avenue
Project Planner:	Sofia Trail, Planner I

Project Description

The City of Port St. Lucie has received a request from Sidlyd Investments, LLC, on behalf of property owners, Coast to Coast Investment properties, LLC, for a Special Exception Use (SEU) to allow a retail use that is greater than 50 percent of the building's gross floor area and exceeds 5,000 square feet. The subject property is a 2.21- acre vacant parcel known as Parcel A within the Pine Tract PUD. There is an associated amendment to the Pine Trace PUD for Parcel A to include retail and personal service uses not to exceed fifty percent (50%) of the building's gross floor area and for no one use to exceed 5,000 square feet as a permitted use. The PUD amendment will require a special exception use for a retail or personal service use that exceeds fifty percent (50%) of the building's gross floor area and for a use that exceeds 5,000 square feet. These changes are consistent with the property's ROI (Residential/Office/Institutional land use which allows limited retail development. Per the PUD amendment, the proposed retail use will be no greater than 11,000 square feet.

This Special Exception Use (SEU) application is contingent upon the approval of the associated PUD amendment (P24-216). Both the proposed Pine Trace PUD amendment (P24-216) and this application for a special exception use are scheduled for the October 7, 2025, Planning and Zoning Board meeting. The resolution approving the Special Exception Use will be scheduled to coincide with the second reading of the ordinance approving the PUD which is tentatively scheduled for the November 10, 2025 City Council meeting.

The property is located at the northwest corner of the intersection at NW St. James Drive and NW Pine Trace Avenue and is legally described Tract D, Pine Trace PUD Plat. The subject property is currently vacant. West of the subject parcel is a city-owned lot beyond which is the residential portion of the Pine Trace PUD. Immediately north is a drainage canal and beyond that is the St. Andrews Shopping Plaza. The subject parcel is bordered on the south by NW Pine Trace Avenue, beyond which is a Florida Power and Light Right-of-way. Vacant land is located across St. James Drive.

Previous Actions

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their March 12, 2025 meeting.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on September 25, 2025, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

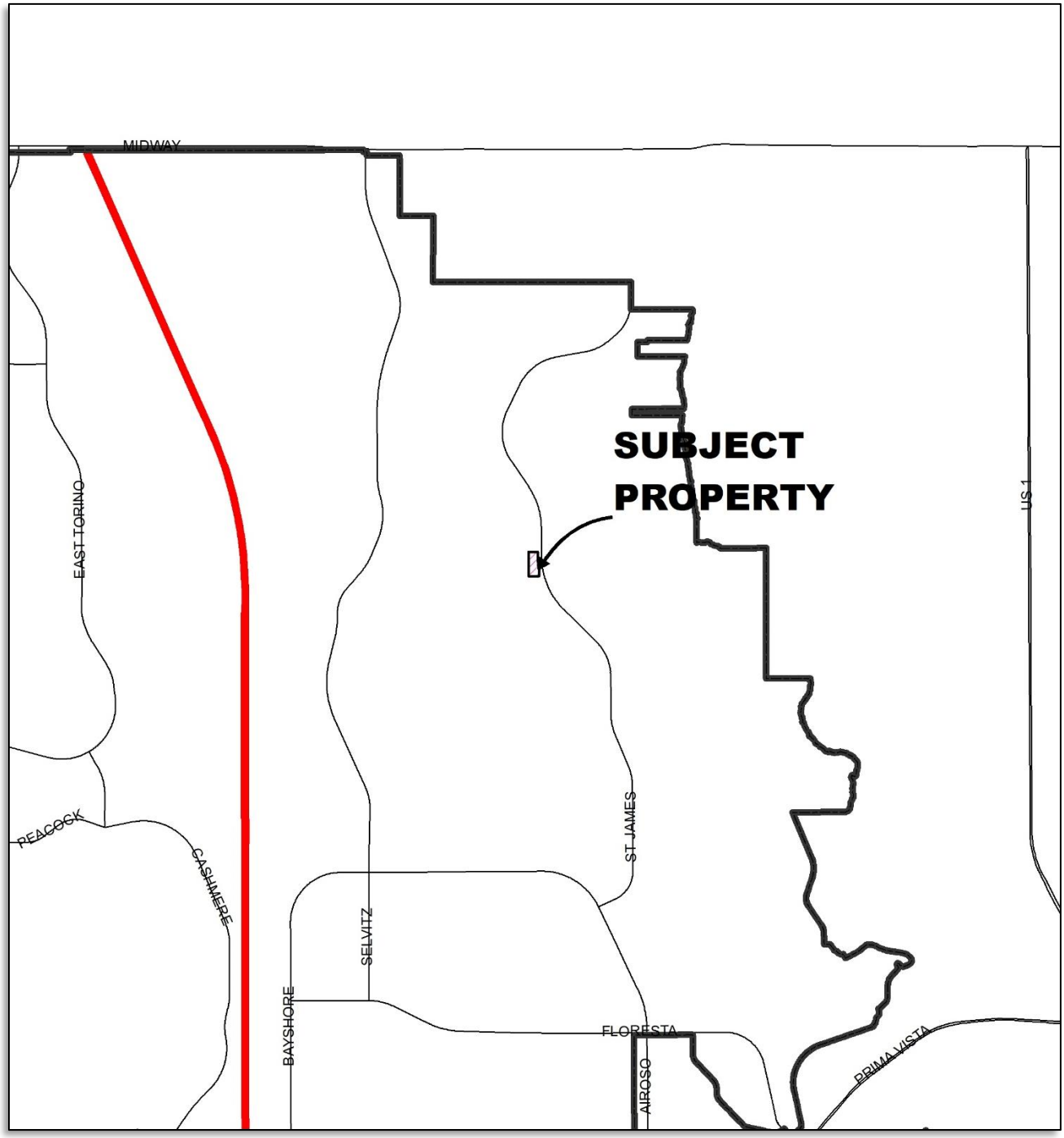
Parcel Number:	3417-501-0006-000-9
Property Size:	+/- 2.21-acres
Legal Description:	Tract D, Pine Tract PUD Plat
Future Land Use:	ROI (Residential/Office/Institutional)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant

Surrounding Uses

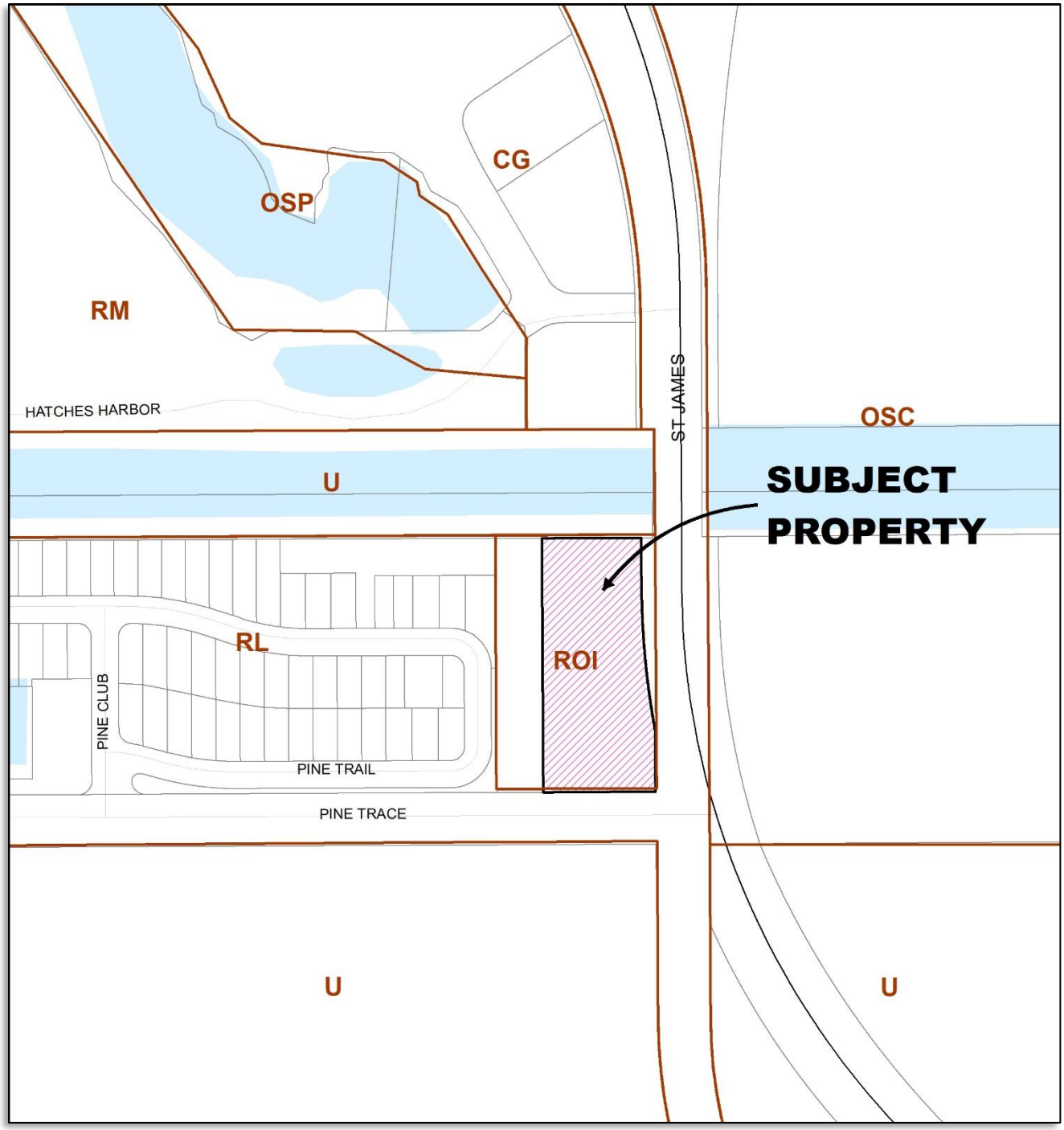
Direction	Future Land Use	Zoning	Existing Use
North	ROI, CG	RS-2, PUD	Drainage Canal, St. Andrews Shopping Center
South	U	GU	FPL Transmission Lines
East	OSC	GU	Vacant Land

West	ROI	PUD	City-owned Lot (lift station), residential

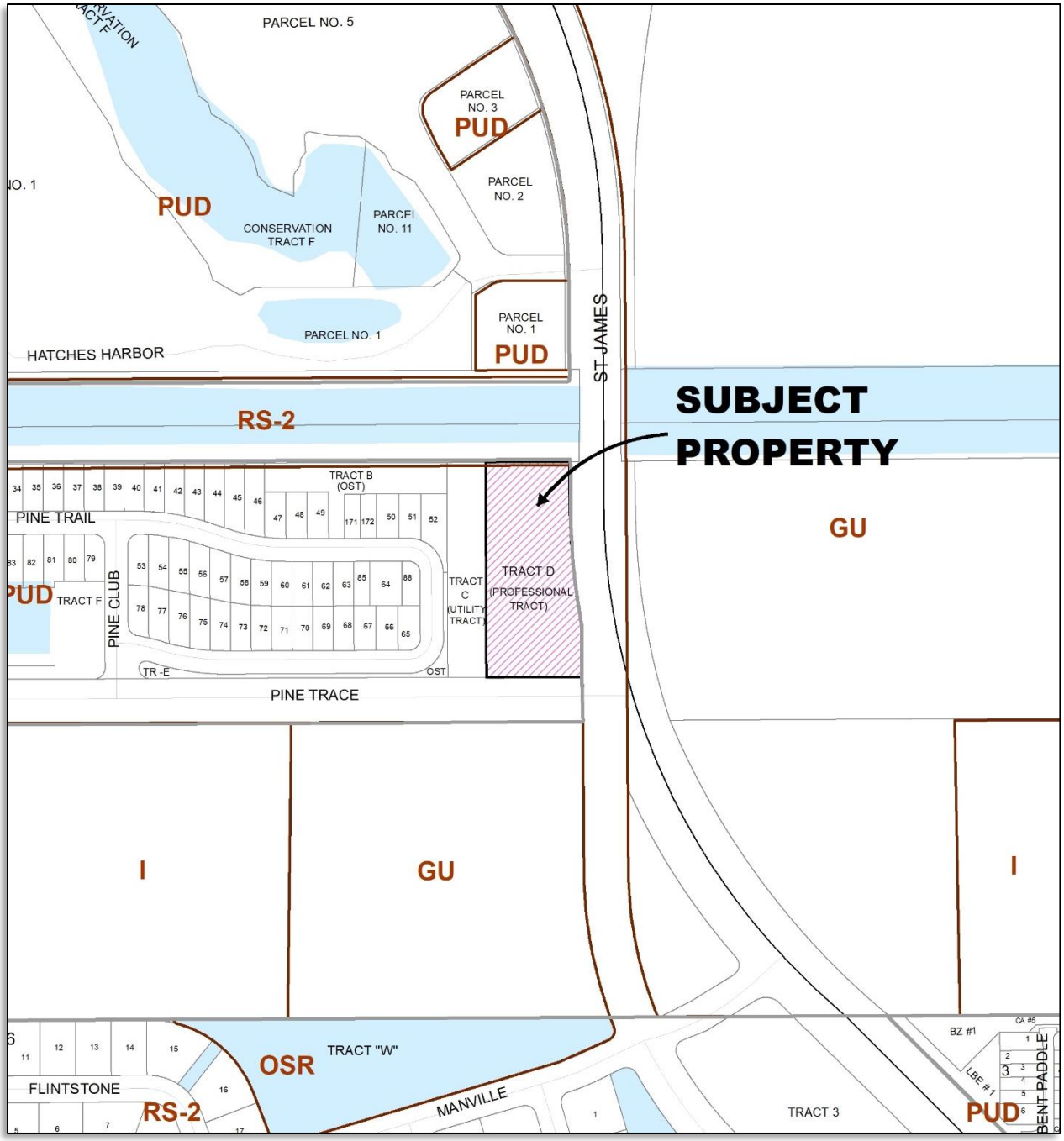
OSC – Open Space Conservation, GU – General Use, PUD – Planned Unit Development, ROI – Residential/Office/Institutional, U – Utility, RS-2-Single-family residential



Location Map


CG
OSP
RM
HATCHES HARBOR
ST JAMES
OSC
U
SUBJECT
PROPERTY
RL
ROI
PINE CLUB
PINE TRAIL
PINE TRACE
U
U

Land Use Map


PARCEL NO. 5
PARCEL NO. 3
PUD
PARCEL NO. 2
PUD
CONSERVATION TRACT F
PARCEL NO. 11
PARCEL NO. 1
HATCHES HARBOR
PARCEL NO. 1
PUD
ST JAMES
SUBJECT PROPERTY
RS-2
GU
TRACT B (OST)
PINE TRAIL
PUD
TRACT F
PINE CLUB
TRACT C (UTILITY TRACT)
TRACT D (PROFESSIONAL TRACT)
TR -E
OST
PINE TRACE
I
GU
I
OSR
TRACT "W"
FLINTSTONE
RS-2
MANVILLE
TRACT 3
PUD
BZ #1
LBE #1
BENT PADDLE

Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Applicant's Response: *Driveway access to the development is proposed by a right-in right-out driveway connection to NW Pine Trace Avenue and an additional right-in right-out driveway connection to NW St. James Drive. Based on the pre-application meetings, there is no public roadway improvements anticipated.*
- Staff findings: An Ingress/egress point is proposed along NW Pine Trace Avenue and another along NW St. James Boulevard. An existing sidewalk connects the residential development to the west to the sidewalk along St James Drive. A school bus shelter is located at the intersection of NW Pine Trace Avenue and NW St. James Drive. A sidewalk connection is proposed from the sidewalk along St. James Drive.

  Public Works has reviewed the traffic statement provided and has concluded that no significant traffic impacts are anticipated based on the conceptual plan (see attached memo).

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: *Off-street parking and loading areas will meet current requirements.*
- Staff findings: The proposed off-street parking and loading area are depicted on the SEU concept plan. The use requires a total of 55 parking spaces. The conceptual site plan provides for an overall of 55 parking spaces including 3 handicapped parking spaces.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: *Utility services are provided by the City of Port St. Lucie and are directly available to the site. Potable water is available by connection to the 2" water main located on the south side of the property along Pine Trace Avenue. Additionally, the fire hydrant is already existing immediately adjacent to the project and assumed to be adequate for the proposed facility. Gravity sanitary sewer service is available by connection to a public manhole located within approximately 20' of the property that accepts 8" gravity sanitary sewer service.*
- Staff findings: The City of Port St. Lucie will provide utility services to the site. Adequate utilities are available to service the proposed development. The proposed utility connections will integrate with the existing infrastructure serving the neighboring residential development. A lift station is located immediately west of the subject property.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: *All buffering and screening code requirements can be met to protect and provide compatibility with adjoining properties.*

- Staff findings: The proposed development will include a 15-foot-wide perimeter landscape buffer along NW St. James Drive and 10-foot-wide perimeter landscape buffer along all other sides. Powerlines are located along the property's eastern boundary and trees in the buffer will be required to meet FPL's Right Tree, Right Place guidelines.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Applicant's Response: *Signs and exterior lighting will meet current requirements.*

- Staff findings: All signage shall be required to conform to the Sign Code, Chapter 155, of the City of Port St. Lucie Code of Ordinances. All exterior lighting shall be shielded from adjacent properties and roadways and comply with Section 158.221 of the Code of Ordinances.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: *Yards and open spaces will meet current requirements.*

- Staff findings*:* The front, side, and rear yard building setbacks, along with open space, are depicted on the concept plan and in accordance with the requirements of Pine Trace Planned Unit Development (PUD) amendment (P24-216).

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: *The proposed use is a permitted use in an approved use in the LDR's and is therefore conformance with the City's Land Development Regulations. The Pine Trace PUD cites the City's LMD zoning category which permits the approval of 100% Retail and over 50% Retail, subject to the approval of the Special Exception request, and the request is therefore consistent with the City's Land Development Regulations.*

- Staff findings: The Pine Tract PUD currently lists banks, medical offices, and professional offices are permitted uses for the subject property (Parcel A). There is an associated application to amend the Pine Trace PUD (P24-216) for Parcel A to include retail and personal service use to not exceed fifty percent (50%) of the building's gross floor area and that no one use shall exceed 5,000 square feet as a permitted use. The associated amendment to the PUD requires a special exception use for a retail or personal service use that exceeds fifty percent (50%) of the building's gross floor area and for a use that exceeds 5,000 square feet. These applications are running concurrently. This application for a special exception use is dependent on approval of the proposed PUD amendment.

  The proposed changes are consistent with the property's ROI (Residential, Office, and Institutional) future land use designation. The ROI land use does allow for retail use up to fifty percent (50%) of the building's gross floor area with no one use exceeding 5,000 square feet as permitted use and it provides for a special exception use for retail use greater than fifty percent

and for any uses greater 5,000 square feet under the LMD (Limited Mixed Use Zoning District) zoning district as referenced in the PUD amendment.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Applicant's Response: *The approval of the subject use will not impair the health, safety or welfare of the residents because the proposed use is Retail which is a permitted use, and the site plan will be designed in conformance with the City's Land Development Regulations. The use is proposed to service the residents in the immediate vicinity of the property, and is therefore a convenience to the residents and workers in the City.*

- Staff findings: The Pine Tract PUD currently lists banks, medical offices, and professional offices are permitted uses for the subject property (Parcel A). There is an associated application to amend the Pine Trace PUD (P24-216) for Parcel A to include retail and personal service use to not exceed fifty percent (50%) of the building's gross floor area and that no one use shall exceed 5,000 square feet as a permitted use. The associated amendment to the PUD requires a special exception use for a retail or personal service use that exceeds fifty percent (50%) of the building's gross floor area and for a use that exceeds 5,000 square feet. These applications are running concurrently. This application for a special exception use is dependent on approval of the proposed PUD amendment.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: *The subject property is permitted to have up to 35,000 square feet of commercial floor area; however, the request is to construct up to 11,000 square feet of Retail, which means the proposed density is much lower than the permitted conditions and less noise, and therefore will not be a nuisance or hazard to the community. Hours of operation are proposed to be within the City's permitted requirements, and there are no fumes generated from the use. Vehicular movement will be consistent with the City's Land Development Regulations and driveway access standards.*
- Staff findings: The facility is not expected to generate noise that would constitute a nuisance. The subject property is situated near an established commercial retail environment.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: *The existing PUD zoning permits the use and it is therefore compatible with surrounding properties. The FAR is proposed at only 31.43% of the permitted FAR and the height of the building is proposed to be consistent with the existing zoning requirements. Access, location, lighting and noise are proposed to be consistent with the City's Land Development Regulations. Buffering is proposed to meet or exceed the existing permitted conditions.*

- Staff findings: Under the existing Pine Trace PUD, Parcel A is already designated for non-residential development. The associated PUD amendment will include retail and personal service use as a permitted use for Parcel A as further defined in the associated PUD amendment (P24-

216). The proposed development will be reviewed for consistency with City Code and design standards at the time of site plan review.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

If consistent with Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to amend the recommendation and recommend approval to the City Council

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

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.

FOR SPECIAL EXCEPTION USE 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 being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: Jeremy@CommonOakEngineering.com

PROPERTY OWNER:

Name: Coast to Coast Investment Properties LLC

Address: 1540 NE Dixie Hwy, Jensen Beach, FL 34957

Telephone No.: _____ Email_____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Sidlyd Investments, LLC c/o Coen Purvis III - Cantrell & Morgan

Address: 9822 Tapestry Park Circle, Suite 201, Jacksonville, FL 32246

Telephone No.: _____ Email coen@cantrellmorgan.com

SUBJECT PROPERTY:

Legal Description: PINE TRACE PUD (PB 49-5) TRACT D (2.21 AC) *This is also known as Parcel A

Parcel I.D Number: 3417-501-0006-000-9

Address: NW Pine Trail Cir Bays: N/A

Development Name: Pine Trace (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): +/- 10,640 Assembly Area (sq. ft.): N/A

Current Zoning Classification: PUD (Mixed Uses per LMD Zoning) SEU Requested: 100% Retail Use& Max size up to 11,000 square feet

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

Current LMD zoning does not permit 100% retail use on this tract, therefore, a Dollar General use is not currently permitted on this tract. All other requirements can be met including setbacks, landscaping, parking, and stormwater. Also needed is an increase in the maximum square footage to 11,000 sq ft.

Coen Purvis III — Signature of Applicant

Coen Purvis III — Hand Print Name

11/14/24 — 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. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

Driveway access to the development is proposed by a right-in right-out driveway connection to NW Pine Trace Avenue and an additional right-in right-out driveway connection to NW St James Drive. Based on the pre-application meetings, there is no public roadway improvements anticipated.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

Off-street parking and loading areas will meet current requirements.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

Utility services are provided by the City of Port St Lucie and are directly available to the site. Potable water is available by connection to the 2" water main located on the south side of the property along Pine Trace Avenue. Additionally, a fire hydrant is already existing immediately adjacent to the project and assumed to be adequate for the proposed facility. Gravity sanitary sewer service is available by connection to a public manhole located within approximately 20' of the property that accepts 8" gravity sanitary sewer service.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

All buffering and screening code requirements can be met to protect and provide compatiblilty with adjoining properties.

(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

Signs and exterior lighting will meet current requirements.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Yards and open spaces will meet current requirements.

(G) **Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.** The proposed use is a permitted use is an approved use in the LDR's and is therefore conformance with the City's Land Developoment Regulations. The Pine Trace PUD cites the City's LMD zoning category which permits the approval of 100% Retail and over 50% Retail, subject to the approval of this Special Exception request, and the request is therefore consistenct with the City's Land Development Regulations.

(H) **Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.** The approval of the subject use will not impair the health, safety or welfare of the residents because the proposed use is Retail which is a permitted use, and the site plan will be designed in conformance with the City's Land Development Regulations. The use is proposed to service the residents in the immediate vicinity of the property, and is therefore a convenience to the residents and workers in the City.

(I) **Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.** The subject property is permitted to have up to 35,000 square feet of commercial floor area; however, the request is to construct up to 11,000 square feet of Retail, which means the proposed density is much lower than the permitted conditions and less noise, and therefore will not be a nuisance or hazard to the community. Hours of operation are proposed to be within the City's permitted requirements, and there is no funes generated from the use. Vehicular movement will be consistent with the City's Land Development Regulations and driveway access standards.

(J) **Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.** The existing PUD zoning permits the use and it is therefore compatible with surrounding properties. The FAR is proposed at only 31.43% of the permitted FAR and the height of the building is proposed to be consistent with the existing zoning requirements. Access, location, lighting and noise are proposed to be consistent with the City's Land Development Regulations. Buffering is proposed to meet or exceed the existing permitted conditions.

Signature of Applicant	Coen Purvis III Hand Print Name	11/14/24 Date

PLEASE NOTE:

(K) **As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.**

(L) **Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.**

CONCEPTUAL PLAN

SITE PLAN NOTES

1	PROPOSED BICYCLE RACK
2	OUTDOOR ASH TRASH WASTE CONTAINER

NORTH

GRAPHIC SCALE
0 50 100
(IN FEET)
1 inch = 100 ft.

PARCEL B
RESIDENTIAL

PARCEL C
UTILITY

PARCEL A

POND

RETAIL BUILDING FOOT PRINT 11,000 SF

10' LANDSCAPE BUFFER

20' BUILDING SETBACK

25' BUILDING SETBACK

15' LANDSCAPE BUFFER

NW ST JAMES DR

NW PINE TRACE AVE

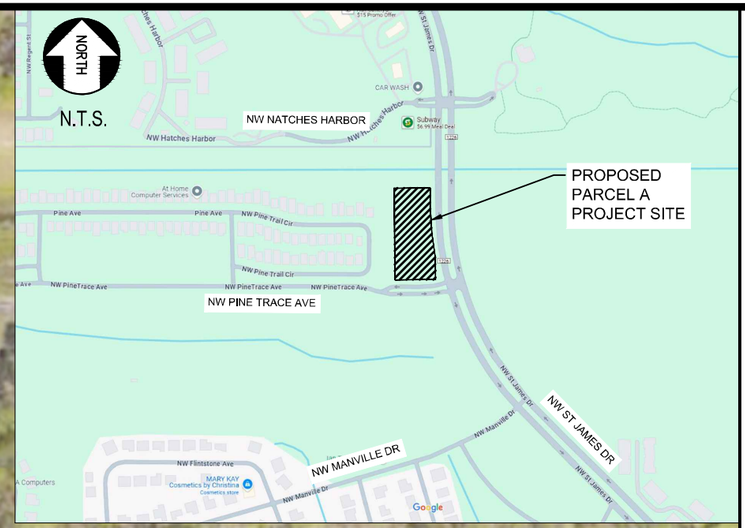
PSLUSD: PROJECT NUMBER (5131)

LEGAL DESCRIPTION

PINE TRACE PUD PB 49 PG5-9

NOTES:

1. ALL UPLAND PRESERVE REQUIREMENTS SHALL BE MITIGATED ACCORDING TO CITY OF PSL CRITERIA.
2. PARCEL "A" TO BE CONSTRUCTED IN ONE PHASE BEGINNING WITHIN 1 YEAR OF APPROVAL AND SHALL BE COMPLETED WITHIN 5 YEARS.
3. CITY ACCESS TO THE UTILITY SITE IS PROVIDED ON THE PLAT.
4. WATER AND SEWER SERVICES SHALL BE PROVIDED BY THE CITY OF PORT ST. LUICE UTILITY SYSTEMS DEPARTMENT. FIRE HYDRANT LOCATIONS AND SPACING, WATER MAIN MINIMUM SIZES, COMMERCIAL FIRE LANES, MINIMUM PAVEMENT WIDTH AND BUILDING FIRE SPRINKLER SYSTEM SHALL BE PROVIDED TO MEET ST. LUICE COUNTY FIRE DISTRICT FIRE PREVENTION CODE (RESOLUTION NO. 406-03) CRITERIA, REGULATIONS AND REQUIREMENTS.
5. SURFACE WATER MANAGEMENT SYSTEM WILL BE DESIGNED TO PROVIDE WATER QUALITY TREATMENT AND PEAK DISCHARGE ATTENUATION FOR ALL STORM WATER RUNOFF FROM THE DEVELOPED AREAS. THE MASTER LAKE SYSTEM WILL OUTFALL INTO THE C-108 AND WILL BE DESIGNED TO LIMIT THE POST-DEVELOPMENT DISCHARGE TO PRE-DEVELOPMENT RATES IN ACCORDANCE WITH SFWMD AND CITY OF PORT ST. LUICE REQUIREMENTS AND REGULATIONS.



SITE DATA

SITE ZONING:	
LAND USE	ROI
EXISTING ZONING	PUD
TOTAL SITE AREA:	
PARCEL A	±96,287 SF / 2.21 AC
IMPERVIOUS AREA PARCEL A:	
IMPERVIOUS AREA	±46,954 SF / 48.8%
PERVIOUS AREA	±49,333 SF / 51.2%
BUILDING DATA:	
MAX BUILDING HEIGHT	35 FT
PROPOSED BUILDING HEIGHT	20 FT
PRODUCT TYPE	COMMERCIAL RETAIL
MAX STORY	2
COMMERCIAL FLOOR AREA	11,000 SQ FT
PARCEL "A" SETBACK:	
PINE TRACE AVE (FRONT OR SIDE YARD)	25 FT
ST. JAMES (FRONT YARD)	25 FT
REAR YARD	20 FT
SIDE YARD	20 FT
PARKING CALCULATION:	
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA FOR BUILDING UNDER THIRTY THOUSAND (30,000) SQUARE FEET.	11,000 / 200 = 55.0
PARKING REQUIRED:	55
PARKING PROPOSED	
STANDARD PARKING:	52
ADA PARKING:	3
TOTAL:	55

APP# PLANNING & ZONING : P24-217
APP# PUBLIC WORKS : P24-217

RETAIL STORE

AT
NWC OF
PINE TRACE AVE
AND
NW ST JAMES DR
PORT ST. LUICE, FL

COMMON OAK ENGINEERING, LLC
4020 EDGEWATER DRIVE,
ORLANDO, FL 32804
ATTN: JEREMY ANDERSON, P.E.
PHONE: (407) 951-5915

PROJECT # 223.134

DATE 06/04/2025

SHEET 1

SCALE 1'=100'

CP

P24-216 Pine Trace-PUD Amendment No. 4

TYPE	STATUS	BUILDING TYPE
PA	P&Z MEETING SCHEDULED	

ASSIGNED TO

Public Works Engineering; Marissa Da Breo-Latchman; James Graham; Debora Leal

ADDRESS

NW Pine Trail Cir

SECTION	BLOCK	LOT
	PineTrace	Tr D

LEGAL DESCRIPTION

PINE TRACE PUD (PB49-5) TRACT D (2.21 AC)

SITE LOCATION

NW Pine Trail Cir

PARCEL #

3417-501-0006-000-9

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
2.21		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

The provisions of the existing Pine Trace PUD are proposed to remain as permitted in Ordinance 09-88 with the exception of two new Uses being added to the Parcel A list of approved uses: Retail greater than 5,000 square feet, subject to a Special Exception approval, and Retail exceeding 50% of a buildings floor area, subject to a Special Exception approval. The proposed modifications to the Pine Trace PUD are intended to serve the public interest to an equivalent degree as the permitted conditions, and are subject to Special Exception approvals, as generally stated in the existing PUD. Parcel A has been removed from the most recent amendment to the Declaration of Conditions, Covenants, Easements and Restrictions; therefore, the Pine Trace POA will not be a party to the proposed PUD Amendment because they are not a party to the development of Parcel A.

Primary Contact Email

permits@commonoakengineering.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Coen	Purvis III

Business Name

Sidlyd Investments, LLC

ADDRESS

9822 Tapestry Park Circle, Suite 201

CITY	STATE	ZIP
Jacksonville	FL	32246

EMAIL PHONE

Letter of Authorization
Coast to Coast Investment Properties LLC

September 23, 2024

ALL Governing Agencies –
City of Port St. Lucie
St Lucie County
South Florida Water Management District
Florida Department of Transportation
Florida Department of Environmental Protection

Reference: Pine Trace Tract D, Port St Lucie, FL 34983
Real Estate ID: 3417-501-0006-000-9
Letter of Authorization for Permitting Matters

To Whom It May Concern:

Please accept this letter as the owner of the above-referenced property's authorization for Common Oak Engineering, LLC, Sidlyd Investments, LLC and Cantrell & Morgan, Inc. to act as agent on its behalf in applying for and pursuing all permitting matters related to the proposed project.

Sincerely,

Coast to Coast Investment Properties LLC

Donald Wilson
Donald Wilson, its Manager

STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 23 day of September, 2024, by Donald Wilson, as Manager of Coast to Coast Investment Properties, LLC, who [X] is personally known to me or [ ] has produced _____ as identification.

JAIME A. CASTELLANOS
Commission # HH 467441
Expires November 27, 2027

Notary Public
Print Name: J. Andres Castellanos
My Commission expires: 11/27/27

NOTARY SEAL

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5188493 OR BOOK 4985 PAGE 2317, Recorded 05/04/2023 04:26:08 PM Doc Tax: $0.70

Prepared by and return to:
Fox McCluskey Bush Robison, PLLC
Attn: Tyson Waters, Esq.
3461 SE Willoughby Blvd
Stuart, FL 34994
(772) 287-4444
File Number: WI178S07

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture is made this 4th **day of** May, **2023** between **Monroe Street Properties, LLC**, a Florida limited liability company, whose post office address is 1540 NE Dixie Highway, Jensen Beach, Florida 34957 ("Grantor"), and **Coast to Coast Investment Properties, LLC,** a Florida limited liability company, whose post office address is 1540 NE Dixie Highway, Jensen Beach, Florida 34957 ("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 acknowledges, grants, bargains, conveys, and sells to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 3417-501-0006-000-9

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 accruing subsequent to **December 31, 2022**.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MONROE STREET PROPERTIES, LLC, a Florida limited liability company

Witness #1
Printed Name: TYSON WATERS

Donald L. Wilson
By: Donald L. Wilson
Its: Manager

Witness #2
Printed Name: CAROLYN A. BRINSKELLE

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of May, 2023 by Donald L. Wilson, as Manager of Monroe Street Properties, LLC, a Florida limited liability company, on behalf of said entity, who ☐ is personally known or ☒ has produced a driver's license as identification.

CAROLYN A. BRINSKELLE
MY COMMISSION # HH 130548
EXPIRES: June 21, 2025
Bonded Thru Notary Public Underwriters

Notary Public
Print Name: Carolyn A. Brinskelle
My Commission Expires: 6-21-25

THIS DEED IS A CONVEYANCE OF UNENCUMBERED PROPERTY FOR NO CONSIDERATION BETWEEN ENTITIES HAVING THE SAME SOLE MEMBER, WITH NO CHANGE IN BENEFICIAL OWNERSHIP, AND IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX PURSUANT TO SECTION 12B-4.014, FLORIDA ADMINISTRATIVE CODE.

Exhibit "A"
Legal Description

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ST. JAMES DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 255 AT PAGE 2017 WITH THE NORTHERNLY RIGHT OF WAY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 198, AT PAGE 1040 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA; THENCE N00°19'13'W ALONG SAID WEST RIGHT OF WAY LINE FOR 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°43'31"W, A DISTANCE OF 213.92 FEET; THENCE N00°16'29"W, A DISTANCE OF 483.23 FEET; THENCE N89°44'45"E, A DISTANCE OF 188.54 FEET TO AN INTERSECTION WITH THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 795 AT PAGE 1648 OF THE SAID LANDS FOR THE FOLLOWING TWO (2) COURSES: (1) THENCE S00°19'11"E, A DISTANCE OF 90.48 FEET TO A POINT OF CURVATURE WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1,575.00 FEET AND A CENTRAL ANGLE OF 10°13'20"; (2) THENCE SOUTHERNLY ALONG THE ARC OF SAID CURVE FOR 281.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF ST. JAMES DRIVE AS DESSCRIBED IN OFFICIAL RECORDS BOOK 255 AT PAGE 2017; THENCE S00°19'13"E, A DISTANCE OF 113.20 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS

TRACT D, PINE TRACE P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 5, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (the "Agreement") is made as of the 13 day of December, 2023 (the "Effective Date"), between **COAST TO COAST INVESTMENT PROPERTIES, LLC,** a Florida limited liability company (together, the "Seller"), and **SIDLYD INVESTMENTS, LLC**, a Florida limited liability company (the "Buyer").

Background

Buyer wishes to purchase certain vacant property located on NW Pine Trail Circle, Port St. Lucie, Florida, consisting of approximately 2.21 acres of land, having Parcel ID: 3417-501-0006-000-9, and as more particularly described on **Exhibit "A"** attached hereto, together with (i) all appurtenant easements for ingress, egress and utilities, and other appurtenances thereto; and (ii) all permits, development rights and approvals, concurrency reservations, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (collectively, the "Property"). After completion of Buyer's survey of the Property, and Seller's review and approval of same, which approval will not be unreasonably withheld, conditioned or delay, Seller and Buyer agree that the legal description of the land as shown on the survey will be deemed added to this Agreement as part of Exhibit A.

Seller wishes to sell the Property to Buyer.

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars ($10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE AND PAYMENT

1.1 Purchase Price; Payment. The total purchase price for the Property shall be SIX H[redacted] (the "Purchase Price"), subject to prorations and adjustments set forth herein, to be paid via wire transfer in immediately available funds at Closing.

1.2 Earnest Money Deposit.

(a) Within two (2) business days after the Effective Date of this Agreement, Buyer shall deliver to Smith, Gambrell & Russell, LLP ("Escrow Agent") an earnest money deposit in the amount of T[redacted] ("Initial Deposit") which may be increased by up to an additional F[redacted] as set forth herein (collectively, the "Deposit").

(b) Provided Buyer has not otherwise terminated this Agreement prior to the expiration of the Inspection Period (as defined herein), the Deposit shall be non-refundable to Buyer except as otherwise set forth herein. The Deposit shall be held in a non-interest bearing trust account for the benefit of Buyer, and as otherwise specifically provided in this Agreement, and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing, with the maximum discount available being applied. If the amount of taxes for the current year cannot be ascertained as of the Closing, the rates, millages, and assessed valuations for the preceding calendar year (with known changes and the maximum discount applied) shall be used for purposes of

making a proration at Closing, and which may be reprorated at the written request of either party within thirty (30) days after receipt of the actual tax bill.

1.4 Closing Costs.

(a) Seller shall pay for the costs of recording the deed; transfer taxes on the deed; the costs of satisfying any mortgages on the Property; the costs of recording any curative title documents; escrow fees; and Seller's attorneys' fees. Seller shall not be responsible to pay any escrow fees or closing attorney fees relating to closing.

(b) Buyer shall pay for the costs of the Phase I environmental site assessment to be obtained by Buyer, if any, and all costs associated with Buyer's inspection of the Property as permitted herein; all costs of Rezoning and Permitting; the title search fee and premium for an owner's title insurance policy; the cost of an updated survey, if any; all costs related to any financing of the purchase of the Property and the premium for a mortgagee policy of title insurance and any endorsements to the owner's and/or mortgagee's title insurance policy; and Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Due Diligence Materials. Within five (5) business days after the Effective Date, the Seller shall provide to Buyer, and shall instruct Seller's professionals providing service with respect to the Property to provide to Buyer, copies of all existing documents in Seller's possession and control related to the Property, including but not limited to existing title policies, surveys, environmental reports, soil reports, and any and all active permits related to the Property (the "Existing Due Diligence Materials"). For the avoidance of doubt, Seller hereby confirms that it does not have any Existing Due Diligence Materials other than a prior title policy.

2.2 Inspection Period. Buyer shall have an inspection period ("Inspection Period") which commences on the Effective Date and ends at 5:00 p.m. where the Property is located one hundred twenty (120) days following such date. Buyer shall have the Inspection Period within which to physically inspect the Property and to conduct due diligence. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives shall have the right to reasonable access to the Property, at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, and otherwise conducting its due diligence review of the Property. No Phase II or other invasive testing may occur on the Property without Seller's prior written approval, which approval shall not be unreasonably withheld, conditioned or delayed. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, provided that the foregoing repair, indemnity and defense obligations do not apply to (a) any loss, liability, cost or expense to the extent arising from or related to the acts or omissions of Seller; (b) any diminution in value in the Property arising from or relating to matters discovered by Buyer during its investigation of the Property not caused or created by Buyer; (c) any latent defects in the Property discovered by Buyer; and (d) the release or spread of any hazardous materials or regulated substances which are discovered (but not deposited) on or under the Property by Buyer. Prior to entering the Property, Buyer shall provide Seller with proof of insurance for Buyer's activities, with Seller being named as an additional insured. In the event this transaction does not close, Buyer will repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in prior to conducting the Inspections. In addition, in the event the transaction does not close, within ten (10) business days of termination Buyer will, to the extent permitted, release to Seller non-proprietary third party reports and other work generated as a result of the Inspections. Seller shall reasonably cooperate with and assist Buyer, without any expense or costs to Seller, in making such inspections and reviews and in obtaining any governmental approvals of its contemplated use of the Property. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer, at no expense or cost to Seller, any commercially reasonable authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the

use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. Buyer shall have the right to up to one (1) thirty (30) day extension of the Inspection Period, which may be exercised by Buyer upon written notice to Seller prior to the end of the then current Inspection Period. This provision, including but no limited to the indemnities contained in this section, shall survive the termination of this Agreement.

2.3 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to go forward with this Agreement to Closing, which election shall be made by written notice to Seller given within the Inspection Period. If such written notice is not timely given, or if given, indicates Buyer elects to terminate this Agreement, then this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Deposit and Buyer shall return to Seller copies of all studies, research, and engineering reports set forth in Section 2.2 herein. If such written notice is timely given and indicates Buyer elects to proceed with this transaction, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Deposit shall become nonrefundable, except as otherwise set forth herein.

2.4 Rezoning and Permitting. Within ninety (90) days following the expiration of the Inspection Period ("Rezoning and Permitting Period"), Buyer shall promptly make application for and use commercially reasonable efforts to pursue the procuring of all necessary authorizations, rezoning approvals, concurrency reservations, approval of final engineering plans for the development and permits, building or otherwise, from the applicable governmental authorities for the development of the Property, which rezoning and permits to Buyer's reasonable satisfaction shall be a condition precedent to Closing, including but not limited to rezoning approval and concurrency reservation, to the extent necessary, in Buyer's opinion. As used herein, the terms "Rezoning and Permitting" shall mean (i) the rezoning of the Property and any comprehensive plan amendment, if required, to permit the development of the Property in accordance with an approved site plan acceptable to Buyer in its discretion; (ii) the obtaining of all necessary concurrency reservations for the development of the Property; (iii) the obtaining of final site plan approval for the development of the Property, with no conditions unacceptable to Buyer; (iv) the obtaining of all necessary permits, building or otherwise, from all applicable governmental authorities to allow the development and construction of the Property; (v) all appeal periods for the rezoning, concurrency reservation and permitting shall have expired without an appeal having been filed; and (vi) there are no conditions or restrictions imposed on the Property with respect to the rezoning, concurrency reservation or permitting that are not acceptable to Buyer. Seller agrees to cooperate with Buyer, at no expense or cost to Seller, in a commercially reasonable manner in securing such Rezoning and Permitting. The costs and expenses for obtaining the Rezoning and Permitting for the Property shall be the sole responsibility of Buyer. Buyer shall have the right, in its sole discretion, to extend the Rezoning and Permitting Period for up to three (3) additional periods of thirty (30) days each upon written notice to Seller prior to the end of the then current Rezoning and Permitting Period and Buyer's deposit of an additional $1,500 with Escrow Agent for each extension, which additional deposit(s) shall become part of the Deposit and shall be nonrefundable to Buyer, except as otherwise set forth herein, but shall be applied to the purchase price at Closing. If Buyer does not terminate the Agreement prior to the end of the Rezoning and Permitting Period, as provided for herein, Buyer shall be deemed to have waived the Rezoning and Permitting conditions herein and shall proceed to Closing.

2.5 Time and Place of Closing. Provided all of the Conditions Precedents set forth in Section 6 are satisfied, the Closing on the Property shall take place at the offices of Escrow Agent or by "mail away" procedure at 10:00 A.M. on the date which is thirty (30) days after the expiration of the Rezoning and Permitting Period ("Closing"). In the event Buyer has not successfully completed the Rezoning and Permitting of the Property in a manner acceptable to Buyer, in its sole discretion, on or before expiration of the Rezoning and Permitting Period, Buyer shall have the right to terminate this Agreement by written notice to Seller on or before the expiration of the Rezoning and Permitting Period, in which event (i) the Escrow Agent shall return the Deposit to Buyer and all rights, duties and obligations of Buyer and Seller hereunder shall terminate, except any which expressly survive as set forth herein, and (ii) Buyer shall return to Seller copies of all studies, research, and engineering reports set forth in Section 2.2 and Section 2.4 herein. In

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any event, Buyer shall have the right to waive Rezoning and Permitting as a condition precedent to Buyer's closing obligations, in which event the Closing shall take place at a time and place mutually agreed upon by Buyer and Seller within thirty (30) days after Seller's receipt of Buyer's election to waive such condition. Buyer shall have the right, in its sole discretion, to extend the Closing for up to two (2) additional periods of thirty (30) days each upon written notice to Seller and Buyer's deposit of an additional $5,000 with Escrow Agent for each extension, which additional deposit(s) shall become part of the Deposit and shall be nonrefundable to Buyer, except in the event of a Seller's default, but shall be applied to the purchase price at Closing.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the Effective Date and as of Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property. Seller has not alienated, encumbered, transferred, leased, assigned or otherwise conveyed its interest in the Property or any portion thereof, nor entered into any Agreement to do so, nor shall Seller do so during the term of this Agreement. The entering into and performance by Seller of the transactions contemplated by this Agreement will not violate or breach any other agreement, covenant or obligation binding on Seller, and there is no consent required from any third party before the Property may be conveyed to Buyer. This Agreement has been duly authorized and executed by Seller, and upon delivery to and execution by Buyer shall be a valid and binding agreement of Seller.

3.2 Eminent Domain/Condemnation. To the best of Seller's knowledge, no condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.

3.3 Environmental Matters; Wetlands. To the best of Seller's knowledge, neither Seller nor any third party has used, generated, manufactured, stored or disposed of any Hazardous Substances in, at, on, under or about the Property or transported any Hazardous Substance to or from the Property. For purposes of this Agreement, the term "Hazardous Substance" shall be defined as any substance, material waste, pollutant or contaminant regulated, listed or defined as hazardous or toxic under any Environmental Law. The term "Environmental Laws" includes without limitation the Resource Conservation and Recovery Act and the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA") and other federal laws governing the environment, pollution or hazardous materials as in effect on the Effective Date of this Agreement together with their implementing regulations and guidelines as of the Effective Date of this Agreement, and all state, regional, county, municipal and other local laws, regulations and ordinances that are equivalent or similar to the federal laws recited above or that purport to regulate the environment, pollution or hazardous materials. Except as depicted on Exhibit A attached hereto, Seller has no knowledge of any wetlands located on the Property.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

3.5 Bankruptcy. Seller is not bankrupt or insolvent under any applicable Federal or state standard, has not filed for protection or relief under any applicable bankruptcy or creditor protection statute and has not been threatened by creditors with an involuntary application of any applicable bankruptcy or creditor protection statute. Seller is not entering into the transactions described in this Agreement with an intent to defraud any creditor or to prefer the rights of one creditor over any other. Seller and Buyer have negotiated this Agreement at arms-length and the consideration paid represents fair value for the assets to be transferred.

3.6 Litigation. Seller is not a party to any litigation, condemnation, quasi-judicial, administrative or other proceedings or court order, affecting the Property. Seller knows of no pending or threatened litigation, condemnation, quasi-judicial, administrative or other proceedings or court order, affecting the Property nor any district proceeding, building moratorium, court order, building code provisions, deed restriction or restrictive covenant (recorded or otherwise) or other private or public limitation, which might in any way impede or adversely affect the development of the Property.

3.7 Other Agreements. Seller has not made any commitment or representation to any government authority, or any adjoining or surrounding property owner, which would in any way be detrimental to Buyer's ability to develop the Property, and will not make any such commitment or representation which would be detrimental to Buyer's ability to develop and improve the Property. Seller has not received any notice from any government agency having authority over any of the Property that there is any violation of any rule, regulation, ordinance, permit, development order, development permit, or any other regulation or requirement, promulgated by any government agency or body affecting the Property. To the best of its knowledge, Seller has complied with all applicable laws, ordinances, regulations and restrictions relating to the Property. There are no signs, billboards or leases for same located on or promised in connection with the Property.

Each of the representations and warranties made by Seller in this Agreement or in any Exhibit, shall be continuing representations and warranties, shall be true and correct in all material respects on the date hereof, shall be deemed to be made again as of the Closing and shall survive Closing for a period of one hundred eighty (180) days. The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Seller contained in this Agreement are conditions precedent to Closing for the benefit of Buyer. Seller shall immediately notify Buyer of any fact or circumstance which becomes known to Seller which would make any of the foregoing representations or warranties untrue.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain with the Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such an event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

5. TITLE MATTERS

During the Inspection Period, Buyer shall order from Escrow Agent a title insurance commitment from a national title insurance company. Upon receipt, Buyer will provide a copy of such commitment to Seller. During the Inspection Period, Buyer may order an updated survey of the Property from a reputable surveyor. Buyer will have ten (10) business days after its receipt of both the title insurance commitment and updated survey, but in no event later than the end of the Inspection Period, within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey that are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the updated survey which is not required to be cured or removed by Seller,

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or which Seller elects not to remove or cure, shall be deemed a "Permitted Exception." Seller shall have no obligation to cure any objections to title or survey prior to Closing other than as set forth below. If such title defects and/or objections are not cured prior to the end of the Inspection Period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Deposit paid by Buyer; or (ii) waive such objection(s) and close the purchase of the Property subject to them. Buyer's failure to elect (i) or (ii) above prior to the end of the Inspection Period shall be deemed Buyer's election of (ii) and waiver of such objection(s). Notwithstanding anything to the contrary in this Agreement, if at the Closing there shall be any liens, encumbrances or charges affecting the Property, other than those which Buyer is required by the terms hereof to accept or which Buyer chooses to accept, Seller shall have no obligation to cure same, provided, that Seller shall be obligated to (a) cause any mortgage, deed of trust or other encumbrance evidencing outstanding indebtedness to be satisfied of record (or, at Buyer's option and without making of any payment by Seller, assigned to Buyer's lender), (b) cause any mechanic's, materialman's or supplier's liens to be satisfied of record, and (c) cause to be removed of record any lien or encumbrance placed upon any Property subsequent to the Effective Date with Seller's consent or as a result of Seller's action or omission.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or waiver by Buyer of each of the following conditions or requirements on or before the Closing (collectively, the "Conditions Precedent"):

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially and adversely changed after the expiration of the Inspection Period, ordinary wear and tear excepted. For purposes of this provision, materially and adversely means any change resulting in a decrease in the value of the Property by more than 15% below the Purchase Price. Notwithstanding the foregoing, any change in the condition of the Property, including but in no way limited to the environmental condition, caused by or resulting from actions of Buyer, its contractors, employees, officers, affiliates, or invitees shall not be considered to be a material and adverse change.

(c) There shall not exist any enacted or proposed building or utility hook-up moratoria, ordinances, laws or regulations, which were not existing as of the end of the Inspection Period, which were not enacted at the instigation or direction of Buyer and the effect of which would be to preclude or materially hinder the issuance of building permits for construction on the Property.

(d) Buyer shall have successfully obtained the Rezoning and Permitting for the Property or the same is waived.

(e) Intentionally Deleted.

(f) Escrow Agent shall have received the following in a form reasonably satisfactory to Buyer and Seller:

(1) A general warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions;

(2) An assignment in form and substance acceptable to Buyer of all franchises, permits, development rights, and approvals, concurrency reservations, deposits, credits (including so-called "impact fee" or "fair share" credits), and other intangibles owned by Seller and benefiting the Property or its development to the extent assignable and without representations or warranties of any kind from Seller;

(3) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company (and reasonably acceptable to Seller) in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein

(4) A closing statement; and

(5) Such other documents as the title insurance company may reasonably request to affect the transactions contemplated by this Agreement.

In the event that the Condition Precedents set forth in subsection (b), (c), or (d) above are not satisfied, through no fault of Buyer, Buyer may elect in writing to terminate this Agreement, in which event the Deposit shall be promptly delivered to Buyer by Escrow Agent. Upon receipt of the Deposit by Buyer, neither party shall have any further claim against the other by reason of this Agreement, except as otherwise specifically provided herein.

6.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement are subject to Buyer having delivered to Seller at or prior to the Closing the balance of the Purchase Price and such other documents as Seller or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

7. BREACH; REMEDIES

7.1 Breach by Seller. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for Closing, Buyer may, at Buyer's election (i) terminate this Agreement and receive a return of the Deposit, and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement with a suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach. In the event the remedy of specific performance is not available due to the Seller's intentional conveyance of all or any portion of the Property to a third party, the Buyer shall be entitled to any remedy available at law or in equity.

7.2 Breach by Buyer. In the event of a breach of Buyer's covenants or warranties herein and the failure of Buyer to cure such breach within the time provided for Closing, Seller's sole legal and equitable remedy shall be to terminate this Agreement and retain Buyer's Deposit as AGREED LIQUIDATED DAMAGES for such breach, and upon payment in full to Seller of such Deposit, the parties shall have no further rights, claims, liabilities or obligations under this Agreement (except as survive termination).

7.3 Notice and Cure Periods. The previous provisions of this Agreement to the contrary notwithstanding, in the event of a default under this Agreement other than the performance at Closing, the non-defaulting party shall give the defaulting party written notice of such default, specifying in reasonable detail the nature of the default, and the defaulting party shall have five (5) days in which to cure such default.

8. MISCELLANEOUS

8.1 Commissions. Seller and Buyer represent to each other that neither Seller (in the case of Seller's representation) nor Buyer (in the case of Buyer's representation) has dealt with nor does it have any knowledge of any broker or other person who has or may have any claim against Seller, Buyer or the Property for a brokerage commission, finder's fee or like payment arising out of or in connection with this transaction except for Cantrell & Morgan, Inc., representing Buyer, and Treasure Coast Commercial RE, representing Seller, who shall both be paid by Seller pursuant to separate agreements. Buyer agrees to indemnify and hold Seller harmless from any other such claim arising by, through or under Buyer. Seller agrees to indemnify and hold Buyer harmless from any other such claim arising by, through or under Seller.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing and shall be served (as an alternative to personal service) by e-mail, registered or certified mail, or overnight courier service at the addresses set forth below:

As to Seller:	Coast to Coast Investment Properties LLC 1540 NE Dixie Highway Jensen Beach, FL 34957 Attn: Donald Wilson Email:_stor2fish@gmail.com
With a copy to Seller's Counsel:	Fox McCluskey Bush Robison, PLLC 3461 SE Willoughby Boulevard Stuart, FL 34994 Attn: Tyson Waters Email: twaters@foxmccluskey.com
As to Buyer:	SIDLYD Investments, LLC c/o Cantrell & Morgan, Inc. 9822 Tapestry Park Circle, Suite 201 Jacksonville, FL 32246 Attn: Gary Housman Email: gary@cantrellmorgan.com
With a copy to Buyer's Counsel:	Smith, Gambrell & Russell, LLP 50 N. Laura Street, Suite 2600 Jacksonville, Florida 32202 Attn: James B. Porter, Esq. Facsimile: 904-598-6243 Email: jporter@sgrlaw.com
With a copy to Escrow Agent: (if required)	Smith, Gambrell & Russell, LLP 50 N. Laura Street, Suite 2600 Jacksonville, Florida 32202 Attn: James B. Porter, Esq. Facsimile: 904-598-6243 Email: jporter@sgrlaw.com

Any such notice or demand so served shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or upon receipt of the electronic confirmation of receipt of the facsimile.

8.3 Attorneys' Fees. In the event of any dispute, litigation or other proceeding between the parties hereto to enforce any of the provisions of this Agreement or any right of either party hereunder, the unsuccessful party to such dispute, litigation or other proceeding shall pay to the successful party all reasonable attorneys' fees, incurred at trial, on appeal, and in any arbitration, administrative or other proceedings, all of which may be included in and as a part of the judgment rendered in such litigation. Any indemnity provisions herein shall include indemnification for such fees. This section shall survive the Closing or a prior termination hereof.

8.4 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend or national holiday, such action, notice or response shall not be required until the next succeeding business day.

DW

8.5 Governing Law. This Agreement shall be governed by the laws of the state of Florida, with venue being in St. Lucie County, Florida.

8.6 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties. No third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

8.7 Escrow Agent. Escrow Agent agrees to hold, keep and deliver the Deposit and all other sums delivered to Escrow Agent in accordance with the terms and provisions of this Agreement. Escrow Agent shall not be entitled to any fees or compensation for its services hereunder. Escrow Agent shall be liable only to hold said sums and deliver the same to the parties named herein in accordance with the provisions of this Agreement, it being expressly understood that by acceptance of this Agreement Escrow Agent is acting in the capacity as a depository only and shall not be liable or responsible to anyone for any damages, losses or expenses unless same shall have been caused by the gross negligence or willful malfeasance of Escrow Agent.

In the event of any disagreement between Buyer and Seller resulting in any adverse claims and demands being made in connection with or for the monies involved herein or affected hereby, Escrow Agent shall be entitled to refuse to comply with any such claims or demands so long as such disagreement may continue; and in so refusing Escrow Agent shall make no delivery or other disposition of any of the monies then held by it under the terms of this Agreement, and in so doing Escrow Agent shall not become liable to anyone for such refusal; and Escrow Agent shall be entitled to continue to refrain from acting until (a) the rights of the adverse claimants shall have been finally adjudicated in a court of competent jurisdiction of the monies involved herein or affected hereby, or (b) all differences shall have been adjusted by agreement between Seller and Buyer, and Escrow Agent shall have a period not exceeding three (3) business days after receipt by Escrow Agent of any notice or request to perform any act or disburse any portion of the monies held by Escrow Agent under the terms of this Agreement. Further, Escrow Agent shall have the right at all times to pay all sums held by it (i) to the appropriate party under the terms hereof, or (ii) into any court of competent jurisdiction after a dispute between or among the parties has arisen, whereupon Escrow Agent's obligations hereunder shall terminate.

Seller and Buyer jointly and severally agree to indemnify and hold harmless Escrow Agent from any and all costs, damages and expenses, including reasonable attorney's fees, that Escrow Agent may incur in its compliance of and in good faith with the terms of this Agreement; provided, however, that this indemnity shall not extend to any acts of gross negligence or willful malfeasance on the part of the Escrow Agent.

No attorney-client relationship exists between Escrow Agent and Seller. Seller acknowledges that Escrow Agent has an attorney-client relationship with Buyer and in the event of any dispute between Seller and Buyer, Seller acknowledges and agrees that Escrow Agent may represent Buyer with respect to any disputes with respect to this Agreement or other matters, and Seller agrees that Escrow Agent shall not be disqualified or prevented from representing Buyer by virtue of its serving as Escrow Agent. The provisions of this section shall survive Closing.

[remainder of page intentionally left blank; signatures follow]

DW

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

BUYER:

SIDLYD INVESTMENTS, LLC, a Florida limited liability company

By:_____
Name: James Loftin
Title: Manager

[*signatures continue on the following page*]

SELLER:

COAST TO COAST INVESTMENT PROPERTIES, LLC, a Florida limited liability company

By: Don Wilson
Name: DON WILSON
Its: MANAGER

[signatures continue on the following page]

ESCROW AGENT:

SMITH, GAMBRELL & RUSSELL, LLP

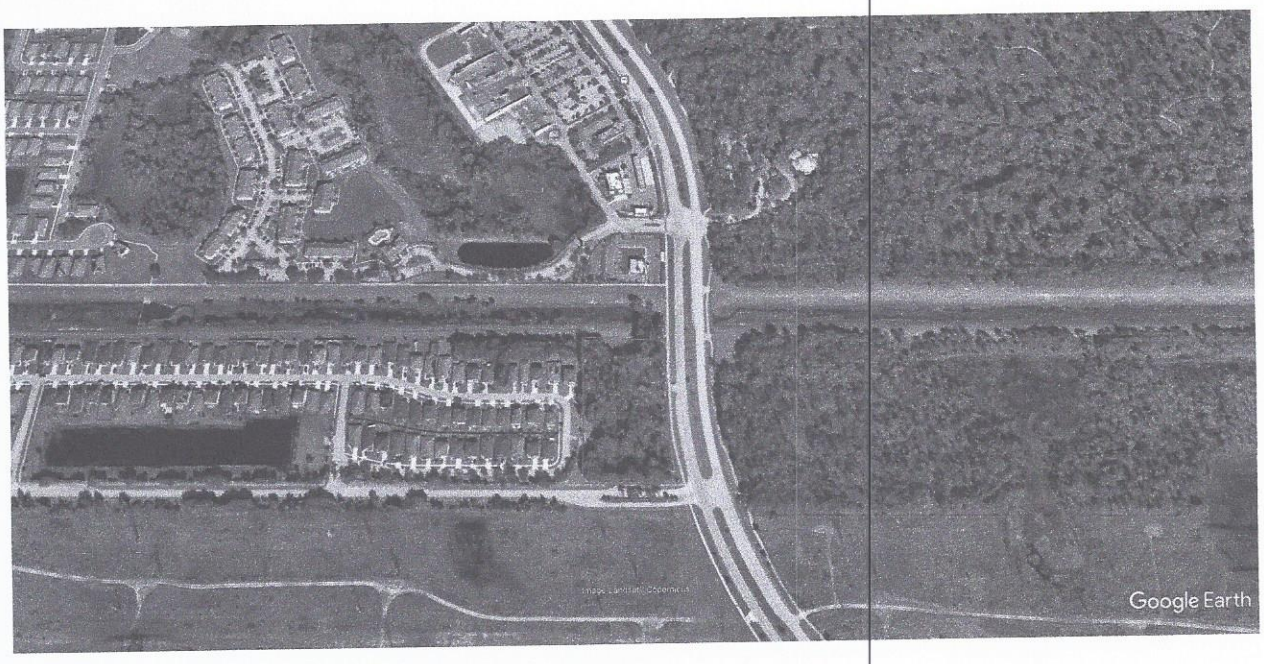
By: _____
Name: James B. Porter
Title: Partner

EXHIBIT A

Property

PINE TRACE PUD (PB 49-5) TRACT D (2.21 AC)

Parcel ID: 3417-501-0006-000-9



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Pine Trace Parcel A

Special Exception Use

Project No. P24-217

Planning and Zoning Board Meeting

Sofia Trail, Planner I

October 7, 2025

Request Summary

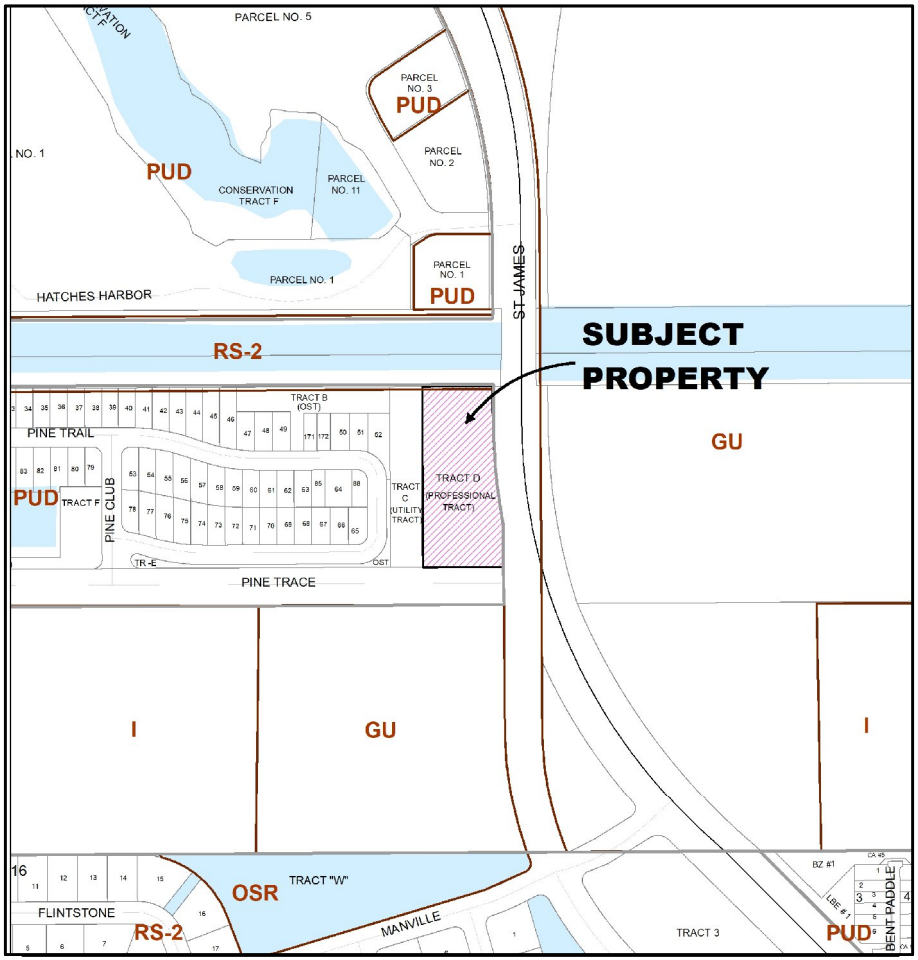
Owner:	Coast to Coast Investment Properties, LLC
Applicant:	Sidlyd Investments, LLC
Location:	Northwest corner of the intersection at St. James Drive and NW Pine Trace Avenue
Request:	Special Exception Use (SEU) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the Pine Trace Planned Unit Development (PUD).

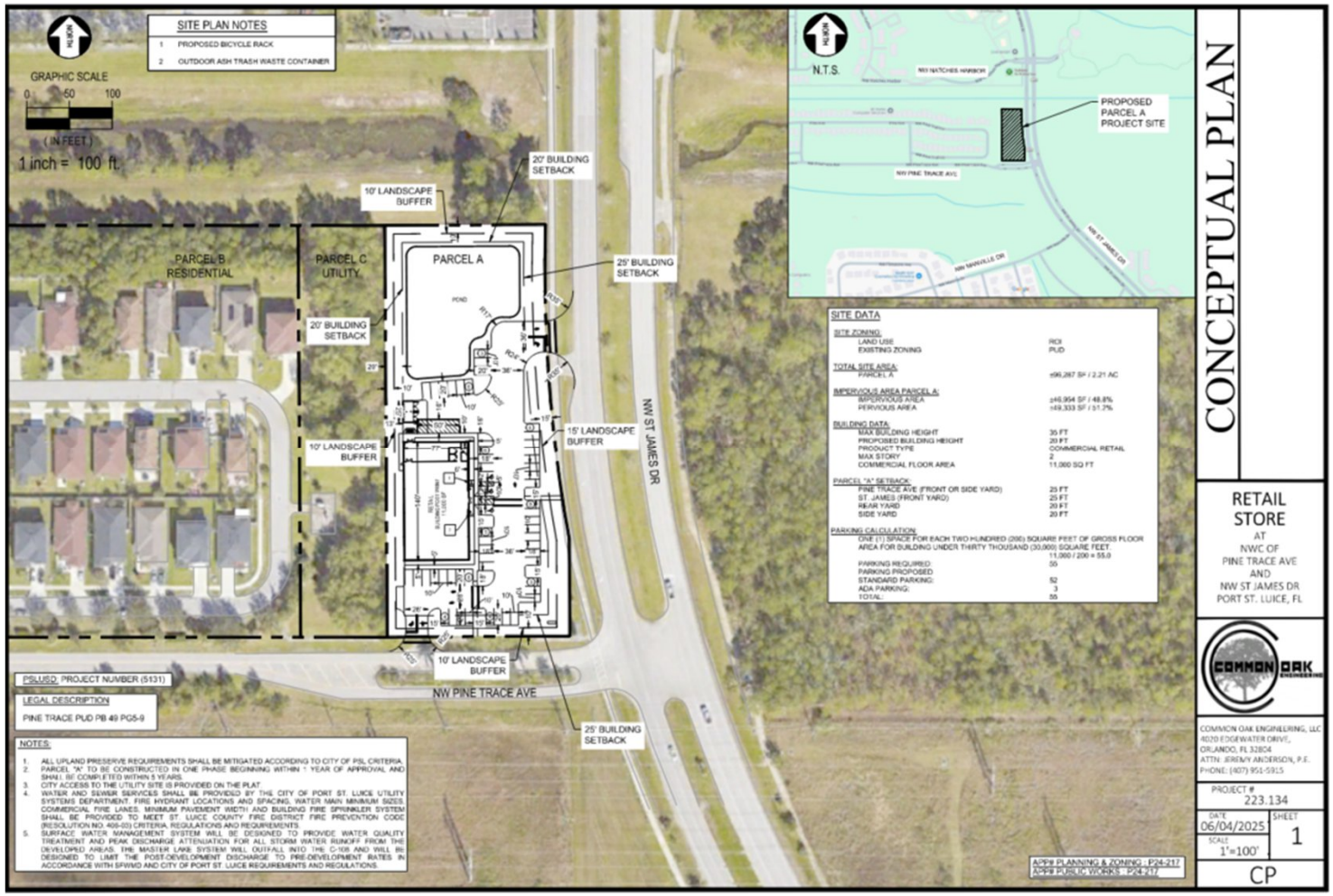
Background

- The Pine Tract PUD currently lists banks, medical offices, and professional offices as permitted uses for the subject property (Parcel A).
- There is an associated application to amend the Pine Trace PUD (P24-216) for Parcel A to include retail and personal service uses for Parcel A and to require approval of a special exception for a retail or personal service use that exceeds fifty percent (50%) of the building's gross floor area and for a use that exceeds 5,000 square feet for Parcel A.
- These applications are running concurrently. This application for a special exception use is dependent on approval of the proposed PUD amendment.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North:	Drainage Canal, St. Andrews Shopping Center	U, CG	RS-2, PUD
South:	FPL Transmission Lines	U	I
East:	Undeveloped (South Florida Water Management)	OSC	GU
West:	Utilities (City of PSL)	ROI	PUD




SITE PLAN NOTES
1 PROPOSED BICYCLE RACK
2 OUTDOOR ASH TRASH WASTE CONTAINER
GRAPHIC SCALE
0 50 100
(IN FEET)
1 inch = 100 ft.
10' LANDSCAPE BUFFER
20' BUILDING SETBACK
PARCEL B RESIDENTIAL
PARCEL C UTILITY
PARCEL A
25' BUILDING SETBACK
20' BUILDING SETBACK
10' LANDSCAPE BUFFER
15' LANDSCAPE BUFFER
NW ST JAMES DR
10' LANDSCAPE BUFFER
NW PINE TRACE AVE
25' BUILDING SETBACK
PSLUSD: PROJECT NUMBER (5131)
LEGAL DESCRIPTION
PINE TRACE PUD PB 49 PG5-9
NOTES:
1. ALL UPLAND PRESERVE REQUIREMENTS SHALL BE MITIGATED ACCORDING TO CITY OF PSL CRITERIA.
2. PARCEL "A" TO BE CONSTRUCTED IN ONE PHASE BEGINNING WITHIN 1 YEAR OF APPROVAL AND SHALL BE COMPLETED WITHIN 5 YEARS.
3. CITY ACCESS TO THE UTILITY SITE IS PROVIDED ON THE PLAT.
4. WATER AND SEWER SERVICES SHALL BE PROVIDED BY THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT. FIRE HYDRANT LOCATIONS AND SPACING, WATER MAIN MINIMUM SIZES, COMMERCIAL FIRE LANES, MINIMUM PAVEMENT WIDTH AND BUILDING FIRE SPRINKLER SYSTEM SHALL BE PROVIDED TO MEET ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE (RESOLUTION NO. 409-03) CRITERIA, REGULATIONS AND REQUIREMENTS.
5. SURFACE WATER MANAGEMENT SYSTEM WILL BE DESIGNED TO PROVIDE WATER QUALITY TREATMENT AND PEAK DISCHARGE ATTENUATION FOR ALL STORM WATER RUNOFF FROM THE DEVELOPED AREAS. THE MASTER LAKE SYSTEM WILL OUTFALL INTO THE C-108 AND WILL BE DESIGNED TO LIMIT THE POST-DEVELOPMENT DISCHARGE TO PRE-DEVELOPMENT RATES IN ACCORDANCE WITH SFWMD AND CITY OF PORT ST. LUCIE REQUIREMENTS AND REGULATIONS.
N.T.S.
PROPOSED PARCEL A PROJECT SITE
NW PINE TRACE AVE
NW ST JAMES DR
NW SADDLE DR
SITE DATA
SITE ZONING:
LAND USE: RCI
EXISTING ZONING: PUD
TOTAL SITE AREA:
PARCEL A: ±96,287 SF / 2.21 AC
IMPERVIOUS AREA PARCEL A:
IMPERVIOUS AREA: ±46,954 SF / 48.8%
PERVIOUS AREA: ±49,333 SF / 51.7%
BUILDING DATA:
MAX BUILDING HEIGHT: 35 FT
PROPOSED BUILDING HEIGHT: 20 FT
PRODUCT TYPE: COMMERCIAL RETAIL
MAX STORY: 2
COMMERCIAL FLOOR AREA: 11,000 SQ FT
PARCEL "A" SETBACK:
PINE TRACE AVE (FRONT OR SIDE YARD): 25 FT
ST. JAMES (FRONT YARD): 25 FT
REAR YARD: 20 FT
SIDE YARD: 20 FT
PARKING CALCULATION:
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA FOR BUILDING UNDER THIRTY THOUSAND (30,000) SQUARE FEET.
11,000 / 200 = 55.0
PARKING REQUIRED: 55
PARKING PROPOSED:
STANDARD PARKING: 52
ADA PARKING: 3
TOTAL: 55
APP# PLANNING & ZONING - P24-217
APP# PUBLIC WORKS - P24-217
CONCEPTUAL PLAN
RETAIL STORE
AT
NWC OF
PINE TRACE AVE
AND
NW ST JAMES DR
PORT ST. LUCIE, FL
COMMON OAK ENGINEERING
COMMON OAK ENGINEERING, LLC
8020 EDGEWATER DRIVE,
ORLANDO, FL 32804
ATTN: JEREMY ANDERSON, P.E.
PHONE: (407) 951-5915
PROJECT # 223.134
DATE 06/04/2025
SHEET 1
SCALE 1"=100'
CP

Architectural Elevations

Traffic Impact Statement

The site is anticipated to generate 447 net daily trips, 31 AM Peak hour and 52 PM Peak hour trips.

Public Works has reviewed the traffic statement provided and have concluded that no significant traffic impacts are anticipated based on the conceptual plan.

EVALUATION OF SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Ingress/egress are proposed along NW Pine Trace Avenue and another along NW St. James Boulevard. An existing sidewalk connects the residential development to the west to the sidewalk along St James Drive.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	The use requires a total of 55 parking spaces. The conceptual site plan provides for an overall of 55 parking spaces including 3 handicapped parking spaces.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	The City of Port St. Lucie is the provider of utilities.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Provided in accordance with City Code requirements
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All signage and lighting shall be required to conform to the City Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The proposed development will be reviewed for consistency with City Code and design standards at the time of site plan review

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table

Agenda Summary

2025-212

Agenda Date: 10/7/2025 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-002 Savona Plaza Drive Thru Window - Special Exception Use

Location: The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.

Legal Description: Port St. Lucie Section 19, Tract H (PB 13, PG 19)

This is a request for a special exception use to allow drive-through services in the General Commercial (CG) Zoning District.

Submitted By: Francis Forman, Planner III

Executive Summary: The City of Port St. Lucie has received a request from Redtail Design Group, Inc., acting as agent for the Savonna Blvd, LLC, for a special exception to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district per Section 158.124(C)(14) of the Zoning Code.

Presentation Information: Staff will provide a presentation.

Planning & Zoning Board Action Options:

- Recommend approval of the special exception use with the following condition:
  - The drive-through service lanes are for mobile orders only. If menu boards are proposed, a new special exception use application is required.
- Recommend approval with conditions.
- Recommend denial.
- Table or continue the hearing and review to a future meeting.

Background: The special exception use was previously tabled at the May 4th Planning & Zoning Board meeting to allow the applicant time to address Public Work's issues concerning off-site improvements. The off-site improvements consisted of the reconfiguration for SW Savona Boulevard and SW Paar Drive intersection for the creation of a roundabout. The off-site improvements have been received and reviewed by the Public Work's department and addressed all their concerns. The proposed roundabout will continue to be reviewed and monitored by the Public Works department through the site plan approval process.

Issues/Analysis: Restaurants are a permitted use in the General Commercial (CG) zoning district. Drive-through service lanes associated with any permitted use require approval of a Special Exception Use and shall conform to all provisions of the Zoning Code. The drive-through windows do not face a street; therefore, no additional buffering is required for the windows. The drive-through lanes are intended to be for online orders only with no menu boards or speaker boxes being utilized to take any orders on property. If menu boards are

to be proposed at a later date, a new special exception use application will be required.

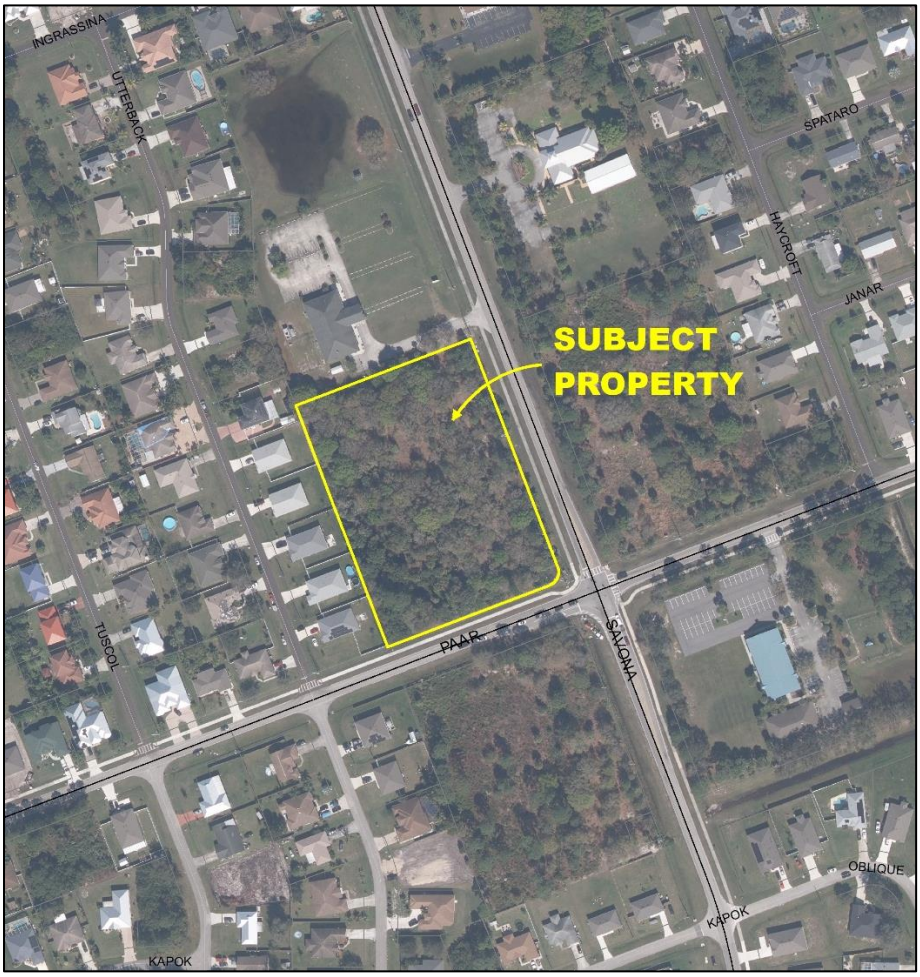
Special Consideration: N/A

Location of Project: The property is generally located at the northwest corner of SW Savona Boulevard and SW Paar Drive.

Attachments:

1. Staff Report
2. Conceptual Plan
3. Conceptual Elevations
4. Public Works Traffic Memo
5. SEU Application and Responses
6. Traffic Impact Statement
7. Warranty Deed
8. Agent Authorization Letter
9. Staff Presentation

Savona Plaza – Drive Thru Window
Special Exception Use
P25-002



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) Zoning District, per Section 158.124(C)(14) of the Zoning Code.
Agent:	Redtail Design Group, Inc.
Applicant/Property Owner:	Savona Blvd, LLC
Location:	The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.
Project Planner:	Francis Forman, Planner III

Project Description

The City of Port St. Lucie has received a request from Redtail Design Group, Inc., acting as agent for the Savonna Blvd, LLC, for a special exception to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district per Section 158.124(C)(14) of the Zoning Code. The 3.45-acre property is located on the northwest corner of SW Savona Boulevard and SW Paar Drive. The property is legally described as Port St. Lucie Section 19, Tract H.

The site is proposed to consist of two (2) commercial retail/restaurant buildings totaling 9,850 square feet and 11,750 square feet, respectively. The proposed drive-through services will be located on the north and south side of the building would be divided between the two buildings as to not overlap uses and traffic lines, to create a more uniform site circulation and comply with the City's development regulations. The proposed uses would provide queueing lengths of 8 to 11 cars each and will not front on a street.

Background

The special exception use was previously tabled at the May 4th Planning & Zoning Board meeting to allow the applicant time to address Public Work's issues concerning off-site improvements. The off-site improvements consisted of the reconfiguration for SW Savona Boulevard and SW Paar Drive intersection for the creation of a roundabout. The off-site improvements have been received and reviewed by the Public Work's department and addressed all their concerns. The proposed roundabout will continue to be reviewed and monitored by the Public Works department through the site plan approval process.

Previous Actions

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their January 22, 2025, meeting.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on February 21, 2025, to owners of property within a 750-foot radius of the subject property.

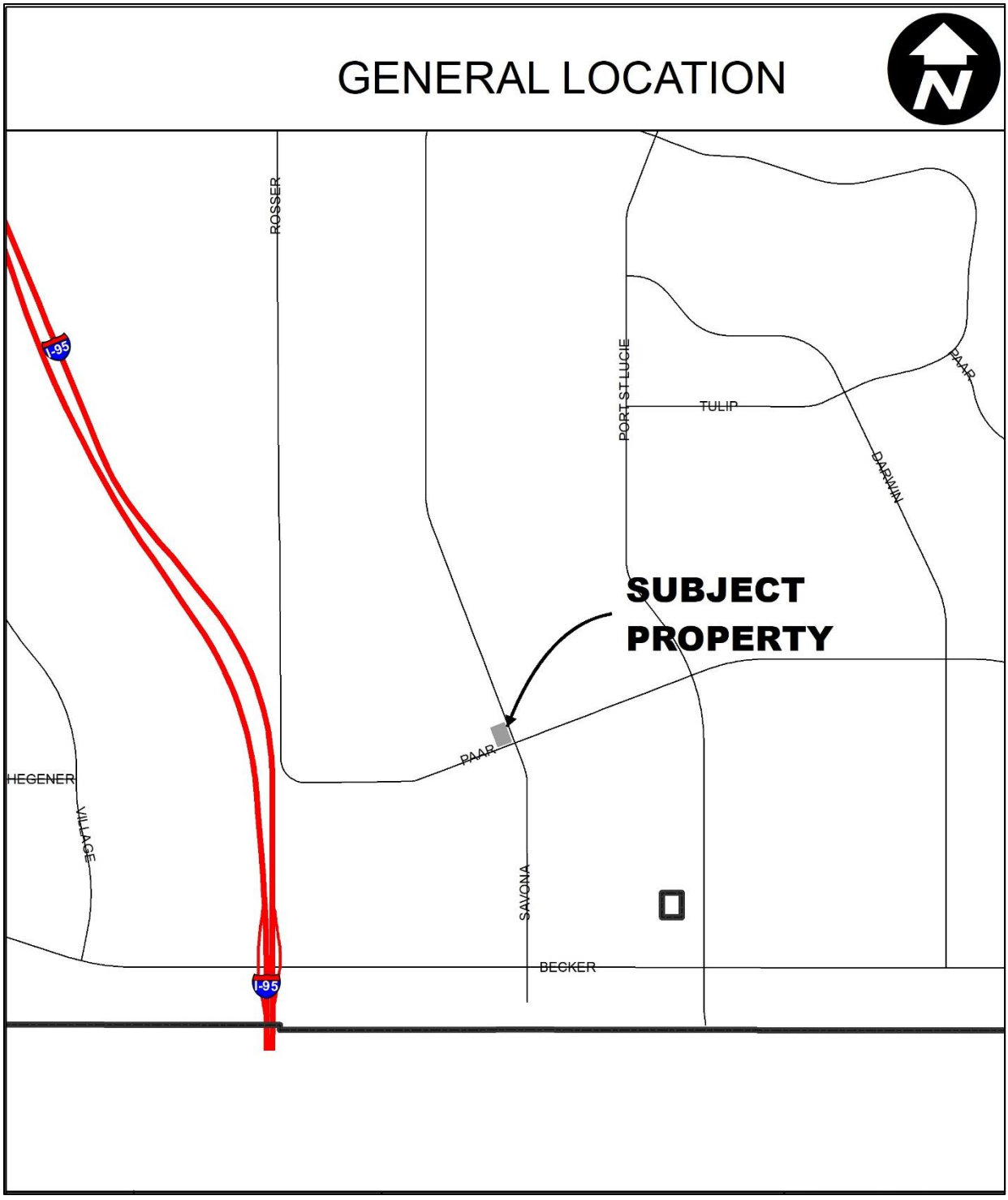
Location and Site Information

Parcel Number:	3420-590-0008-000-9
Property Size:	3.45 acres
Legal Description:	Port St. Lucie Section 19, Tract H
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant

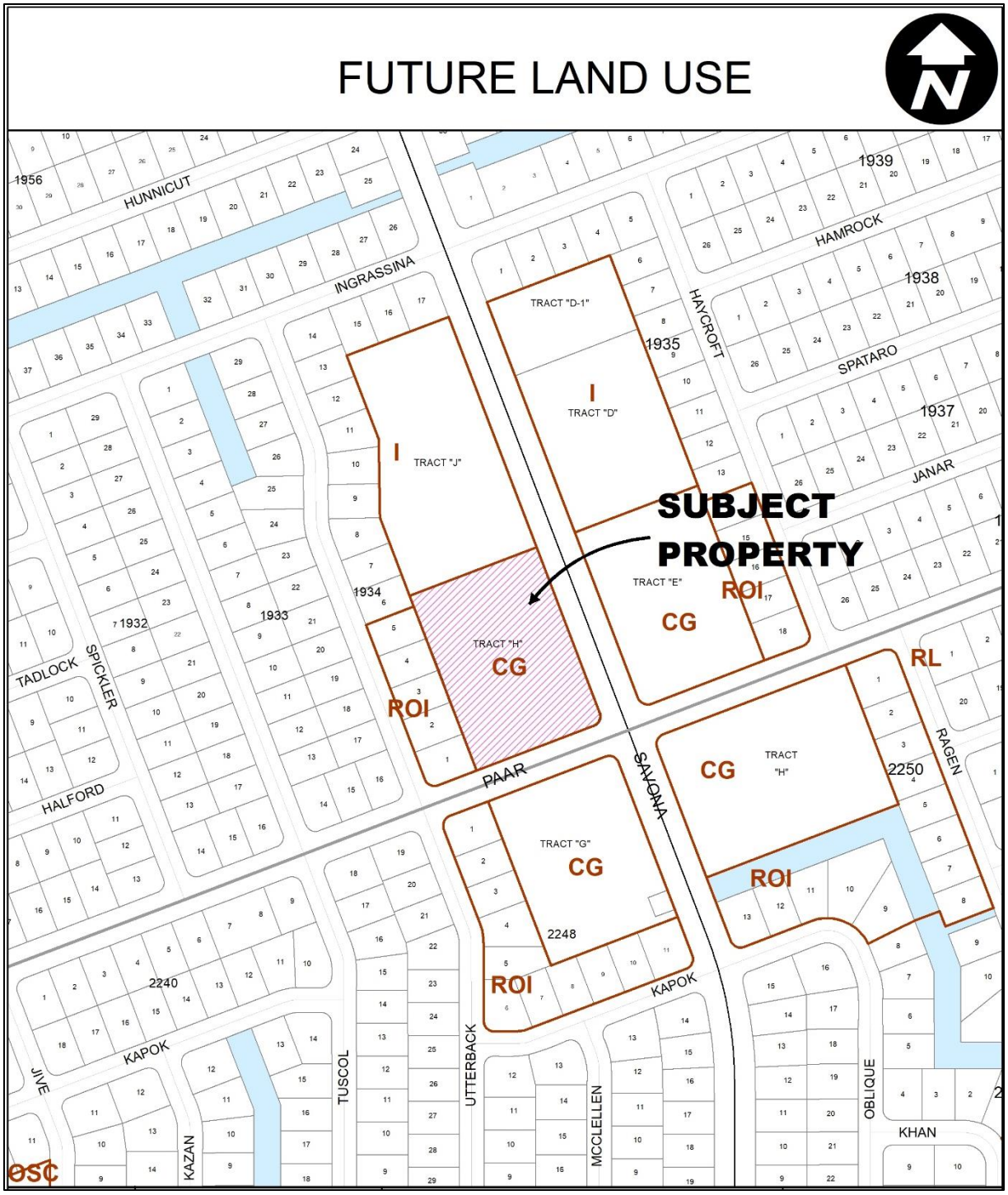
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	I	I	Religious Institution
South	CG	CG	Vacant
East	CG	CG	Vacant
West	ROI	RS-2	Single-Family Residential

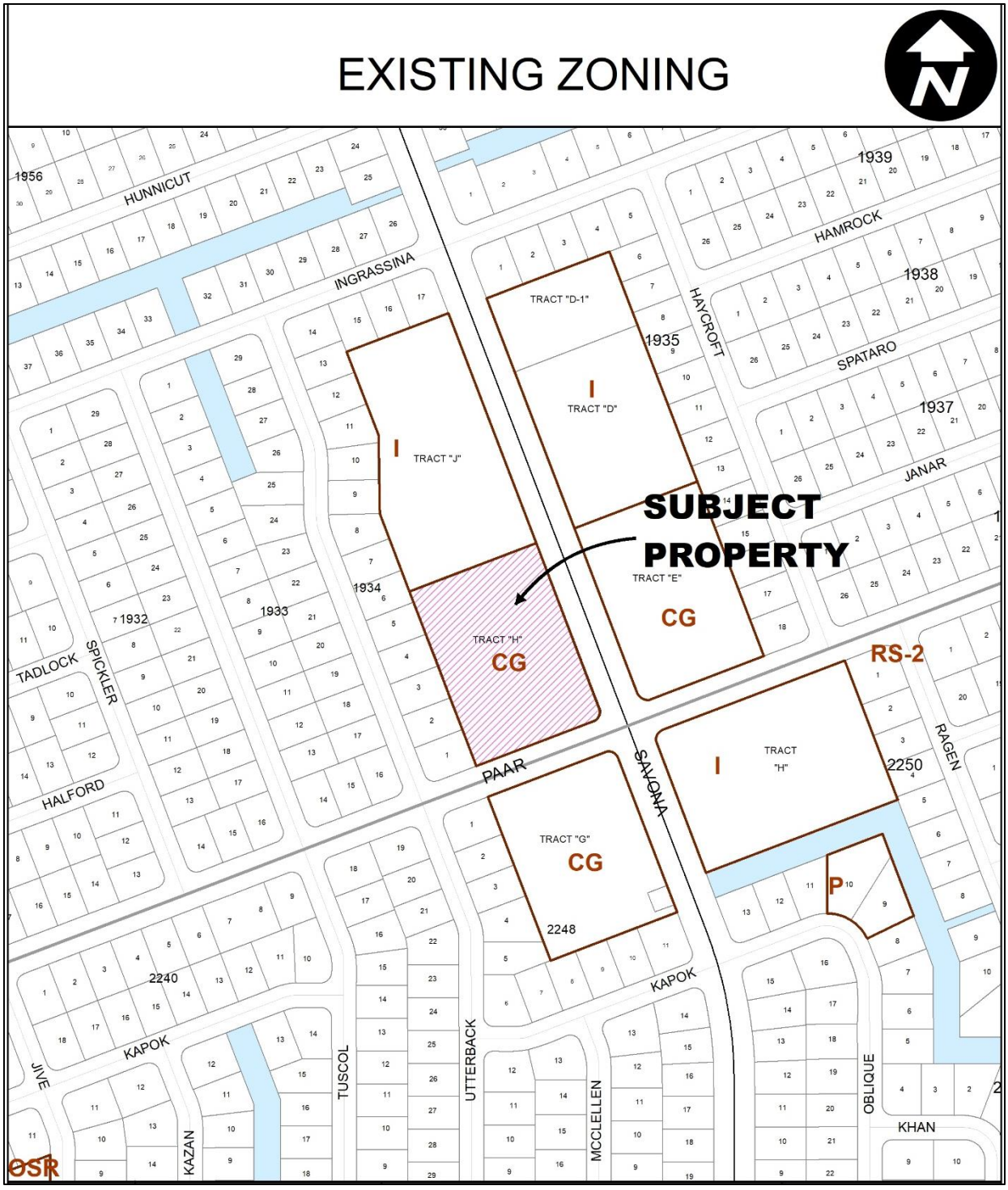
I – Institutional, CG – General Commercial, RS-2 – Single-Family Residential, ROI – Residential Office Institutional



Location Map


FUTURE LAND USE
SUBJECT PROPERTY
TRACT "D-1"
I
TRACT "D"
I
TRACT "J"
TRACT "E"
ROI
CG
TRACT "H"
CG
ROI
TRACT "H"
CG
RL
TRACT "G"
CG
2248
ROI
ROI
1956
1939
1938
1937
1935
1934
1933
1932
2240
2250
HUNNICUT
INGRASSINA
HAMROCK
HAYCROFT
SPATARO
JANAR
TADLOCK
SPICKLER
HALFORD
PAAR
SAVONA
RAGEN
KAPOK
KAPOK
JIVE
KAZAN
TUSCOL
UTTERBACK
MCCLELLEN
OBLIQUE
KHAN
OSC

Land Use Map


EXISTING ZONING
N
SUBJECT PROPERTY
TRACT "D-1"
I
TRACT "D"
I
TRACT "J"
TRACT "E"
CG
TRACT "H"
CG
I
TRACT "H"
TRACT "G"
CG
P
RS-2
OSR
HUNNICUT
INGRASSINA
HAMROCK
HAYCROFT
SPATARO
JANAR
TADLOCK
SPICKLER
HALFORD
PAAR
SAVONA
RAGEN
KAPOK
JIVE
TUSCOL
UTTERBACK
MCCLELLEN
OBLIQUE
KHAN
KAZAN
1956
1939
1938
1937
1935
1934
1933
1932
2250
2248
2240

Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Applicant's Response: Adequate ingress and egress is proposed to and from the property via Savona Boulevard and Paar Drive. The proposed site layout provides drive-thru facilities that do not encroach on pedestrian safety, pedestrian connectivity is provided within the site via concrete sidewalks, traffic flow is intended to not impede the flow of traffic at driveways to and from the main ROW roadway, and proper emergency vehicle circulation has been accounted for in the proposed site layout.
- Staff findings: Adequate ingress and egress will be provided at two locations for this development. The first access point will be along the east, creating a driveway from SW Savona Boulevard, with the second access point being created along the south from SW Paar Drive. The Concept Plan was reviewed by the Public Works Department. A stacking analysis was provided that shows the proposed two drive-through lanes are of sufficient length to not interfere with traffic circulation and parking. Traffic Should not adversely affect the transportation level of service for adjacent roads. See attached Public Works Traffic Memo.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: The proposed site layout shows one hundred and eight (108) parking spaces intended for the hopping plaza. Off-street parking area is located towards the east of the site abutting Savona Boulevard ROW. Further, a wall is proposed as required along the western boundary and will act a screen to residential properties to the west.
- Staff findings: Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. According to the City Zoning Code, Section 158.221(C), the shopping center use requires 1 space per each 200 square feet of gross floor area plus 1 space per each 250 square feet of gross floor area over 30,000 square feet. The overall Savona Plaza site will require 108 parking spaces, of which five are required to be ADA accessible. Adequate parking and loading areas are provided along the eastern portion of the site and are not expected to have any detrimental effects upon adjoining properties. The loading spaces are proposed to be located on the west side of the buildings, closer to the residential lots on the west. A minimum six- foot- high architectural buffer wall with landscaping is required along the western perimeter of the property.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: The project proposes potable water connection to an existing water line located along Savona Boulevard and Paar Drive. Sanitary sewer service is proposed via a lift station on the north-west corner of the property.

- Staff findings: Port St. Lucie will be the provider of utilities for the proposed project. Existing and planned facilities are available to serve the area. The project proposes to extend the City's 8" water main along SW Savona Boulevard and will connect to an 8" water main extension being proposed along with Savona Plaza. A developer's agreement with the City Utility Systems Department, which is consistent with the adopted level of service, is required prior to the issuance of building permits.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: No additional buffering and/or screening is proposed. The proposed site layout will adhere to the required landscape buffering and screening requirements as per the City's Code of Development for this use and zoning district criteria.

- Staff findings: The site is adjacent to commercial properties to the east and south, an institutional property to the north, and residential to the west. The Conceptual Landscape Plan meets the City's Landscape Code requirements, which require a buffer wall adjacent to the residential properties. The Conceptual Plan provides additional buffering beyond what is required by the code. The site was planned to set the stormwater management pond along the rear of the property line to provide an additional 46-90 feet in addition to the required 10-foot landscape buffer.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Applicant's Response: Proposed site lighting will adhere to promote traffic safety and minimize undue glare, incompatibility or disharmony with adjoining properties and the photometric plan will be submitted as a part of the site plan submittal.

- Staff findings: All exterior lighting shall be in conformance with Section 158.221 of the City Zoning Code and all signage shall be in accordance with Chapter 155 of the City Sign Code.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Applicant's Response: The proposed layout intends to adhere to the minimum requirements for proposed yard buffers and open spaces, consistent with commercial uses in the surrounding areas.

- Staff findings: Front, side, and rear yard building setbacks that conform with the General Commercial (CG) zoning district have been provided to ensure compatibility with adjoining properties

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: The proposed restaurant use is an allowed use under Section 158.124(B)(5) Restaurants under the General Commercial zoning district. The SEU request is in conformance with Section 158.124(C)(14) as they include the drive-through services.

- Staff findings: Restaurants are a permitted use in the General Commercial (CG) zoning district. Drive-through service lanes associated with any permitted use require approval of a Special Exception Use and shall conform to all provisions of the Zoning Code. The drive-through windows do not face a street; therefore, no additional buffering is required for the windows. The drive-through lanes are intended to be for online orders only with no menu boards or speaker boxes being utilized to take any orders on property. If menu boards are to be proposed at a later date, a new special exception use application will be required.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Applicant's Response: Establishment and operation of the proposed use will not impair the health, safety, welfare, or convenience of residents and workers in the city as the proposed use is allowed under the current zoning district.

- Staff findings: By adhering to City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: The proposed layout provides an efficient and safe circulation around the site for its customers and patrons while not adversely impacting the surrounding roadways and/or neighbors. Additionally, the drive-through services are not visible from Savona Boulevard and also not prominent from Paar Drive and are separated from the residential use on the west by a wall that blocks the view.

- Staff findings: The proposed drive-throughs are in an area designated for commercial development.

  This intent will not constitute a nuisance or hazard as all the activity will be centered along the front of the building which will provide sufficient separation and screening from the residential uses. The commercial space will operate during regular business hours, with no early openings or late hours anticipated. Additionally, the site was strategically designed to screen waste disposal and sanitary sewer lift station areas from public view. No on-site generators or any other fume-generating or noise-generating equipment is proposed.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: The proposed use is within the General Commercial (GC) zoning district and is an allowed use in the zoning district. It is separated by a wall from the residential use on the

west and is designed in such way so that the drive-throughs and loading areas, as well as the lift station and area for the vacuum truck are not visible from the streets.

- Staff findings: The proposed drive-through service is in an area designated for commercial development. The site is adjacent to commercial properties on the east and south sides and residential uses to the west. An 8-foot-high architectural wall and landscaping are proposed along the west (rear) of the site to screen the view from residential uses. The proposed use for this development is compatible with the permitted uses of adjacent properties per code. The proposed project will be designed to comply with the City's Land Development Code and Citywide Design Standards to ensure compatibility with light and noise generation. Site access will also be compatible with the surrounding projects by providing one point of access to SW Savona Boulevard. and one point of access to SW Paar Drive. The size, height, and character of the proposed development is in harmony with existing and proposed development in the area.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

Public Works - Traffic Analysis, Drive-Through Queuing

This development with the updated Traffic Analysis and Queueing Analysis for the entire Gatlin Pointe development has been reviewed by Staff and found to be in compliance with Public Works Policy #19-01.

Related Projects

P24-196 – Savona Plaza – Site Plan

PLANNING AND ZONING BOARD ACTION OPTIONS

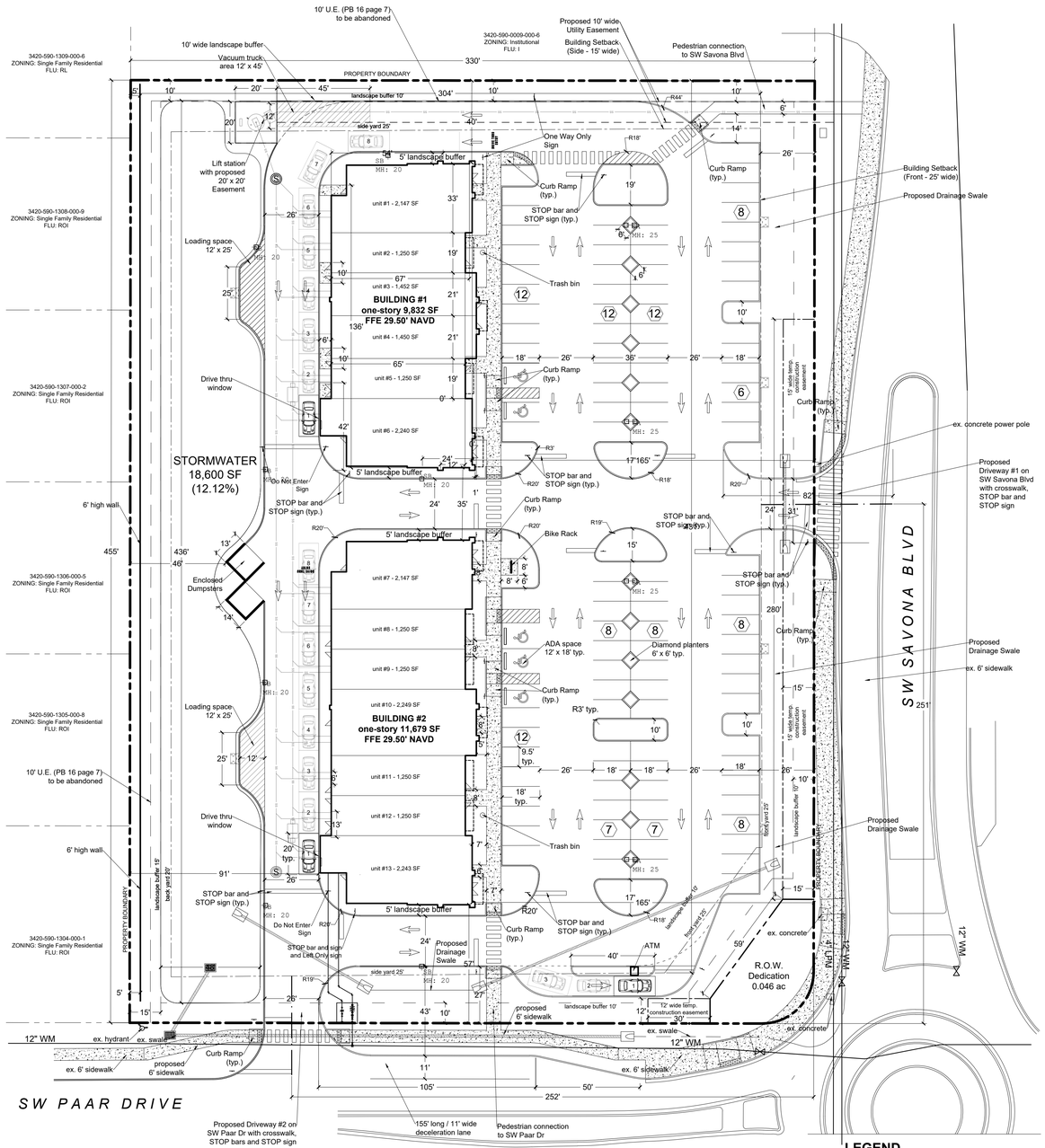
If the board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council with the following condition:
    - The drive-through service lanes are for mobile orders only. If menu boards are proposed, a new special exception use application is required.
- Motion to amend the recommendation and recommend approval to the City Council

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

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.



Drainage Statement

The proposed project will include a Surface Water Management System (SWMS) per City of Port St Lucie (PSL) and South Florida Water Management District (SFWMD) criteria for new developments. The proposed SWMS will consist of site grading and inlets and culverts which direct stormwater runoff to a perimeter swale or directly to the retention area. The SWMS will be capable of providing the presumptive water quality treatment and also address the current Nutrient pre verses post loading requirement for projects in an impaired water body basin. The SWMS will also address water quantity and flood protection criteria including parking lot protection from a 10 year-24 hour storm event. The project will retain all runoff generated from a 25 year-72 hour storm with discharge limited to pre-verses post rates. Finally the project will provide Finished Floor protection from a 100 year-72 hour storm event (no discharge/glass wall). Prior to construction, a NPDES Notice of Intent (NOI) will be filed with the FDEP and a SWPPP will be completed per PSL MS4 requirements (including the required inpsections).

Water/Sewer Statement

The proposed project will connect to the available Port St Lucie Utility System Department (PSLUSD) watermains located along Parr and Savona. The proposed connection will be most likely a 6" to 8" connection to provide Potable Water and Fire Sprinkler services to the building units. Wastewater disposal will be via a Proposed PSLUSD specified Grinder Pump Station, connecting to the adjacent available forcemain on Savonna. All construction to be in accordance with PSLUSD details and specifications.

Traffic Statement

The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):

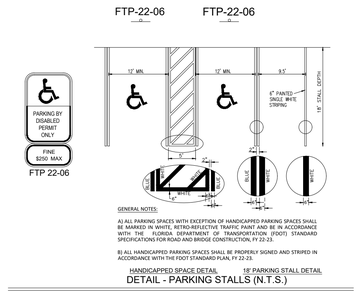
• 1,507 daily, 120 AM peak hour (64 in/56 out), and 124 PM peak hour (63 in/61 out) trips.

The proposed development will generate the following peak driveway trips (Peak hour of Generator):

• 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips.

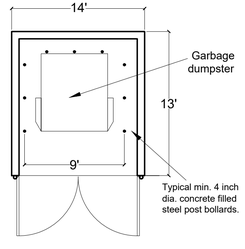
A 155-foot westbound right-turn lane is recommended at the SW Paar Drive & Driveway 2 intersection.

Stacking on-site for each drive through (160 feet) is adequate.

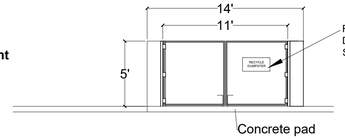


DETAIL - PARKING STALLS (N.T.S.)

Trash Bin
Safco - EVOS series
steel w. ash 15 gal

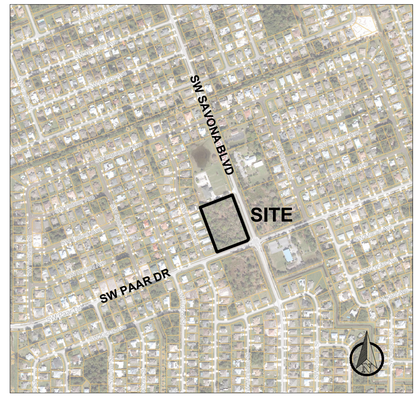


Enclosed DumpsterDetail (N.T.S.)



Gates shall maintain a min. 90 degree swing clearance when anchored and in full open position. Gates to be made of solid material (wood, metal and similar) and have metal framework

Enclosed Dumpster - Front view (N.T.S.)



LOCATION (N.T.S.)

SITE DATA

1.	**PROJECT NAME:**	Savona Plaza	
2.	**PARCEL ID:**	3420-590-0008-000-9	
3.	**ADDRESS:**	Savona Blvd	
4.	**SECTION / TOWNSHIP / RANGE**	S25 / T37S / R39E	
5.	**APPLICANT**	**RedtailDG** **100 S. 2nd Street** **Fort Pierce, FL 34950**	
6.	**OWNER:**	Savona Blvd, LLC 625 N Flagler DR, Unit Ste 605 West Palm Beach, FL 33401-4025	
7.	**ZONING:**	General Commercial	
8.	**FUTURE LAND USE:**	CG	
9.	**FLOOD ZONE:**	X	
10.	**GROSS PROJECT SIZE:**	150,008 SF (3.444 ac)	
11.	**ZONING REQUIREMENTS**	**PER ZONING**	**PROPOSED**
	LOT SIZE		
	Mln. Lot Area	20,000 SF	150,008 SF
	Min. Lot Width	100'	335'
	BUILDING		
	Max. Building Coverage	40 %	17.38 %
	Max. Building Height :	35'	28'-7"
	YARDS		
	Min. Front Yard:	25'	165'
	Min. Rear Yard:	20'	46'
	Min. Side Yard:	10'	40'
	Min. Side Yard (at corner)	25'	57'
12.	**PARKING**		
	REQUIRED (1 per 200 sf)	108 spaces	
	PROVIDED	108 spaces	
	Handicapped Spaces Required (101-150 total):	5 spaces	
	Handicapped Spaces Provided (12' x 18')	5 spaces	
13.	**SITE COVERAGE**		
	IMPERVIOUS		
	Buildings	0.492 ac	21,600 SF 22.84 %
	Paving	1.581 ac	68,888 SF 72.84 %
	Sidewalk	0.094 ac	4,081 SF 4.32 %
	TOTALS		
	Total Impervious	2.167 ac	94,569 SF 63.04 %
	Total Pervious	1.230 ac	53,416 SF 35.61 %
	ROW Dedication	0.046 ac	2,023 SF 1.35 %
	Total Site Area	3.444 ac	150,008 SF 100.00 %

ENGINEER:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

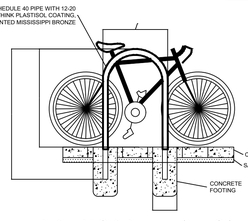
LANDSCAPE ARCHITECT:
George Botner, PLA, AICP,Landscape Architects and Planners
4320 SE Cove Lake Circle
Suite 104
Stuart, FL. 34997

BUILDING #1 (9,790 SF)
FFE 29.50' NAVD

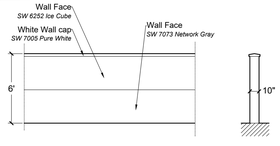
Unit #1	2,147 SF
Unit #2	1,250 SF
Unit #3	1,452 SF
Unit #4	1,450 SF
Unit #5	1,250 SF
Unit #6	2,240 SF

BUILDING #2 (11,640 SF)
FFE 29.50' NAVD

Unit #7	2,147 SF
Unit #8	1,250 SF
Unit #9	1,250 SF
Unit #10	2,249 SF
Unit #11	1,250 SF
Unit #12	1,250 SF
Unit #13	2,243 SF



BIKE RACK DETAIL (N.T.S.)



6' High Wall to residential properties (N.T.S.)
*Colors to match the building

LEGEND

- Project property line
- R.O.W. Dedication
- Temporary Construction Easement
- Property line
- Landscape strip
- Building setback
- Driveway centerline
- Concrete
- ADA ramp with tactile surface
- Bike rack (8'x8' pad - 6 bikes)
- Proposed light pole

0 30' 60'
1" = 30'

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PLANNER
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

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REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

TM DESIGNED BY
VP DRAWN BY
1" = 30' SCALE
09/26/2025 DATE

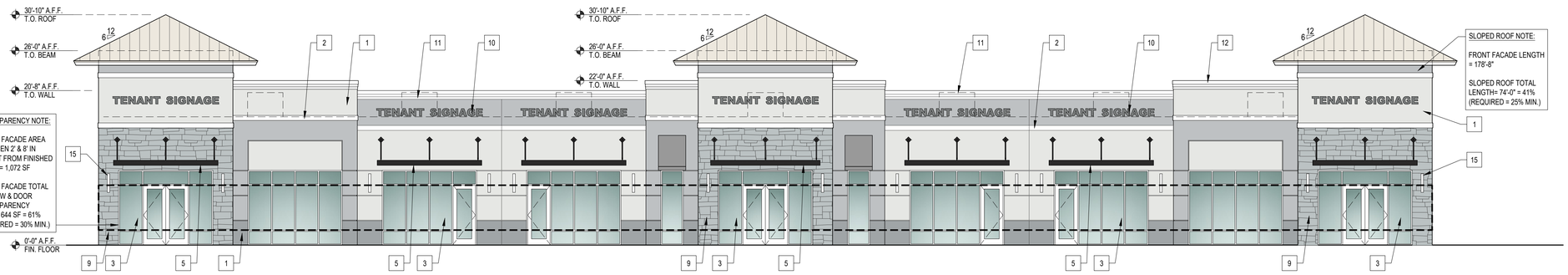
DATE	REVISION COMMENTS
12/23/2024	REVISED PER STAFF COMMENTS
04/30/2025	REVISED PER STAFF COMMENTS
07/18/2025	REVISED PER STAFF COMMENTS - added the roundabout
09/26/2025	REVISED PER STAFF COMMENTS - metro board removal

SAVONA PLAZA

SITE PLAN

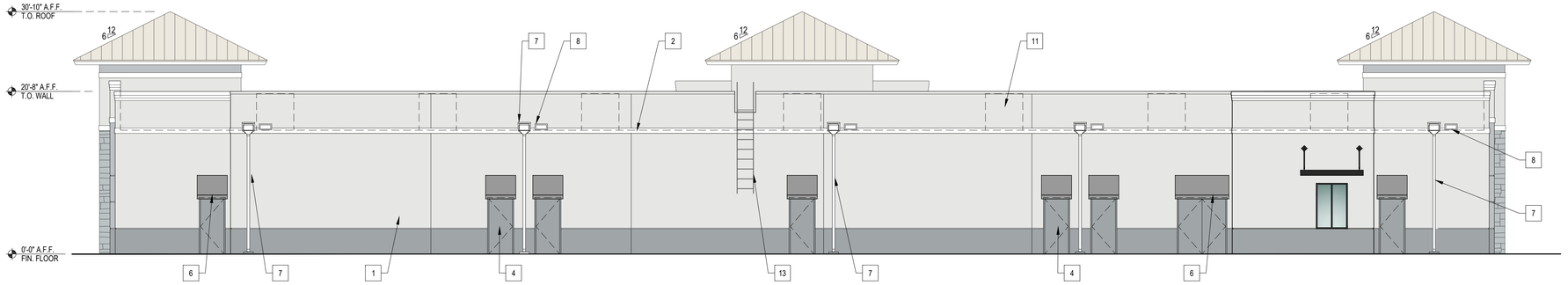
Port St. Lucie Florida

PSLUSD # 5385
PSL Project Number: P25-002



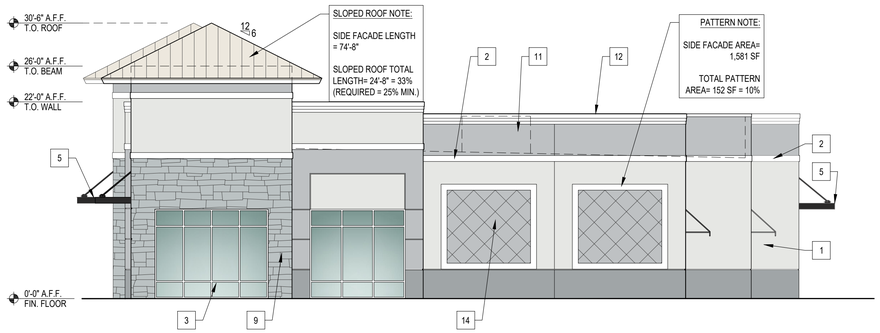
01 EAST ELEVATION

BUILDING 2 — SCALE: 1/8" = 1'-0"



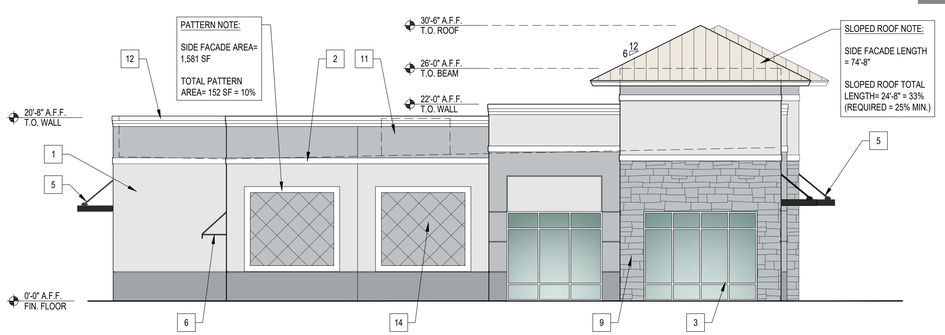
02 WEST ELEVATION

BUILDING 2 — SCALE: 1/8" = 1'-0"



03 NORTH ELEVATION

BUILDING 2 — SCALE: 1/8" = 1'-0"

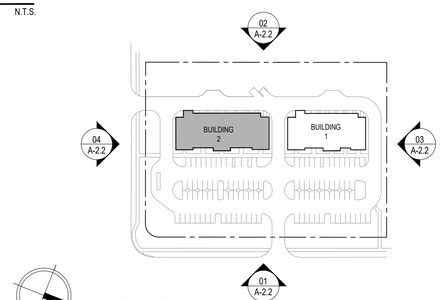


04 SOUTH ELEVATION

BUILDING 2 — SCALE: 1/8" = 1'-0"

05 EAST VIEW

BUILDING 2 — N.T.S.



KEY PLAN

SCALE: NTS

MATERIAL LEGEND

1	SMOOTH STUCCO FINISH
2	RAISED STUCCO BAND
3	IMPACT RATED ALUMINUM STOREFRONT SYSTEM W/ DARK BRONZE FRAMES
4	PAINTED IMPACT RATED HOLLOW METAL DOOR
5	METAL CANOPY
6	FABRIC CANOPY
7	PRE-FINISHED ALUMINUM DOWNSPOUT & COLLECTOR BOX
8	PRE-FINISHED ALUMINUM OVERFLOW SCUPPER
9	STONE VENEER CORONADO LEDGESTONE SERIES PRO-LEDGE OR EQUAL
10	FUTURE SIGNAGE UNDER SEPARATE PERMIT
11	FUTURE ROOFTOP UNITS (BEYOND) COMPLETELY SCREENED BY PARAPETS
12	PRE- FINISHED ALUMINUM COPING CAP
13	PRE- FINISHED ALUMINUM PAINTED ROOF ACCESS LADDER
14	9'6" X 9'6" DECORATIVE ELEMENT WITH 6" WIDTH RAISED STUCCO BORDER AND STUCCO REVEALS AT 20" O.C.
15	DECORATIVE WALL LIGHT
16	12" X 12" MEDALLION TYP.

COLOR LEGEND

- MAIN COLOR 1: SW 6252 ICE CUBE 100% ALLOWED
- MAIN COLOR 2: SW 6254 LAZY GRAY 100% ALLOWED
- MAIN COLOR 3: SW 7073 NETWORK GRAY 100% ALLOWED
- ACCENT COLOR: SW 7005 PURE WHITE 100% ALLOWED
- STONE VENEER: ELDORADO CUT COARSE STONE CANNONADE, OR EQUAL
- METAL ROOF COLOR: SANDSTONE
- DOOR AND WINDOW FRAMES: WHITE
- METAL CANOPIES: DARK BRONZE
- FABRIC AWNINGS: FIRESIST GRAY 82030, SIMILAR TO SW7670 GRAY SHINGLE 100% ALLOWED

ARCHITECTURAL ELEMENTS PROVIDED

PER CHAPTER 10 OF THE CITYWIDE DESIGN CENTER

1. VERTICAL RECTANGULAR WINDOWS
2. STACKED STONE - 5% OF BUILDING FACE REQUIRED. 12.15% PROVIDED.
3. MEDALLIONS
4. SQUARE COLUMNS SPACED NO GREATER THAN 1.5 THE HEIGHT OF THE COLUMN
5. CANOPY AND AWNING
6. DISPLAY WINDOWS

GENERAL NOTES

- SIGNAGE SHALL BE REVIEWED AND APPROVED SEPARATELY FROM SITE PLAN.
- ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY.
- NO MECHANICAL EQUIPMENT SHOULD BE VISIBLE FROM ABOVE THE HEIGHT OF THE PARAPET WALL.

CITY PROJECT #	PSLUSD PROJECT #
P24-196	5385

Claren Architecture + Design, Inc.
AA26002865
6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
561.961.4884
www.clarenarchitecture.com

Savona Plaza

Savona Boulevard
Port St. Lucie, FL 34953

STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
REGISTERED ARCHITECT

PROJECT # 24-038

DATE 03-05-2025

REV #	DATE

SHEET # A-2.2

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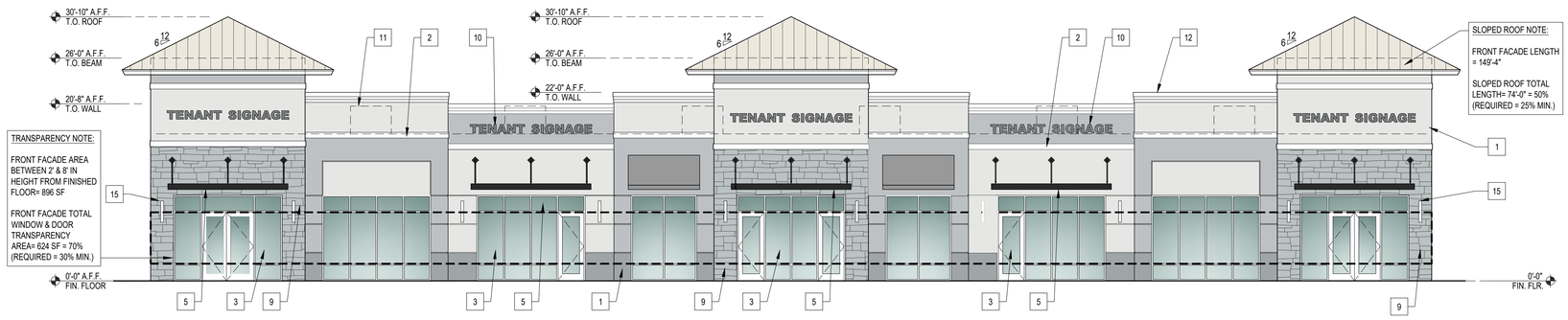
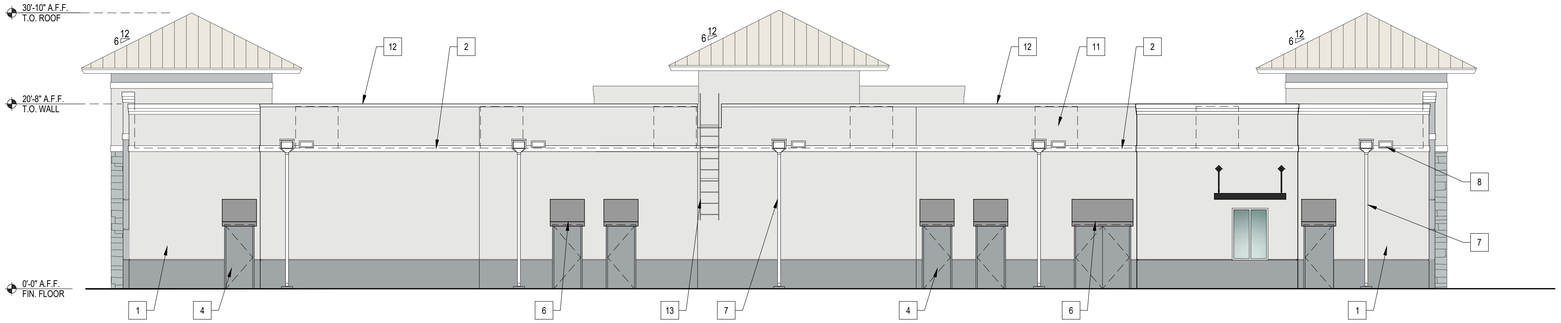
PRELIMINARY - NOT FOR CONSTRUCTION



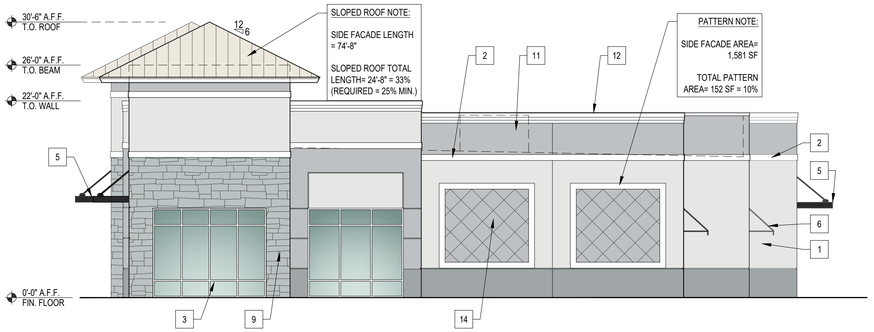
01 EAST ELEVATION

BUILDING 1 SCALE: 1/8" = 1'-0"



02 WEST ELEVATION

BUILDING 1 SCALE: 1/8" = 1'-0"

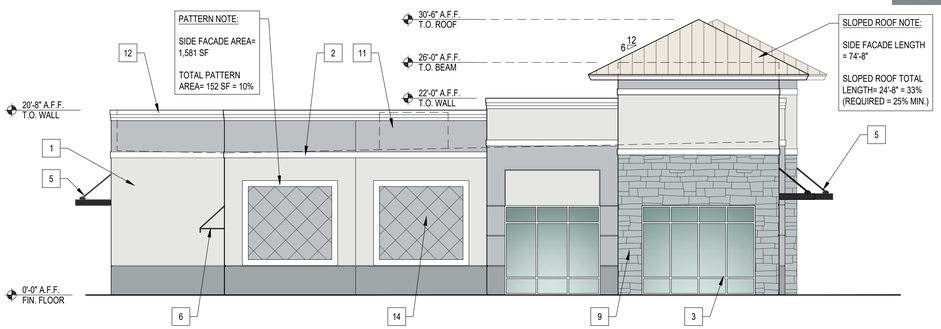


03 NORTH ELEVATION

BUILDING 1 SCALE: 1/8" = 1'-0"

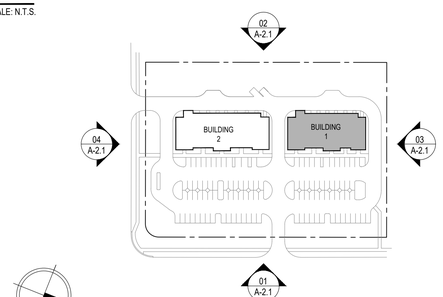
05 EAST VIEW

BUILDING 1 SCALE: N.T.S.



04 SOUTH ELEVATION

BUILDING 1 SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE: NTS

MATERIAL LEGEND

1	SMOOTH STUCCO FINISH
2	RAISED STUCCO BAND
3	IMPACT RATED ALUMINUM STOREFRONT SYSTEM W/ DARK BRONZE FRAMES
4	PAINTED IMPACT RATED HOLLOW METAL DOOR
5	METAL CANOPY
6	FABRIC CANOPY
7	PRE-FINISHED ALUMINUM DOWNSPOUT & COLLECTOR BOX
8	PRE-FINISHED ALUMINUM OVERFLOW SCUPPER
9	STONE VENEER CORONADO LEDGESTONE SERIES PRO-LEDGE OR EQUAL
10	FUTURE SIGNAGE UNDER SEPARATE PERMIT
11	FUTURE ROOFTOP UNITS (BEYOND) COMPLETELY SCREENED BY PARAPETS
12	PRE- FINISHED ALUMINUM COPING CAP
13	PRE- FINISHED ALUMINUM PAINTED ROOF ACCESS LADDER
14	9'6" X 9'6" DECORATIVE ELEMENT WITH 6" WIDTH RAISED STUCCO BORDER AND STUCCO REVEALS AT 20" O.C.
15	DECORATIVE WALL LIGHT
16	12" X 12" MEDALLION TYP.

COLOR LEGEND

- MAIN COLOR 1: SW 6252 ICE CUBE 100% ALLOWED
- MAIN COLOR 2: SW 6254 LAZY GRAY 100% ALLOWED
- MAIN COLOR 3: SW 7073 NETWORK GRAY 100% ALLOWED
- ACCENT COLOR: SW 7005 PURE WHITE 100% ALLOWED
- STONE VENEER: ELDORADO CUT COARSE STONE CANNONADE, OR EQUAL
- METAL ROOF COLOR: SANDSTONE
- DOOR AND WINDOW FRAMES: WHITE
- METAL CANOPIES: DARK BRONZE
- FABRIC AWNINGS: FIRESIST GRAY 82030, SIMILAR TO SW7670 GRAY SHINGLE 100% ALLOWED

ARCHITECTURAL ELEMENTS PROVIDED

PER CHAPTER 10 OF THE CITYWIDE DESIGN CENTER

1. VERTICAL RECTANGULAR WINDOWS
2. STACKED STONE - 5% OF BUILDING FACE REQUIRED. 12.15% PROVIDED.
3. MEDALLIONS
4. SQUARE COLUMNS SPACED NO GREATER THAN 1.5 THE HEIGHT OF THE COLUMN
5. CANOPY AND AWNING
6. DISPLAY WINDOWS

GENERAL NOTES

- SIGNAGE SHALL BE REVIEWED AND APPROVED SEPARATELY FROM SITE PLAN.
- ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY.
- NO MECHANICAL EQUIPMENT SHOULD BE VISIBLE FROM ABOVE THE HEIGHT OF THE PARAPET WALL.

CITY PROJECT #	PSLUSD PROJECT #
P24-196	5385

Claren Architecture + Design, Inc.
AA26002865
6400 CONGRESS AVE, SUITE 2150
BOCA RATON, FL 33487
561.961.4884
www.clarenarchitecture.com

Savona Plaza

Savona Boulevard
Port St. Lucie, FL 34953

STATE OF FLORIDA
STEPHAN D. CLAREN
AR95258
REGISTERED ARCHITECT

PROJECT # 24-038

DATE 03-05-2025

REV #	DATE

SHEET # A-2.1

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PRELIMINARY - NOT FOR CONSTRUCTION

MEMORANDUM

TO: Francis Forman, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works CAC

FROM: Breanna Vasquez, Public Works BV

DATE: September 5, 2025

SUBJECT: P25-002 Savonna Plaza - Drive Thru SEU
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by MacKenzie Engineering and Planning, LLC dated March 26, 2025 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed development includes 17,028 SF of retail and 4,483 SF restaurant with a drive-thru window. Per the 11th edition ITE trip generation manual, the development will generate 2,844 daily, 330 AM Peak Hour and 411 PM Peak Hour trips. Mitigation for the driveway trips will be provided by the developer constructing 155 feet right turn lane at the SW Paar Drive driveway. MacKenzie Engineering also evaluated the drive-thru window for vehicle stacking to confirm the 160 feet of stacking is adequate at the drive-thru.

FOR SPECIAL EXCEPTION USE 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 being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: vlada@redtaildg.com

PROPERTY OWNER:

Name: Savona Blvd, LLC

Address: 625 N Flagler DR, Unit Ste 605 West Palm Beach, FL 33401-4025

Telephone No.: 561.351.0308 Email hakhorassani@gmail.com

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Redtail Design Group

Address: 100 S. 2nd Street, Fort Pierce, FL 34950

Telephone No.: 772.348.0908 Email vlada@redtaildg.com

SUBJECT PROPERTY:

Legal Description: Submitted as doc file

Parcel I.D Number: 3420-590-0008-000-9

Address: SAVONA BLVD Bays: _____

Development Name: Savona Plaza (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 21,619 Assembly Area (sq. ft.): _____

Current Zoning Classification: General Commercial SEU Requested: Drive-Trhough Windows

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

Applicant requests SEU for the proposed Drive-Thru windows for two proposed restaurants per the code section 158.124.(C)(13) which requires an SEU for restaurants with drive-through services.

Vlada Peterka
Signature of Applicant

Vlada Peterka
Hand Print Name

Jan 02 2025
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. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

Adequate ingress and egress is proposed to and from the property via Savona Boulevard and Paar Drive.The proposed site layout provides drive-thru facilities that do not encroach on pedestrian safety, pedestrian connectivity is provided within the site via concrete sidewalks, traffic flow is intended to not imped the flow of traffic at driveways to and from the main ROW roadway, and proper emergency vehicle circulation has been accounted for in the proposed site layout.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

The proposed site layout shows (108) parking spaces. intended for the Shopping Plaza. Off-street parking area is located towards the east of the site abutting Savona Boulevard ROW. Further. a wall is proposed as required along the western boundary and will act a screen to residential properties to the west.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

The project proposes potable water connection to an existing water line located along Savona Boulevard and Paar Drive. Sanitary sewer service is proposed via a Lift Station on the north-west corner of the property,

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

No additional buffering and/or screening is proposed. The proposed site layout will adhere to the required landscape buffer and screening requirements as per the City's Code of Development for this use and zoning district criteria.

(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

Proposed site lighting will adhere to promote traffic safety and minimize undue glare, incompatibility or disharmony with adjoining properties and the photometric plan will be submitted as a part of the site plan submittal.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

The proposed layout intends to adhere to the minimum requirements for proposed yard buffers and open spaces, consistent with commercial uses in the surrounding areas.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

The proposed restaurant use is an allowed use under Section 158.124 (B)(5) Restaurants under the General Commercial zoning district. The SEU request is in confirmance with section 158.124.(C)(13) as they include the drive-through services.

(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

Establishment and operation of the proposed use will not impair the health, safety, welfare, or convenience of residents and workers in the city as the proposed use is allowed under the current zoning district.

(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

The proposed layout provides an efficient and safe circulation around the site for its customers and patrons while not adversely impacting the surrounding roadways and/or neighbors. Additionally, the drive-through services are not visible from Savona Boulevard and also not prominent from Paar Drive and are separated from the residential use on the west by a wall that blocks the view.

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

The proposed use is within the General Commercial (GC) zoning district and is an allowed use in the zoning district. It is separated by a wall from the residential use on the west and is designed in such way so that the drive-thoughs and loading areas, as wel las the lift station and area for the vacuum truck are not visible from the streets.

Vlada Peterka	Vlada Peterka	Jan 02 2025
Signature of Applicant	Hand Print Name	Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

TRAFFIC IMPACT STATEMENT

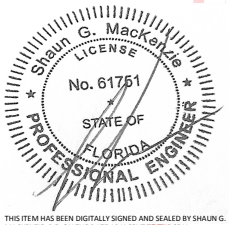
Savona Plaza
Port St. Lucie, FL

Prepared for:
Redtail DG
Fort Pierce, Florida

Prepared by:

MacKenzie
Engineering & Planning, Inc.

1172 SW 30th Street
Palm City, FL 34990
(772) 286-8030



Digitally signed by Shaun G MacKenzie
Date: 2025.03.26 16:30:25 -04'00'

Shaun G. MacKenzie P.E.
Florida License No. 61751

267002
Revised March 2025
January 2025
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CA 29013

EXECUTIVE SUMMARY

Mackenzie Engineering & Planning, Inc. performed a queueing analysis for Savona Plaza project. The project is located at the northwest corner of SW Paar Drive and SW Savona Boulevard, Port St. Lucie, Florida. The applicant proposes to develop a 17,028 SF of Retail Store and 4,483 SF of Fast-Food restaurant with a drive-through window. The project is proposed for construction by 2029.

The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):

- 1,507 daily, 120 AM peak hour (64 in/56 out), and 124 PM peak hour (63 in/61 out) trips.

The proposed development will generate the following peak driveway trips (Peak hour of Generator):

- 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips.

A 155-foot westbound right-turn lane is recommended at the SW Paar Drive & Driveway 2 intersection.

Stacking on-site for each drive through (160 feet) is adequate.

The project meets Port St Lucie's adopted level of service and traffic concurrency standards of Port St Lucie.

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Appendix B - Pass-by Rate
Appendix C - ITE Trip Generation Handbook, 3rd Edition- Internal capture rates
Appendix D - Summary of Queue Results
Appendix E - Property Card
Appendix F - Site Plan with Drive through Queue Line Exhibit
Appendix G - St. Lucie County TPO Historical Counts
Appendix H - St. Lucie County Traffic Counts and Level of Service Report (2024)
Appendix I - FDOT Five Year Work Program
Appendix J - Savona Boulevard & Paar Road Improvements
Appendix K - FDOT's 2023 Quality/Level of Service Manual
Appendix L - FDOT Peak Season Factor Reports

INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) performed an analysis of the traffic impacts from Savona Plaza. The proposed development is located north of SW Paar Dr and west of SW Savona Boulevard, Port St. Lucie, Florida. Savona Plaza proposes to develop 17,028 square feet (SF) of Retail stores and 4,483 SF of Fast-food restaurant with drive-through window. The development is planned for completion by 2029. A site location map is shown below in Figure 1.

Figure 1. Site Location Map

INVENTORY AND PLANNING DATA

Data was acquired relative to the most current information available from the following sources:

- *Trip Generation, 11th Edition* (ITE report)

Redtail DG provided sit information.

PROJECT TRAFFIC

Traffic Generation

The study uses trip generation rates for Strip Retail Plaza (<40k) (ITE Land Use 822) and Fast-food restaurant with drive-through window (ITE Land Use 934) published in the Institute of Traffic Engineers' (ITE) report, *Trip Generation (11th Edition)*. The proposed development plan consists of the following:

Proposed Use

- 17,028 SF Strip Retail Center (ITE Land Use 822)
- 4,483 SF Fast-Food Restaurant with Drive-Through Window (ITE Land Use 934)

The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):

- 1,507 daily, 120 AM peak hour (64 in/56 out), and 124 PM peak hour (63 in/61 out) trips.

The proposed development will generate the following peak driveway trips (Peak hour of Generator):

- 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips.

Tables 1A & 1B present the proposed project's trip generation of adjacent street and generator, respectively.

MacKenzie
Engineering & Planning, Inc.

Table 1A. Trip Generation – Peak Hour of Adjacent Street

Land Use	Intensity			Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Site Traffic										
Strip Retail Center	17.028		1000 SF	948	41	25	16	114	57	57
Fast-Food Restaurant with Drive-Through Window	4.483		1000 SF	2,096	200	102	98	148	77	71
Subtotal				3,044	241	127	114	262	134	128
Internal Capture	AM	PM	DAILY							
Strip Retail Center	9.8%	9.6%	10.5%	100	4	2	2	11	5	6
Fast-Food Restaurant with Drive-Through Window	2.0%	7.4%	4.8%	100	4	2	2	11	6	5
Subtotal	3.3%	8.4%	6.6%	200	8	4	4	22	11	11
Pass-By Traffic	AM	PM								
Strip Retail Center	40.0%	40.0%		339	15	9	6	41	21	20
Fast-Food Restaurant with Drive-Through Window	50.0%	55.0%		998	98	50	48	75	39	36
Subtotal				1,337	113	59	54	116	60	56
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**1,507**	**120**	**64**	**56**	**124**	**63**	**61**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Strip Retail Center	822	1000 SF	T = 42.20(X) + 229.68	40%	60/40	Ln(T) = 0.66 Ln(X) + 1.84	50/50	Ln(T) = 0.71 Ln(X) + 2.72
Fast-Food Restaurant with Drive-Through Window	934	1000 SF	467.48	50/55	51/49	44.61	52/48	33.03

ITE 11th Edition

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Engineering & Planning, Inc.

Table 1B. Trip Generation – Peak Hour of Generator

Land Use	Intensity			Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Proposed Site Traffic										
Strip Retail Center	17.028		1000 SF	948	129	65	64	225	122	103
Fast-Food Restaurant with Drive-Through Window	4.483		1000 SF	2,096	227	118	109	228	116	112
Subtotal				3,044	356	183	173	453	238	215
Internal Capture	AM	PM	DAILY							
Strip Retail Center	10.1%	9.3%	10.5%	100	13	5	8	21	11	10
Fast-Food Restaurant with Drive-Through Window	5.7%	9.2%	4.8%	100	13	8	5	21	10	11
Subtotal	7.3%	9.3%	6.6%	200	26	13	13	42	21	21
Pass-By Traffic	AM	PM								
Strip Retail Center	40.0%	40.0%		339	46	24	22	82	44	38
Fast-Food Restaurant with Drive-Through Window	50.0%	55.0%		998	107	55	52	114	58	56
Subtotal				1,337	153	79	74	196	102	94
Total Proposed Driveway Volumes				***2,844***	***330***	***170***	***160***	***411***	***217***	***194***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Strip Retail Center	822	1000 SF	T = 42.20(X) + 229.68	40%	50/50	7.60	54/46	13.24
Fast-Food Restaurant with Drive-Through Window	934	1000 SF	467.48	50/55	52/48	50.57	51/49	50.94

ITE 11th Edition

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Internal Capture

Internal capture for the proposed land use - peak hour of adjacent street is conservatively estimated at 3.3% for the AM peak hour, 8.4% for PM peak hour and 6.6% Daily and for peak hour generator is conservatively estimated at 7.3% for the AM peak hour, 9.3% for PM peak hour and 6.6% Daily.

Pass-by Trip Capture

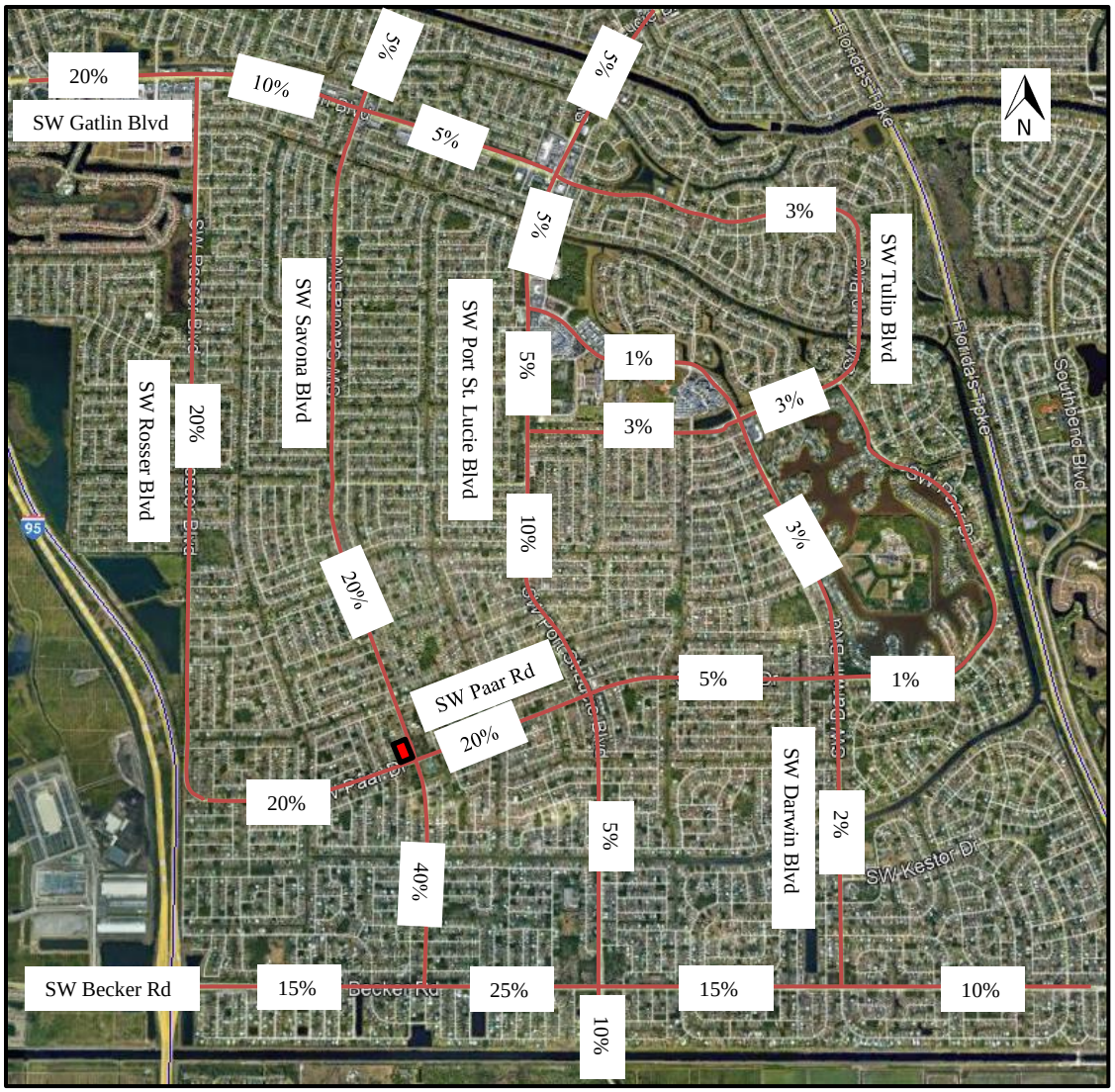
The proposed pass-by capture is in accordance with the ITE pass-by rates for the land use Fast-Food Restaurant with Drive-Through Window (ITE Land Use 934). In order to provide a conservative analysis, the proposed pass-by capture for strip retail center is 40% as shown in Appendix B.

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment were determined using existing traffic counts, based on trips in and out of the project driveway and traffic counts at the adjacent intersections. The project traffic assignment is illustrated in Figure 2. The overall distribution is summarized by general directions and is depicted below:

NORTH	-	20 percent
SOUTH	-	40 percent
EAST	-	20 percent
WEST	-	20 percent

Figure 2. Traffic Assignment



HISTORICAL GROWTH

In order to provide accurate traffic analysis, the growth rate at each intersection was determined by a volume-weighted averaging of the growth on each leg of the intersection as shown in Table 2. A 3.2% annual compound growth rate will be used in the study to provide a conservative analysis.

Table 2. Growth Rate Calculation

Road Name	Segments	Count Station	2019	2020	2021	2022	2023	2024	Annual Absolute Growth	Growth Rate
Savona Blvd	470 ft N of Becker Rd	236	9,800					11,500	340	3.0%
	720 ft N of Gatlin Blvd	702	14,500					14,000	-100	-0.7%
Becker Rd	E of Interstate 95	625	21,000			23,000	24,500	28,500	1,321	4.6%
	680 ft E of Savona Blvd	626	18,000			18,000	20,500	22,500	821	3.7%
	800 ft E of Pt St Lucie Blvd	302	13,500				16,000	17,500	750	4.3%
	E of Darwin Blvd	627	15,000				16,500	18,500	607	3.3%
Paar Dr	W of Darwin Blvd	947057	4,200			4,000	4,200		-15	-0.4%
SW Rosser Blvd	Paar Dr to Dreyfuss Blvd	948510	4,600			5,600	5,600		269	4.8%
SW Port St Lucie Blvd	Becker Rd to Hamberland Ave	948518				10,000	10,200		200	2.0%
								Weighted Average		3.2%
								Growth Rate Used		**3.2%**

ASSURED AND PROGRAMMED IMPROVEMENTS

MacKenzie Engineering and Planning, Inc. (MEP) reviewed the FDOT 5-year work program and the St. Lucie County TIP Report. The following improvements are identified:

- Port St. Lucie Boulevard from Becker Road to Paar Drive – Add Lanes & Reconstruct (Construction 2026)
- Port St. Lucie Boulevard from Paar Drive to South of Alcantarra Boulevard – Add Lanes & Reconstruct (Construction 2025)
- Port St. Lucie Boulevard from South of Alcantarra Boulevard to South of Darwin Boulevard – Add Lanes & Reconstruct (Under Construction)
- SW Savona Boulevard & SW Paar Drive Intersection Improvement – Roundabout

ROADWAY ANALYSIS

Roadway Capacity

Roadway classification follows the Port St. Lucie Comprehensive Plan outlining the roadway functional classification. The Port St. Lucie Transportation Element outlines the minimum Level of Service (LOS) for each roadway functional classification. Roadway Capacity is based on the St. Lucie TPO's 2024 Level of Service Report. Where road segment information is not available, the study uses Port St. Lucie's minimum LOS standards to apply FDOT's 2023 Multimodal Quality/LOS Handbook. The City of Port St. Lucie's adopted level of service standards for Collectors and Arterials are LOS "D" and "E", respectively.

Significance

The traffic assignment was compared to the roadway capacities within 1 mile of the property as per Port St. Lucie Standardized TIS methodology. In addition, consistent with the Port St. Lucie TIS methodology impacts of greater than one percent (1%) on adjacent road segments and five percent (5%) on all other road segments are considered to have a significant impact. Table 3 displays the roadway segments with significant impacts.

Table 3. Project Impacts (Significance)

Roadway	From	To	E + C Lanes	Capacity	Assign	Project Traffic	Impact	Significant Impact? (Y/N)
Darwin Blvd	Becker Rd	Paar Dr	2	630	2%	1	0.2%	NO
	Paar Dr	Tulip Blvd	2	920	3%	2	0.2%	NO
	Tulip Blvd	Port St Lucie Blvd	2	920	1%	1	0.1%	NO
Port St. Lucie Blvd	Gatlin Blvd	Darwin Blvd	4	3,020	5%	3	0.1%	NO
	Darwin Blvd	Tulip Blvd	4(1)	1,850	5%	3	0.2%	NO
	Tulip Blvd	Paar Dr	4(1)	1,850	10%	6	0.3%	NO
	Paar Dr	Becker Rd	4(1)	1,850	5%	3	0.2%	NO
	Becker Rd	Martin C.L.	2	920	10%	6	0.7%	NO
Paar Dr	Rosser Blvd	Project Site	2	630	20%	13	2.1%	**YES**
	Project Site	Savona Blvd	2	630	80%	51	8.1%	**YES**
	Savona Blvd	Port St. Lucie Blvd	2	700	20%	13	1.9%	NO
	Port St. Lucie Blvd	Darwin Blvd	2	700	5%	3	0.4%	NO
	Darwin Blvd	Tulip Blvd	2	540	1%	1	0.2%	NO
Tulip Blvd	Darwin Blvd	Port St. Lucie Blvd	2	790	3%	2	0.3%	NO
	Port St. Lucie Blvd	Paar Dr	2	790	3%	2	0.3%	NO
	Paar Dr	Darwin Blvd	2	790	3%	2	0.3%	NO
Becker Rd	I-95	Savona Blvd	4	2,000	15%	10	0.5%	NO
	Savona Blvd	SW Port St. Lucie Blvd	4	2,100	25%	16	0.8%	NO
	SW Port St. Lucie Blvd	Albacore St	4	2,100	15%	10	0.5%	NO
	Albacore St	Darwin Blvd	4	1,500	15%	10	0.7%	NO
	Darwin Blvd	Athena Dr	4	2,000	10%	6	0.3%	NO
	Athena Dr	Florida's Turnpike	4	1,500	10%	6	0.4%	NO
Rosser Blvd	Gatlin Blvd	Paar Dr	2	1,070	20%	13	1.2%	NO
Savona Blvd	Becker Rd	Paar Dr	2	790	40%	26	3.3%	NO
	Paar Dr	Project Site	2	790	80%	45	5.7%	**YES**
	Project Site	Gatlin Blvd	2	790	20%	13	1.6%	**YES**
	Gatlin Blvd	California Blvd	2	790	5%	3	0.4%	NO

(1) C3R FDOT service volume was used for capacity

Analysis

The 2024 existing traffic volumes were obtained from St. Lucie TPO. The 2024 peak hour traffic volumes were increased based on the annual compound growth rate to develop the projected year 2029 background traffic volumes. The post development 2029 (buildout) traffic volumes were developed by adding background traffic volume plus project traffic. The buildout traffic volumes were compared to the service volumes for each respective roadway segment to determine if the road is projected to operate acceptably. Based on the generalized analysis, the roadway segments are not projected to operate acceptably in 2029 with the proposed development as shown in Tables 4A & 4B.

Table 4A. 2029 AM Peak Hour Generalized Roadway Analysis

Roadway	From	To	E + C Lanes	Count year	Peak Hour Peak Direction 2024 Volume	Growth Rate	2029 Background	Assign	Project Traffic	2029 Total Traffic	Roadway Capacity	Acceptable?
Paar Rd	Rosser Blvd	Project Site	2	2024	136	3.2%	159	20%	12	171	630	Yes
	Project Site	Savona Blvd	2	2024	136	3.2%	159	80%	50	209	630	Yes
Savona Blvd	Paar Dr	Project Site	2	2024	841	3.2%	984	80%	49	1,033	790	NO
	Project Site	Gatlin Blvd	2	2024	841	3.2%	984	20%	12	996	790	NO

Table 4B. 2029 PM Peak Hour Generalized Roadway Analysis

Roadway	From	To	E + C Lanes	Count year	Peak Hour Peak Direction 2024 Volume	Growth Rate	2029 Background	Assign	Project Traffic	2029 Total Traffic	Roadway Capacity	Acceptable?
Paar Rd	Rosser Blvd	Project Site	2	2024	158	3.2%	185	20%	13	198	630	Yes
	Project Site	Savona Blvd	2	2024	158	3.2%	185	80%	51	236	630	Yes
Savona Blvd	Paar Dr	Project Site	2	2024	1,038	3.2%	1,215	80%	45	1,260	790	NO
	Project Site	Gatlin Blvd	2	2024	1,038	3.2%	1,215	20%	13	1,228	790	NO

Therefore, Savona Boulevard is examined in more detail as follows:

- AM Peak hour – Paar Drive to Gatlin Boulevard
- PM Peak hour – Paar Drive to Gatlin Boulevard

MEP obtained 2025 peak hour turning movement counts that are utilized to develop the directional volumes. The TPO generalized roadway capacities are updated to FDOT's 2023 generalized roadway capacities consistent with City Code (City of Port St. Lucie Engineering Standards for Land Development, Standardized Traffic Impact Studies Methodology and Procedures, 3. Impacted Roadways / Intersections). The detailed analysis demonstrates that adequate capacity is available on Savona Boulevard as shown in Tables 5A and 5B.

The largest difference is that Savona Boulevard north of Paar Drive has significantly lower volumes than identified by the TPO because the TPO does not have multiple count stations to segment out the data. (i.e. the TPO reports the volumes for the entire segment based on 1 count station located just north of Becker Road).

Table 5A. 2029 AM Peak Hour Detailed Savona Boulevard Analysis

Roadway	From	To	E + C Lanes	Count Year	Existing Peak Hour Peak Direction Volumes		PSCF	Peak Hour 2025 Volume	Growth Rate	2029 Background	Assign	Project Traffic	2029 Total Traffic	Roadway Capacity	Acceptable?
Savona Blvd	Paar Dr	Project Site	2	2025	NB	182	1.05	191	3.2%	217	20%	11	228	880 (1)	Yes
			2	2025	SB	529	1.05	555	3.2%	630	80%	45	675	880 (1)	Yes
	Project Site	Gatlin Blvd	2	2025	NB	182	1.05	191	3.2%	217	20%	11	228	880 (1)	Yes
			2	2025	SB	529	1.05	555	3.2%	630	20%	13	643	880 (1)	Yes

(1) Roadway Capacity from Paar Drive to Gatlin Blvd 888 = 1,110 x 0.8 x 1.0 (LOS Capacity x Left-Turn Factor x Divided Factor)

Table 5B. 2029 PM Peak Hour Detailed Savona Boulevard Analysis

Roadway	From	To	E + C Lanes	Count Year	Existing Peak Hour Peak Direction Volumes		PSCF	Peak Hour 2025 Volume	Growth Rate	2029 Background	Assign	Project Traffic	2029 Total Traffic	Roadway Capacity	Acceptable?
Savona Blvd	Paar Dr	Project Site	2	2025	NB	505	1.05	530	3.2%	601	20%	12	613	880 (1)	Yes
			2	2025	SB	265	1.05	278	3.2%	315	80%	49	364	880 (1)	Yes
	Project Site	Gatlin Blvd	2	2025	NB	505	1.05	530	3.2%	601	20%	12	613	880 (1)	Yes
			2	2025	SB	265	1.05	278	3.2%	315	20%	13	328	880 (1)	Yes

(1) Roadway Capacity from Paar Drive to Gatlin Blvd 888 = 1,110 x 0.8 x 1.0 (LOS Capacity x Left-Turn Factor x Divided Factor)

INTERSECTION ANALYSIS

Intersections

The intersections within the study area were evaluated in 2029 total (existing traffic plus background plus project) traffic conditions. This study analyzes the impacts to the following intersections for the AM and PM peak hours:

- SW Paar Drive & SW Savona Boulevard (Committed Roundabout Improvement)

Data from the existing facilities within the study area were collected based on aerial photography and site observations. The counts were adjusted to peak season conditions using FDOT's peak season adjustment factors.

Analysis

SW Paar Drive & SW Savona Boulevard

MEP evaluated the SW Paar Drive & SW Savona Boulevard intersection using HCS 2024. The existing signalized intersection is proposed for improvement to a roundabout. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0). The intersection is projected to operate acceptably with the committed improvements.

DRIVEWAYS

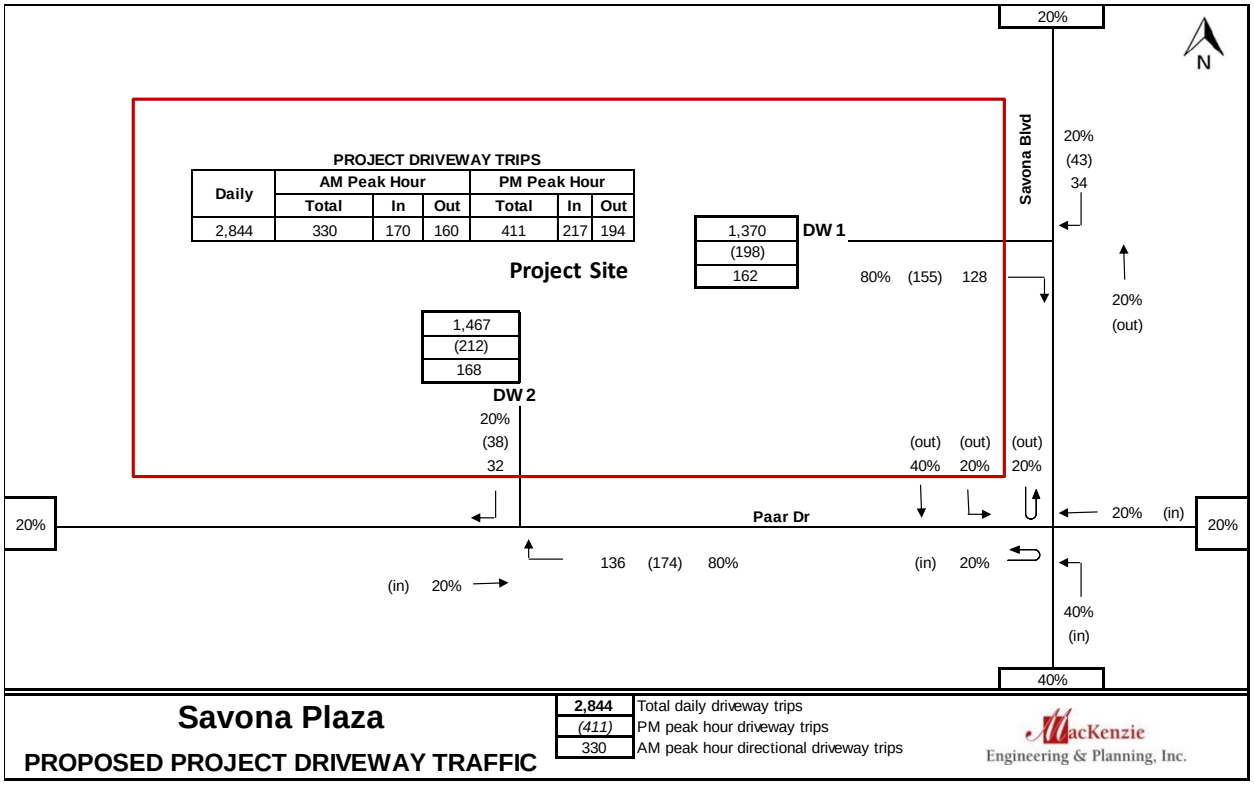
Driveway Access

The project site proposes two points of access:

- DW 1 (Savona Boulevard) – Right-In/Right-Out
- DW 2 (Paar Drive) – Right-In/Right-Out

Figure 3 shows the project driveway volumes.

Figure 3. Driveway Volumes



Driveways

DW 1 (SW Savona Boulevard) – Right-In/Right-Out

Ingress Right-Turn Lane

The City's Engineering Standards (8.12.7) recommend a right-turn lane when right-turn movements exceed 80-125 vehicles per hour during the peak hour for an unsignalized intersection with a posted speed limit 45 mph or less. A right-turn lane into the project is not needed at the proposed driveway.

MEP evaluated the SW Savona Boulevard & Driveway 1 intersection using HCS 2024. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0)

DW 2 (SW Paar Drive) – Right-In/Right-Out

Ingress Right-Turn Lane

The right turn volume of 174 peak hour vehicles warrants a right turn lane at this location. Therefore, a right-turn lane is required. The design speed is 40 miles per hour. The right-turn lane length is recommended to be 155 feet.

MEP evaluated the SW Paar Drive & Driveway 2 intersection using HCS 2024. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0)

QUEUING ANALYSIS

Data Collection

Field observations were performed at the existing an 1,862 SF Dunkin' Donuts at 5245 US 1, Vero Beach, FL, a 2,112 SF Dunkin' Donuts at 1002 St Lucie W Blvd, Port Saint Lucie, FL, 34986 and a 2,852 Starbucks located at 1789 NW St Lucie W Blvd, Port Saint Lucie, FL, 34986. The Dunkin Donuts and Starbucks locations offer comparable adjacent street traffic volumes to the proposed location.

- Dunkin' Donuts Count, Tuesday September 5, 2024 – 7:00 AM to 9:00 AM
- Dunkin' Donuts Count, Friday March 11, 2022 – 7:00 AM to 12:00 PM
- Starbucks Count, Wednesday March 9, 2022 – 7:00 AM to 12:00 PM

Queuing data was collected and recorded in 1-minute intervals by MacKenzie Engineering and Planning, Inc. for the morning and evening hours during the weekday and weekend timeframes. Appendix D presents the detailed queuing data collected in 1-minute intervals for each of the study timeframes. The vehicle queue length was measured from the pickup window to the last vehicle in the queue.

Confidence Interval

The analysis presented herein uses the count data provided, classifies the busiest 60 minutes of observations and develops the 95th percentile confidence interval back-of-queue based on the busiest 60 minutes.

Queuing Analysis

The 95th percentile confidence interval back-of-queue was obtained from each time period and the maximum back-of-queue from the highest observed queue was chosen as the overall 95th percentile confidence interval back-of-queue in order to provide a conservative analysis.

Based on the data collected, the existing two Dunkin's Donuts and Starbucks average 95th percentile confidence interval back-of-queue queue length is conservatively 6 vehicles. The proposed restaurants are 2,208 SF and 2,223 SF, respectively (Site Plan provided by Redtail DG). Based on the 20-foot queue length per vehicle estimated by MacKenzie Engineering and Planning, Inc., recommended in FDOT's *Site Impact Handbook*, and in City of Port St Lucie Engineering Standards for Land Development Table 12-1 Drive-Thru Stacking Requirements, the required queue length is 120 feet from the pick-up window.

Table 6. Summary of Queue Results

Site	**Date**	**Count Timeframe**	**95th % Queue**
Dunkin Donuts	9/5/2024 (Tuesday)	7:00 AM to 9:00 AM	3 vehicles
Dunkin Donuts	3/11/2022 (Friday)	7:00 AM to 12:00 PM	7 vehicles
Starbucks	3/9/2022 (Wednesday)	7:00 AM to 12:00 PM	7 vehicles

Table 7. Recommended Queue Storage

Scenario	Location	Project Size (SF)	95th % Queue
Existing	Dunkin' Donuts	1,862	3 vehicles
		2,112	7 vehicles
	Starbucks	2,852	7 vehicles
Average		2,275	6 vehicles
Proposed	Restaurnat 1	2,208	6 vehicles
	Restaurnat 2	2,223	6 vehicles

Restaurant 1 (2,208 SF)
95th Percentile Back of Queue to
Utilize = 6 vehicles (120 feet) from the front of the 1st vehicle in the pickup window

Restaurant 2 (2,223 SF)
95th Percentile Back of Queue to
Utilize = 6 vehicles (120 feet) from the front of the 1st vehicle in the pickup window

The City of Port St. Lucie Code minimum vehicle stacking is 8 vehicles (160 feet) per 12.4(b) of the Code. The queuing analysis shows that 160 feet of queuing will be adequate. The site plan provides 160 feet per drive through lane. Therefore, stacking on-site for the drive through is adequate.

CONCLUSION

Mackenzie Engineering & Planning, Inc. performed a queueing analysis for Savona Plaza project. The project is located at the northwest corner of SW Paar Drive and SW Savona Boulevard, Port St. Lucie, Florida. The applicant proposes to develop a 17,028 SF of Retail Store and 4,483 SF of Fast-Food restaurant with a drive-through window. The project is proposed for construction by 2029.

The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):

- 1,507 daily, 120 AM peak hour (64 in/56 out), and 124 PM peak hour (63 in/61 out) trips.

The proposed development will generate the following peak driveway trips (Peak hour of Generator):

- 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips

A 155-foot westbound right-turn lane is recommended at the SW Paar Drive & Driveway 2 intersection.

Stacking on-site for each drive through (160 feet) is adequate.

The project meets Port St Lucie's adopted level of service and traffic concurrency standards of Port St Lucie.

APPENDICES

Exhibit 1A Trip Generation - Peak Hour of Adjacent Street

Savona Plaza

Land Use	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Proposed Site Traffic										
Strip Retail Center	17.028		1000 SF	948	41	25	16	114	57	57
Fast-Food Restaurant with Drive-Through Window	4.483		1000 SF	2,096	200	102	98	148	77	71
Subtotal				3,044	241	127	114	262	134	128
Internal Capture	AM	PM	DAILY							
Strip Retail Center	9.8%	9.6%	10.5%	100	4	2	2	11	5	6
Fast-Food Restaurant with Drive-Through Window	2.0%	7.4%	4.8%	100	4	2	2	11	6	5
Subtotal	3.3%	8.4%	6.6%	200	8	4	4	22	11	11
Pass-By Traffic	AM	PM								
Strip Retail Center	40.0%	40.0%		339	15	9	6	41	21	20
Fast-Food Restaurant with Drive-Through Window	50.0%	55.0%		998	98	50	48	75	39	36
Subtotal				1,337	113	59	54	116	60	56
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)				**1,507**	**120**	**64**	**56**	**124**	**63**	**61**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Strip Retail Center	822	1000 SF	T = 42.20(X) + 229.68	40%	60/40	Ln(T) = 0.66 Ln(X) + 1.84	50/50	Ln(T) = 0.71 Ln(X) + 2.72
Fast-Food Restaurant with Drive-Through Window	934	1000 SF	467.48	50/55	51/49	44.61	52/48	33.03

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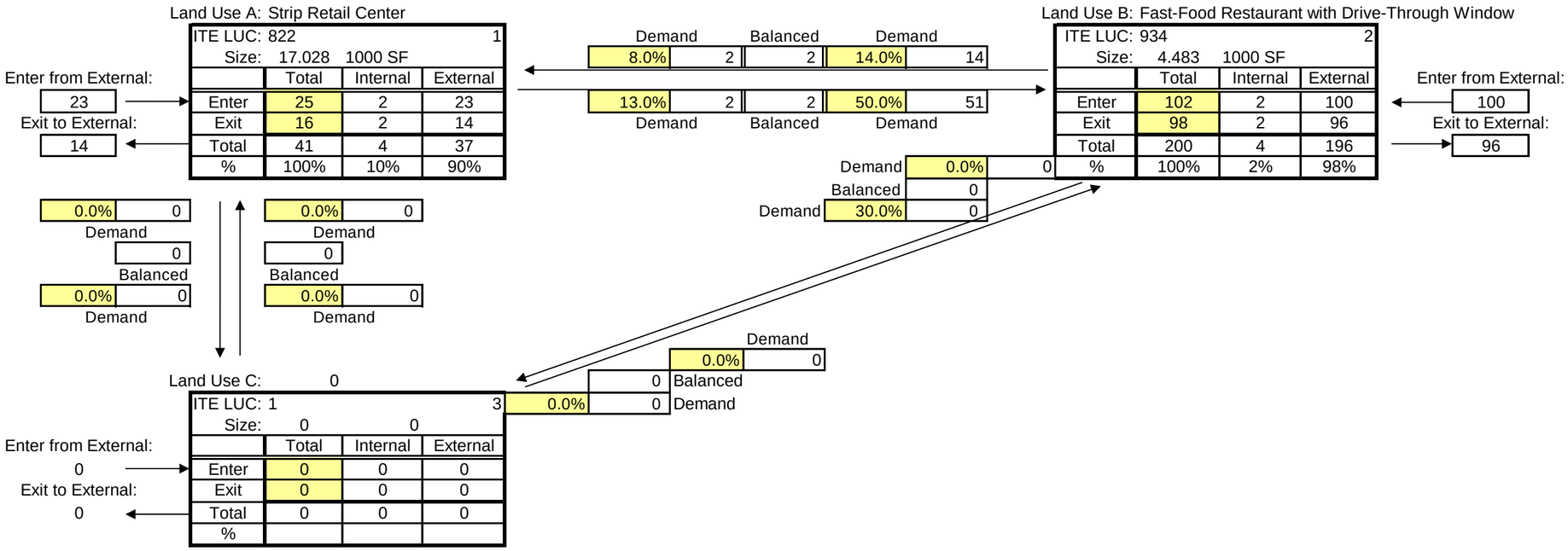
EXHIBIT 1C - AM PEAK HOUR INTERNAL CAPTURE MATRIX

Analysis Period: PM____, Midday____, AM __X__.
Analyst: MEP
Date: 3/14/2025

Project Number: 267002 **Task Number:**
Project Name: Savona Plaza
Scenario: AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Strip Retail	2 Fast-Food	3	4	5	6	Total
External Trips	Enter	23	100	0	0	0	0	123
	Exit	14	96	0	0	0	0	110
	Total	37	196	0	0	0	0	**233**
Internal Trips	Enter	2	2	0	0	0	0	4
	Exit	2	2	0	0	0	0	4
	Total	4	4	0	0	0	0	**8**
Single Use Trip Gen Estimate		41	200	0	0	0	0	**241**
		9.76%	2.00%	0.00%	0.00%	0.00%	0.00%	

Internal Capture = 3.32%

Print Date = 03/14/25
File Name = C:\Users\KritikaAgrawal\Desktop\working\267002 Savona Plaza - PSL\New folder\Traffic\[Savona Plaza Trip Gen 3-14-2025.xlsx]tgen - Adjacent

EXHIBIT 1D - PM PEAK HOUR INTERNAL CAPTURE MATRIX

Analysis Period: PM__X___, AM ____.
Analyst: MEP
Date: 3/14/2025

Project Number: 267002 **Task Number:**
Project Name: Savona Plaza
Scenario: PM Peak Hour

Land Use A: Strip Retail Center

ITE LUC: 822			1
Size: 17.028	1000 SF		
	Total	Internal	External
Enter	57	5	52
Exit	57	6	51
Total	114	11	103
%	100%	10%	90%

Enter from External: 52
Exit to External: 51

Land Use B: Fast-Food Restaurant with Drive-Through Window

ITE LUC: 934			2
Size: 4.483	1000 SF		
	Total	Internal	External
Enter	77	6	71
Exit	71	5	66
Total	148	11	137
%	100%	7%	93%

Enter from External: 71
Exit to External: 66

Demand	Balanced	Demand
9.0% 5	5	10.0% 7
10.0% 6	6	10.0% 8
Demand	Balanced	Demand

Demand	0.0%	0
Balanced	0	
Demand	28.0%	0

0.0%	0	Demand
0		Balanced
0.0%	0	Demand

0.0%	0	Demand
0		Balanced
0.0%	0	Demand

Land Use C: 0

ITE LUC: 1			3
Size: 0		0	
	Total	Internal	External
Enter	0	0	0
Exit	0	0	0
Total	0	0	0
%			

Enter from External: 0
Exit to External: 0

Demand		
0.0%	0	
0		Balanced
35.0%	0	Demand

NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Strip Retail	2 Fast-Food	3	4	5	6	Total
				0	0	0	0	
External Trips	Enter	52	71	0	0	0	0	123
	Exit	51	66	0	0	0	0	117
	Total	103	137	0	0	0	0	**240**
Internal Trips	Enter	5	6	0	0	0	0	11
	Exit	6	5	0	0	0	0	11
	Total	11	11	0	0	0	0	**22**
Single Use Trip Gen Estimate		114	148	0	0	0	0	**262**
		9.65%	7.43%	0.00%	0.00%	0.00%	0.00%	

Internal Capture = 8.40%

Print Date = 03/14/25
File Name = C:\Users\KritikaAgrawal\Desktop\working\267002 Savona Plaza - PSL\New folder\Traffic\[Savona Plaza Trip Gen 3-14-2025.xlsx]tgen - Adjacent

EXHIBIT 1E - DAILY INTERNAL CAPTURE MATRIX

Analysis Period: PM____, AM ____, DAILY X
Analyst: MEP
Date: 3/14/2025

Project Number: 267002 **Task Number:**
Project Name: Savona Plaza
Scenario: DAILY TRAFFIC

Land Use A: Strip Retail Center

ITE LUC: 822 1
Size: 17.028

	Total	Internal	External
Enter	474	43	431
Exit	474	57	417
Total	948	100	848
%	100%	11%	89%

Enter from External: 431
Exit to External: 417

Land Use B: Fast-Food Restaurant with Drive-Through Window

ITE LUC: 934 2
Size: 4.483 1000 SF

	Total	Internal	External
Enter	1,048	57	991
Exit	1,048	43	1,005
Total	2,096	100	1,996
%	100%	5%	95%

Enter from External: 991
Exit to External: 1,005

	Demand		Balanced	Demand	
A → B	9.0%	43	43	12.0%	126
B → A	12.0%	57	57	30.0%	314

	Demand		Balanced	Demand	
A → A	0.0%	0	0	0.0%	0
B → B	0.0%	0	0	0.0%	0
A → C	0.0%	0	0	0.0%	0
B → C	0.0%	0	0	0.0%	0
C → A	0.0%	0	0	0.0%	0
C → B	0.0%	0	0	0.0%	0
C → C	0.0%	0	0	0.0%	0

Land Use C: 0

ITE LUC: 1 3
Size: 0 0

	Total	Internal	External
Enter	0	0	0
Exit	0	0	0
Total	0	0	0
%			

Enter from External: 0
Exit to External: 0

NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Strip Retail	2 Fast-Food	3 0	4	5 0	6 0	Total
External Trips	Enter	431	991	0	0	0	0	1,422
	Exit	417	1,005	0	0	0	0	1,422
	Total	848	1,996	0	0	0	0	**2,844**
Internal Trips	Enter	43	57	0	0	0	0	100
	Exit	57	43	0	0	0	0	100
	Total	100	100	0	0	0	0	**200**
Single Use Trip Gen Estimate		948	2,096	0	0	0	0	**3,044**
		10.55%	4.77%	0.00%	0.00%	0.00%	0.00%	

Internal Capture = 6.57%

Print Date = 03/14/25
File Name = C:\Users\KritikaAgrawal\Desktop\working\267002 Savona Plaza - PSL\New folder\Traffic\[Savona Plaza Trip Gen 3-14-2025.xlsx]tgen - Adjacent

Exhibit 1B Trip Generation - Peak hour of Generator

Savona Plaza

Land Use	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Proposed Site Traffic										
Strip Retail Center	17.028		1000 SF	948	129	65	64	225	122	103
Fast-Food Restaurant with Drive-Through Window	4.483		1000 SF	2,096	227	118	109	228	116	112
Subtotal				3,044	356	183	173	453	238	215
Internal Capture	AM	PM	DAILY							
Strip Retail Center	10.1%	9.3%	10.5%	100	13	5	8	21	11	10
Fast-Food Restaurant with Drive-Through Window	5.7%	9.2%	4.8%	100	13	8	5	21	10	11
Subtotal	7.3%	9.3%	6.6%	200	26	13	13	42	21	21
Pass-By Traffic	AM	PM								
Strip Retail Center	40.0%	40.0%		339	46	24	22	82	44	38
Fast-Food Restaurant with Drive-Through Window	50.0%	55.0%		998	107	55	52	114	58	56
Subtotal				1,337	153	79	74	196	102	94
Total Proposed Driveway Volumes				***2,844***	***330***	***170***	***160***	***411***	***217***	***194***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Strip Retail Center	822	1000 SF	T = 42.20(X) + 229.68	40%	50/50	7.60	54/46	13.24
Fast-Food Restaurant with Drive-Through Window	934	1000 SF	467.48	50/55	52/48	50.57	51/49	50.94

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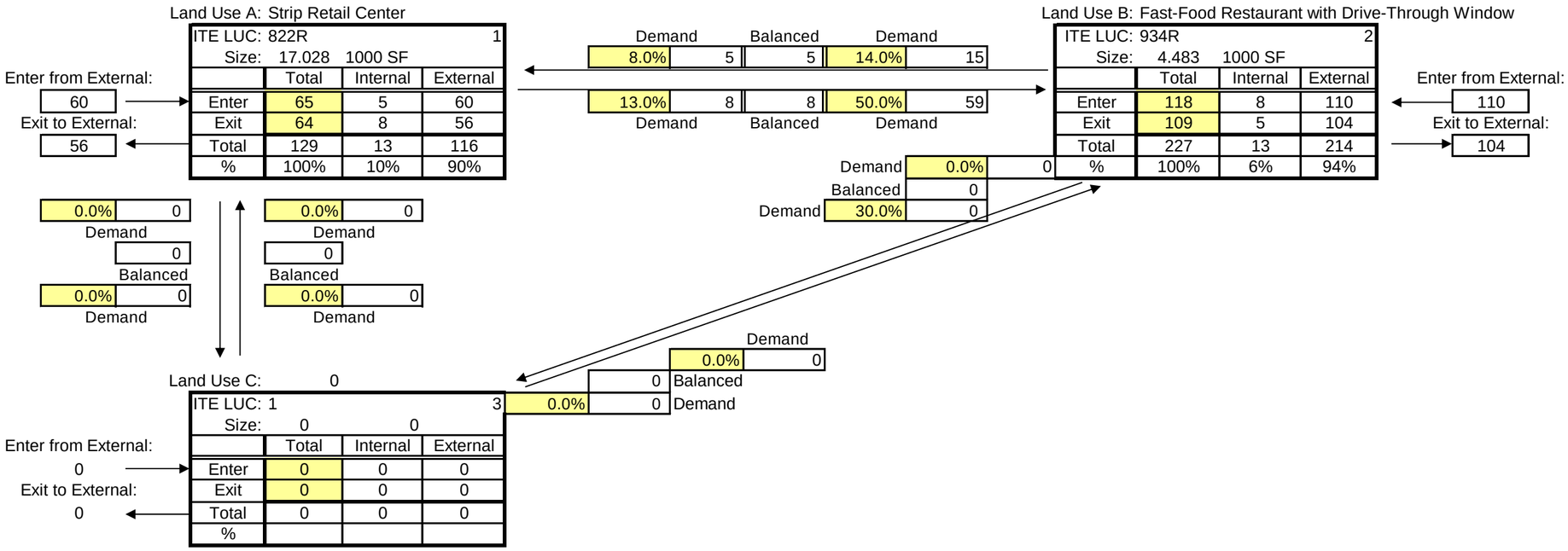
EXHIBIT 1C - AM PEAK HOUR INTERNAL CAPTURE MATRIX

Analysis Period: PM____, Midday____, AM __X__.
Analyst: MEP
Date: 3/14/2025

Project Number: 267002 **Task Number:**
Project Name: Savona Plaza
Scenario: AM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Strip Retail	2 Fast-Food	3	4	5	6	Total
External Trips	Enter	60	110	0	0	0	0	170
	Exit	56	104	0	0	0	0	160
	Total	116	214	0	0	0	0	**330**
Internal Trips	Enter	5	8	0	0	0	0	13
	Exit	8	5	0	0	0	0	13
	Total	13	13	0	0	0	0	**26**
Single Use Trip Gen Estimate		129	227	0	0	0	0	**356**
		10.08%	5.73%	0.00%	0.00%	0.00%	0.00%	

Internal Capture = 7.30%

Print Date = 03/14/25
File Name = C:\Users\KritikaAgrawal\Desktop\working\267002 Savona Plaza - PSL\New folder\Traffic\[Savona Plaza Trip Gen 3-14-2025.xlsx]tgen - Adjacent

EXHIBIT 1D - PM PEAK HOUR INTERNAL CAPTURE MATRIX

Analysis Period: PM__X___, AM ____.
Analyst: MEP
Date: 3/14/2025

Project Number: 267002 **Task Number:**
Project Name: Savona Plaza
Scenario: PM Peak Hour

Land Use A: Strip Retail Center

ITE LUC: 822R			1
Size: 17.028	1000 SF		
	Total	Internal	External
Enter	122	11	111
Exit	103	10	93
Total	225	21	204
%	100%	9%	91%

Enter from External: 111
Exit to External: 93

Land Use B: Fast-Food Restaurant with Drive-Through Window

ITE LUC: 934R			2
Size: 4.483	1000 SF		
	Total	Internal	External
Enter	116	10	106
Exit	112	11	101
Total	228	21	207
%	100%	9%	91%

Enter from External: 106
Exit to External: 101

Demand	Balanced	Demand
9.0% 11	11	10.0% 11
10.0% 10	10	10.0% 12
Demand	Balanced	Demand

Demand	0.0%	0
Balanced	0	
Demand	28.0%	0

0.0%	0	Demand
0		Balanced
0.0%	0	Demand

0.0%	0	Demand
0		Balanced
0.0%	0	Demand

Demand	0.0%	0
Balanced	0	
Demand	35.0%	0

Land Use C: 0

ITE LUC: 1			3
Size: 0		0	
	Total	Internal	External
Enter	0	0	0
Exit	0	0	0
Total	0	0	0
%			

Enter from External: 0
Exit to External: 0

NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Strip Retail	2 Fast-Food	3	4	5	6	Total
External Trips	Enter	111	106	0	0	0	0	217
	Exit	93	101	0	0	0	0	194
	Total	204	207	0	0	0	0	**411**
Internal Trips	Enter	11	10	0	0	0	0	21
	Exit	10	11	0	0	0	0	21
	Total	21	21	0	0	0	0	**42**
Single Use Trip Gen Estimate		225	228	0	0	0	0	**453**
		9.33%	9.21%	0.00%	0.00%	0.00%	0.00%	

Internal Capture = 9.27%

Print Date = 03/14/25
File Name = C:\Users\KritikaAgrawal\Desktop\working\267002 Savona Plaza - PSL\New folder\Traffic\[Savona Plaza Trip Gen 3-14-2025.xlsx]tgen - Adjacent

EXHIBIT 1E - DAILY INTERNAL CAPTURE MATRIX

Analysis Period: PM____, AM ____, DAILY X
Analyst: MEP
Date: 3/14/2025

Project Number: 267002 **Task Number:**
Project Name: Savona Plaza
Scenario: DAILY TRAFFIC

Land Use A: Strip Retail Center

ITE LUC: 822R 1
Size: 17.028 1000 SF

	Total	Internal	External
Enter	474	43	431
Exit	474	57	417
Total	948	100	848
%	100%	11%	89%

Enter from External: 431
Exit to External: 417

Land Use B: Fast-Food Restaurant with Drive-Through Window

ITE LUC: 934R 2
Size: 4.483 1000 SF

	Total	Internal	External
Enter	1,048	57	991
Exit	1,048	43	1,005
Total	2,096	100	1,996
%	100%	5%	95%

Enter from External: 991
Exit to External: 1,005

	Demand		Balanced	Demand	
A → B	9.0%	43	43	12.0%	126
B → A	12.0%	57	57	30.0%	314

	Demand		Balanced	Demand	
A → A	0.0%	0	0	0.0%	0
B → B	0.0%	0	0	0.0%	0
A → C	0.0%	0	0	0.0%	0
B → C	0.0%	0	0	0.0%	0
C → A	0.0%	0	0	0.0%	0
C → B	0.0%	0	0	0.0%	0
C → C	0.0%	0	0	0.0%	0

Land Use C: 0

ITE LUC: 1 3
Size: 0 0

	Total	Internal	External
Enter	0	0	0
Exit	0	0	0
Total	0	0	0
%			

Enter from External: 0
Exit to External: 0

NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT

Category		Land Use 1 Strip Retail	2 Fast-Food	3 0	4	5 0	6 0	Total
External Trips	Enter	431	991	0	0	0	0	1,422
	Exit	417	1,005	0	0	0	0	1,422
	Total	848	1,996	0	0	0	0	**2,844**
Internal Trips	Enter	43	57	0	0	0	0	100
	Exit	57	43	0	0	0	0	100
	Total	100	100	0	0	0	0	**200**
Single Use Trip Gen Estimate		948	2,096	0	0	0	0	**3,044**
		10.55%	4.77%	0.00%	0.00%	0.00%	0.00%	

Internal Capture = 6.57%

Print Date = 03/14/25
File Name = C:\Users\KritikaAgrawal\Desktop\working\267002 Savona Plaza - PSL\New folder\Traffic\[Savona Plaza Trip Gen 3-14-2025.xlsx]tgen - Adjacent

Savona Plaza
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Savona Blvd & Paar Dr

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	1	26	41	0	48	22	1	0	4	17	26	0	9	140	1	336
7:15 AM	7:30 AM	0	8	30	52	0	50	21	13	0	10	26	16	0	16	114	4	360
7:30 AM	7:45 AM	0	10	19	70	0	45	19	10	0	12	40	14	0	6	115	2	362
7:45 AM	8:00 AM	0	6	23	61	0	50	21	8	0	20	42	11	0	10	111	1	364
8:00 AM	8:15 AM	0	7	20	34	0	30	20	8	0	20	34	34	0	9	97	5	318
8:15 AM	8:30 AM	0	6	22	37	0	29	20	11	0	15	32	10	0	7	84	6	279
8:30 AM	8:45 AM	0	7	15	22	0	24	23	14	0	8	22	11	0	12	73	3	234
8:45 AM	9:00 AM	0	6	23	17	0	36	29	13	0	16	36	16	0	3	71	3	269
		0	51	178	334	0	312	175	78	0	105	249	138	0	72	805	25	2522
Peak Hour Traffic Volume																		
7:00 AM	8:00 AM	0	25	98	224	0	193	83	32	0	46	125	67	0	41	480	8	1422

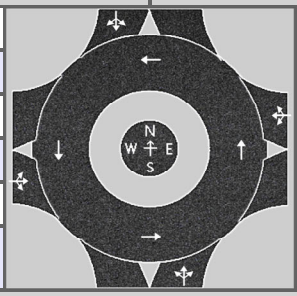
Count Taken: 1/8/2025
Buildout year: 2029
Growth Rate: 3.2%
Seasonal Factor: 1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
1/8/2025																
Existing Volumes	0	25	98	224	0	193	83	32	0	46	125	67	0	41	480	8
Seasonal Factor	0	1	5	11	0	10	4	2	0	2	6	3	0	2	24	0
Adjusted Volumes		26	**103**	**235**		203	**87**	**34**	**0**	48	**131**	**70**		43	**504**	**8**
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		3	14	32		27	12	5	0	6	18	9		6	68	1
2029 Volumes		**29**	**117**	**267**		**230**	**99**	**39**	**0**	**54**	**149**	**79**		**49**	**572**	**9**
Pre Development Volumes		**29**	**117**	**267**		**230**	**99**	**39**	**0**	**54**	**149**	**79**		**49**	**572**	**9**
Project Traffic		0	0	0		0	13	0	0	26	0	0		11	22	0
Post Development Volumes		**29**	**117**	**267**		**230**	**112**	**39**	**0**	**80**	**149**	**79**		**60**	**594**	**9**
Project Traffic Assignment		0.0%	0.0%	0.0%		0.0%	In 20.0%	0.0%		In 40.0%	0.0%	0.0%		Out 20.0%	Out 40.0%	0.0%

HCS Roundabouts Report

General Information

Analyst	MEP
Agency or Co.	MEP
Date Performed	2/24/2025
Analysis Year	2029
Time Analyzed	
Project Description	Post-Development AM



Site Information

Intersection	Savona Blvd & Paar Dr
E/W Street Name	Paar Dr
N/S Street Name	Savona Blvd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.95
Jurisdiction	PSL

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	29	117	267	0	230	112	39	0	80	149	79	0	60	594	9
Percent Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Flow Rate (v_{PCE}), pc/h	0	31	124	284	0	245	119	41	0	85	158	84	0	64	632	10
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		439			405			327			706	
Entry Volume, veh/h		435			401			324			699	
Circulating Flow (v_c), pc/h	941			274			219			449		
Exiting Flow (v_{ex}), pc/h	272			214			230			1161		
Capacity (c_{pce}), pc/h		528			1044			1104			873	
Capacity (c), veh/h		523			1033			1093			864	
v/c Ratio (x)		0.83			0.39			0.30			0.81	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		36.4			7.6			6.2			23.2	
Lane LOS		E			A			A			C	
95% Queue Length, Q_{95} (veh)		8.4			1.9			1.2			8.9	
95% Queue Length, Q_{95} (ft)		211.7			47.9			30.2			224.3	
Approach Delay, s/veh | LOS	36.4	E		7.6	A		6.2	A		23.2	C	
Intersection Delay, s/veh | LOS	20.0						C					

Savona Plaza
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Savona Blvd & Paar Dr

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	6	34	15	0	19	37	12	0	22	95	27	0	18	53	11	349
4:15 PM	4:30 PM	0	4	38	16	0	21	51	17	0	25	110	32	0	15	32	4	365
4:30 PM	4:45 PM	0	4	36	16	0	32	34	9	0	39	115	40	0	12	46	16	399
4:45 PM	5:00 PM	0	4	37	8	0	21	35	7	0	32	109	34	0	7	49	12	355
5:00 PM	5:15 PM	0	10	39	24	0	26	35	11	0	28	108	37	0	13	33	3	367
5:15 PM	5:30 PM	0	4	26	22	0	23	49	13	0	49	111	18	0	12	54	8	389
5:30 PM	5:45 PM	0	9	39	21	0	31	50	16	0	28	91	36	0	14	42	8	385
5:45 PM	6:00 PM	0	4	33	21	0	23	34	15	0	39	120	30	0	9	43	7	378
		0	45	282	143	0	196	325	100	0	262	859	254	0	100	352	69	2987
Peak Hour Traffic Volume																		
5:00 PM	6:00 PM	0	27	137	88	0	103	168	55	0	144	430	121	0	48	172	26	1519

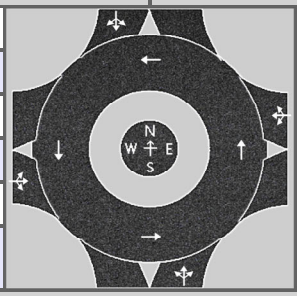
Count Taken: 1/8/2025
Buildout year: 2029
Growth Rate: 3.2%
Seasonal Factor: 1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
1/8/2025																
Existing Volumes	0	27	137	88	0	103	168	55	0	144	430	121	0	48	172	26
Seasonal Factor	0	1	7	4	0	5	8	3	0	7	22	6	0	2	9	1
Adjusted Volumes		28	**144**	**92**		108	**176**	**58**	**0**	**151**	**452**	**127**		50	**181**	**27**
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		4	19	12		15	24	8	0	20	61	17		7	24	4
2029 Volumes		**32**	**163**	**104**		**123**	**200**	**66**	**0**	**171**	**513**	**144**		**57**	**205**	**31**
Pre Development Volumes		**32**	**163**	**104**		**123**	**200**	**66**	**0**	**171**	**513**	**144**		**57**	**205**	**31**
Project Traffic		0	0	0		0	13	0	0	25	0	0		12	24	0
Post Development Volumes		**32**	**163**	**104**		**123**	**213**	**66**	**0**	**196**	**513**	**144**		**69**	**229**	**31**
Project Traffic Assignment		0.0%	0.0%	0.0%		0.0%	In 20.0%	0.0%		In 40.0%	0.0%	0.0%		Out 20.0%	Out 40.0%	0.0%

HCS Roundabouts Report

General Information

Analyst	MEP
Agency or Co.	MEP
Date Performed	2/24/2025
Analysis Year	2029
Time Analyzed	
Project Description	Post-Development PM



Site Information

Intersection	Savona Blvd & Paar Dr
E/W Street Name	Paar Dr
N/S Street Name	Savona Blvd
Analysis Time Period, hrs	0.25
Peak Hour Factor	0.95
Jurisdiction	PSL

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	32	163	104	0	123	213	66	0	196	513	144	0	69	229	31
Percent Heavy Vehicles, %	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Flow Rate (v_{PCE}), pc/h	0	34	173	111	0	131	226	70	0	208	545	153	0	73	243	33
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			
Proportion of CAVs, %	0															

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway, s		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway, s		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		318			427			906			349	
Entry Volume, veh/h		315			423			897			346	
Circulating Flow (v_c), pc/h	447			787			280			565		
Exiting Flow (v_{ex}), pc/h	399			467			649			485		
Capacity (c_{pce}), pc/h		875			618			1037			776	
Capacity (c), veh/h		866			612			1027			768	
v/c Ratio (x)		0.36			0.69			0.87			0.45	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		8.3			21.4			26.2			10.7	
Lane LOS		A			C			D			B	
95% Queue Length, Q_{95} (veh)		1.7			5.4			11.9			2.4	
95% Queue Length, Q_{95} (ft)		42.8			136.1			299.9			60.5	
Approach Delay, s/veh | LOS	8.3	A		21.4	C		26.2	D		10.7	B	
Intersection Delay, s/veh | LOS	19.6						C					

Savona Plaza
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Savona Blvd & DW 1

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	19	0	0	0	150	0	169
7:15 AM	7:30 AM	0	0	0	0	0	0	0	0	0	0	47	0	0	0	134	0	181
7:30 AM	7:45 AM	0	0	0	0	0	0	0	0	0	0	60	0	0	0	123	0	183
7:45 AM	8:00 AM	0	0	0	0	0	0	0	0	0	0	56	0	0	0	122	0	178
8:00 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	49	0	0	0	111	0	160
8:15 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	49	0	0	0	97	0	146
8:30 AM	8:45 AM	0	0	0	0	0	0	0	0	0	0	43	0	0	0	88	0	131
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	0	55	0	0	0	77	0	132
		0	0	0	0	0	0	0	0	0	0	378	0	0	0	902	0	1280
Peak Hour Traffic Volume																		
7:00 AM	8:00 AM	0	0	0	0	0	0	0	0	0	0	182	0	0	0	529	0	711

Count Taken: 1/8/2025
Buildout year: 2029
Growth Rate: 3.2%
Seasonal Factor: 1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
1/8/2025																
Existing Volumes	0	0	0	0	0	0	0	0	0	0	182	0	0	0	529	0
Seasonal Factor	0	0	0	0	0	0	0	0	0	0	9	0	0	0	26	0
Adjusted Volumes		0	**0**	**0**		0	**0**	**0**	**0**	0	**191**	**0**		0	**555**	**0**
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		0	0	0		0	0	0	0	0	26	0		0	75	0
2029 Volumes		**0**	**0**	**0**		**0**	**0**	**0**	**0**	**0**	**217**	**0**		**0**	**630**	**0**
Pre Development Volumes		**0**	**0**	**0**		**0**	**0**	**0**	**0**	**0**	**217**	**0**		**0**	**630**	**0**
Project Traffic		0	0	128		0	0	0	0	0	32	0		0	0	34
Post Development Volumes		**0**	**0**	**128**		**0**	**0**	**0**	**0**	**0**	**249**	**0**		**0**	**630**	**34**
Project Traffic				Out							Out					In
Assignment		0.0%	0.0%	80.0%		0.0%	0.0%	0.0%		0.0%	20.0%	0.0%		0.0%	0.0%	20.0%

HCS Two-Way Stop-Control Report

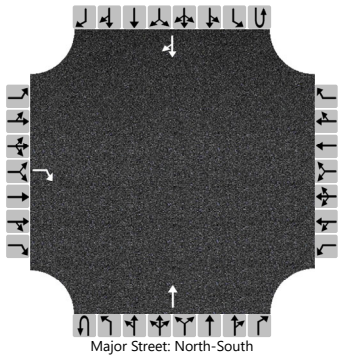
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	2/24/2025
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	Post-Development AM

Site Information

Intersection	Savona Blvd & DW 1
Jurisdiction	PSL
East/West Street	DW 1
North/South Street	Savona Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration				R							T					TR
Volume (veh/h)				128							249				630	34
Percent Heavy Vehicles (%)				1												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.2												
Critical Headway (sec)				6.21												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.31												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				135												
Capacity, c (veh/h)				452												
v/c Ratio				0.30												
95% Queue Length, Q_{95} (veh)				1.2												
95% Queue Length, Q_{95} (ft)				30.2												
Control Delay (s/veh)				16.3												
Level of Service (LOS)				C												
Approach Delay (s/veh)		16.3														
Approach LOS		C														

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Savona Plaza
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Savona Blvd & DW 1

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	113	0	0	0	82	0	195
4:15 PM	4:30 PM	0	0	0	0	0	0	0	0	0	0	131	0	0	0	51	0	182
4:30 PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	128	0	0	0	74	0	202
4:45 PM	5:00 PM	0	0	0	0	0	0	0	0	0	0	120	0	0	0	68	0	188
5:00 PM	5:15 PM	0	0	0	0	0	0	0	0	0	0	129	0	0	0	49	0	178
5:15 PM	5:30 PM	0	0	0	0	0	0	0	0	0	0	128	0	0	0	74	0	202
5:30 PM	5:45 PM	0	0	0	0	0	0	0	0	0	0	116	0	0	0	64	0	180
5:45 PM	6:00 PM	0	0	0	0	0	0	0	0	0	0	139	0	0	0	59	0	198
		0	0	0	0	0	0	0	0	0	0	1004	0	0	0	521	0	1525
Peak Hour Traffic Volume																		
4:30 PM	5:30 PM	0	0	0	0	0	0	0	0	0	0	505	0	0	0	265	0	770

Count Taken:	1/8/2025
Buildout year:	2029
Growth Rate:	3.2%
Seasonal Factor:	1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
1/8/2025																
Existing Volumes	0	0	0	0	0	0	0	0	0	0	505	0	0	0	265	0
Seasonal Factor	0	0	0	0	0	0	0	0	0	0	25	0	0	0	13	0
Adjusted Volumes		0	**0**	**0**		0	**0**	**0**	**0**	**0**	**530**	**0**		0	**278**	**0**
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		0	0	0		0	0	0	0	0	71	0		0	37	0
2029 Volumes		**0**	**0**	**0**		**0**	**0**	**0**	**0**	**0**	**601**	**0**		**0**	**315**	**0**
Pre Development Volumes		**0**	**0**	**0**		**0**	**0**	**0**	**0**	**0**	**601**	**0**		**0**	**315**	**0**
Project Traffic		0	0	155		0	0	0	0	0	39	0		0	0	43
Post Development Volumes		**0**	**0**	**155**		**0**	**0**	**0**	**0**	**0**	**640**	**0**		**0**	**315**	**43**
Project Traffic Assignment		0.0%	0.0%	Out 80.0%		0.0%	0.0%	0.0%		0.0%	Out 20.0%	0.0%		0.0%	0.0%	In 20.0%

HCS Two-Way Stop-Control Report

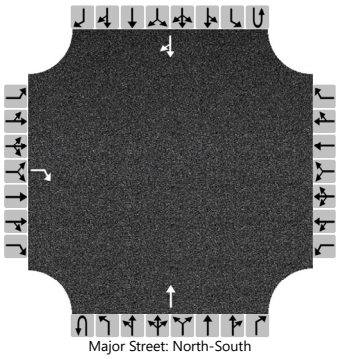
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	2/24/2025
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	Post-Development AM

Site Information

Intersection	Savona Blvd & DW 1
Jurisdiction	PSL
East/West Street	DW 1
North/South Street	Savona Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration				R							T					TR
Volume (veh/h)				155							640				315	43
Percent Heavy Vehicles (%)				1												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.2												
Critical Headway (sec)				6.21												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.31												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				163												
Capacity, c (veh/h)				692												
v/c Ratio				0.24												
95% Queue Length, Q_{95} (veh)				0.9												
95% Queue Length, Q_{95} (ft)				22.7												
Control Delay (s/veh)				11.8												
Level of Service (LOS)				B												
Approach Delay (s/veh)		11.8														
Approach LOS		B														

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Savona Plaza
AM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Paar Dr & DW 2

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	0	68	0	0	0	70	0	0	0	0	0	0	0	0	0	138
7:15 AM	7:30 AM	0	0	90	0	0	0	80	0	0	0	0	0	0	0	0	0	170
7:30 AM	7:45 AM	0	0	99	0	0	0	89	0	0	0	0	0	0	0	0	0	188
7:45 AM	8:00 AM	0	0	90	0	0	0	79	0	0	0	0	0	0	0	0	0	169
8:00 AM	8:15 AM	0	0	61	0	0	0	66	0	0	0	0	0	0	0	0	0	127
8:15 AM	8:30 AM	0	0	65	0	0	0	106	0	0	0	0	0	0	0	0	0	171
8:30 AM	8:45 AM	0	0	44	0	0	0	86	0	0	0	0	0	0	0	0	0	130
8:45 AM	9:00 AM	0	0	46	0	0	0	80	0	0	0	0	0	0	0	0	0	126
		0	0	563	0	0	0	656	0	0	0	0	0	0	0	0	0	1219
Peak Hour Traffic Volume																		
7:00 AM	8:00 AM	0	0	347	0	0	0	318	0	0	0	0	0	0	0	0	0	665

Count Taken: 1/8/2025
Buildout year: 2029
Growth Rate: 3.2%
Seasonal Factor: 1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
1/8/2025																
Existing Volumes	0	0	347	0	0	0	318	0	0	0	0	0	0	0	0	0
Seasonal Factor	0	0	17	0	0	0	16	0	0	0	0	0	0	0	0	0
Adjusted Volumes		0	**364**	**0**		0	**334**	**0**	**0**	0	**0**	**0**		0	**0**	**0**
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		0	49	0		0	45	0	0	0	0	0		0	0	0
2029 Volumes		**0**	**413**	**0**		**0**	**379**	**0**	**0**	**0**	**0**	**0**		**0**	**0**	**0**
Pre Development Volumes		**0**	**413**	**0**		**0**	**379**	**0**	**0**	**0**	**0**	**0**		**0**	**0**	**0**
Project Traffic		0	34	0		0	0	136	0	0	0	0		0	0	32
Post Development Volumes		**0**	**447**	**0**		**0**	**379**	**136**	**0**	**0**	**0**	**0**		**0**	**0**	**32**
Project Traffic			In					In								Out
Assignment		0.0%	20.0%	0.0%		0.0%	0.0%	80.0%		0.0%	0.0%	0.0%		0.0%	0.0%	20.0%

HCS Two-Way Stop-Control Report

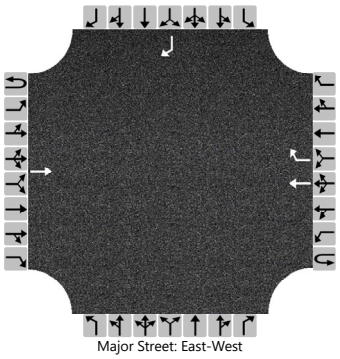
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	2/24/2025
Analysis Year	2029
Time Analyzed	
Intersection Orientation	East-West
Project Description	Post-Development AM

Site Information

Intersection	Paar Dr & DW 2
Jurisdiction	PSL
East/West Street	Paar Dr
North/South Street	DW 2
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	1		0	0	0		0	0	1
Configuration			T				T	R								R
Volume (veh/h)			447				379	136								32
Percent Heavy Vehicles (%)																1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																6.2
Critical Headway (sec)																6.21
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																34
Capacity, c (veh/h)																653
v/c Ratio																0.05
95% Queue Length, Q_{95} (veh)																0.2
95% Queue Length, Q_{95} (ft)																5.0
Control Delay (s/veh)																10.8
Level of Service (LOS)																B
Approach Delay (s/veh)													10.8			
Approach LOS													B			

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Savona Plaza
PM PEAK HOUR TURNING MOVEMENTS
EXHIBIT 2
Paar Dr & DW 2

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	55	0	0	0	70	0	0	0	0	0	0	0	0	0	125
4:15 PM	4:30 PM	0	0	58	0	0	0	80	0	0	0	0	0	0	0	0	0	138
4:30 PM	4:45 PM	0	0	56	0	0	0	89	0	0	0	0	0	0	0	0	0	145
4:45 PM	5:00 PM	0	0	49	0	0	0	79	0	0	0	0	0	0	0	0	0	128
5:00 PM	5:15 PM	0	0	73	0	0	0	66	0	0	0	0	0	0	0	0	0	139
5:15 PM	5:30 PM	0	0	52	0	0	0	106	0	0	0	0	0	0	0	0	0	158
5:30 PM	5:45 PM	0	0	69	0	0	0	86	0	0	0	0	0	0	0	0	0	155
5:45 PM	6:00 PM	0	0	58	0	0	0	80	0	0	0	0	0	0	0	0	0	138
		0	0	470	0	0	0	656	0	0	0	0	0	0	0	0	0	1126
Peak Hour Traffic Volume																		
5:00 PM	6:00 PM	0	0	252	0	0	0	338	0	0	0	0	0	0	0	0	0	590

Count Taken: 1/8/2025
Buildout year: 2029
Growth Rate: 3.2%
Seasonal Factor: 1.05

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
1/8/2025																
Existing Volumes	0	0	252	0	0	0	338	0	0	0	0	0	0	0	0	0
Seasonal Factor	0	0	13	0	0	0	17	0	0	0	0	0	0	0	0	0
Adjusted Volumes		0	**265**	**0**		0	**355**	**0**	**0**	**0**	**0**	**0**		0	**0**	**0**
Growth Rate		3.2%	3.2%	3.2%		3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%		3.2%	3.2%	3.2%
Growth Volume		0	36	0		0	48	0	0	0	0	0		0	0	0
2029 Volumes		**0**	**301**	**0**		**0**	**403**	**0**	**0**	**0**	**0**	**0**		**0**	**0**	**0**
Pre Development Volumes		**0**	**301**	**0**		**0**	**403**	**0**	**0**	**0**	**0**	**0**		**0**	**0**	**0**
Project Traffic		0	43	0		0	0	174	0	0	0	0		0	0	39
Post Development Volumes		**0**	**344**	**0**		**0**	**403**	**174**	**0**	**0**	**0**	**0**		**0**	**0**	**39**
Project Traffic			In					In								Out
Assignment		0.0%	20.0%	0.0%		0.0%	0.0%	80.0%		0.0%	0.0%	0.0%		0.0%	0.0%	20.0%

HCS Two-Way Stop-Control Report

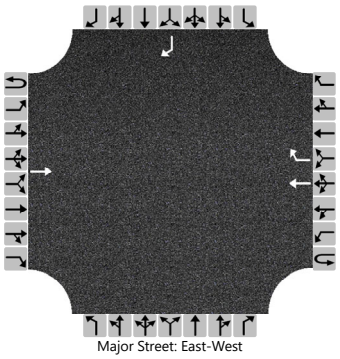
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	2/24/2025
Analysis Year	2029
Time Analyzed	
Intersection Orientation	East-West
Project Description	Post-Development PM

Site Information

Intersection	Paar Dr & DW 2
Jurisdiction	PSL
East/West Street	Paar Dr
North/South Street	DW 2
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	1		0	0	0		0	0	1
Configuration			T				T	R								R
Volume (veh/h)			344				403	174								39
Percent Heavy Vehicles (%)																1
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																6.2
Critical Headway (sec)																6.21
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.31

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																41
Capacity, c (veh/h)																632
v/c Ratio																0.06
95% Queue Length, Q_{95} (veh)																0.2
95% Queue Length, Q_{95} (ft)																5.0
Control Delay (s/veh)																11.1
Level of Service (LOS)																B
Approach Delay (s/veh)													11.1			
Approach LOS													B			

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Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Strip Retail Plaza (<40k)
(822)

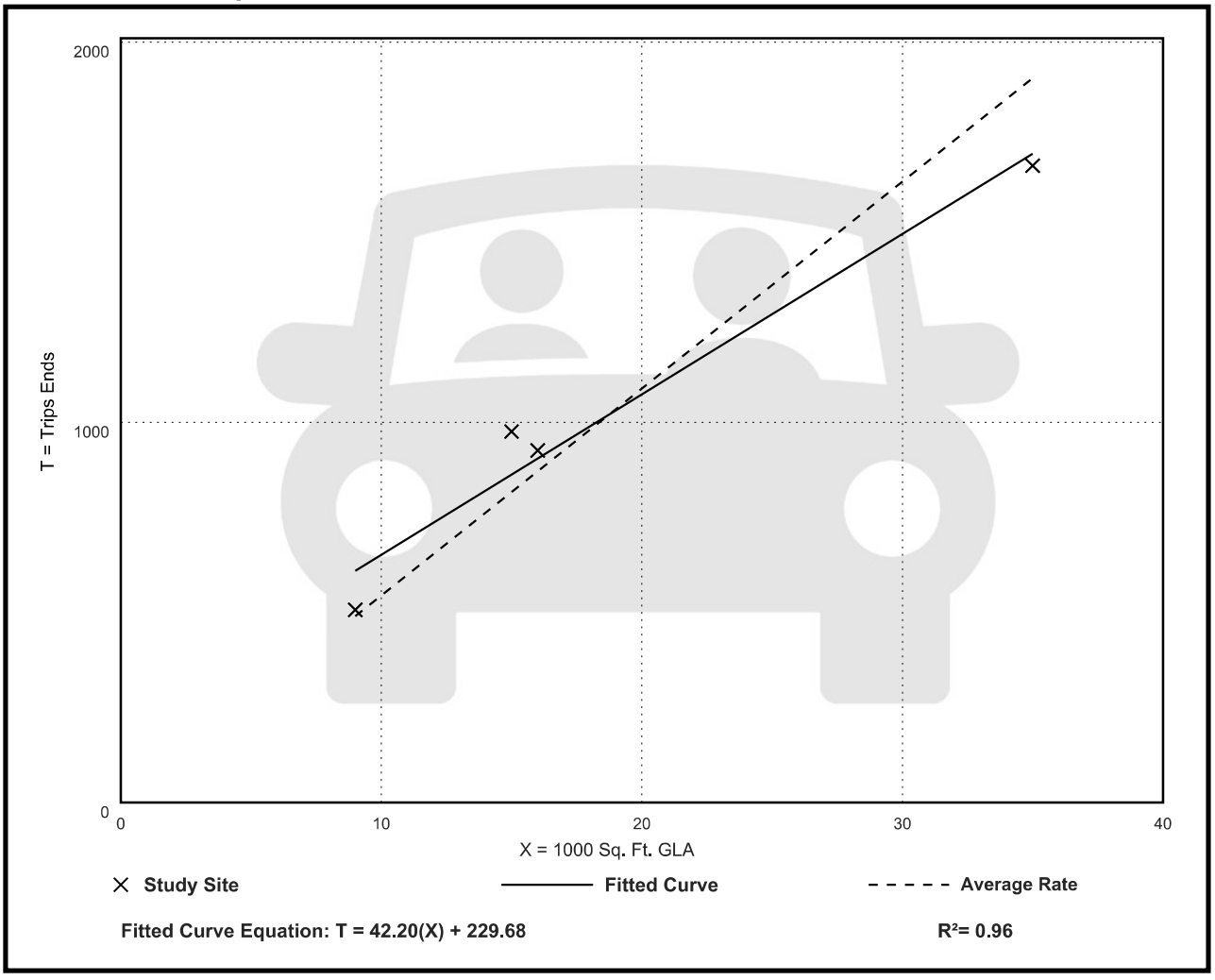
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

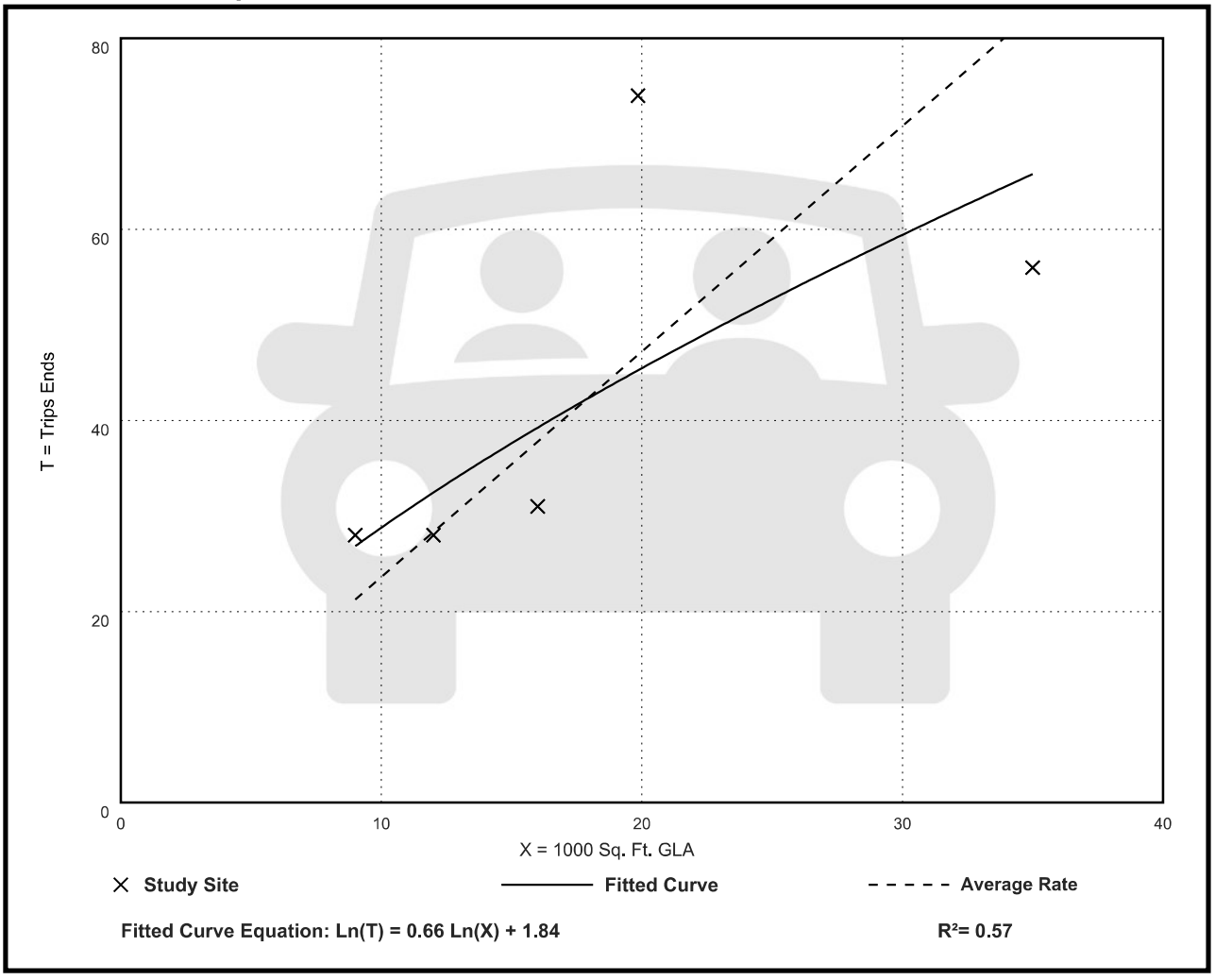
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

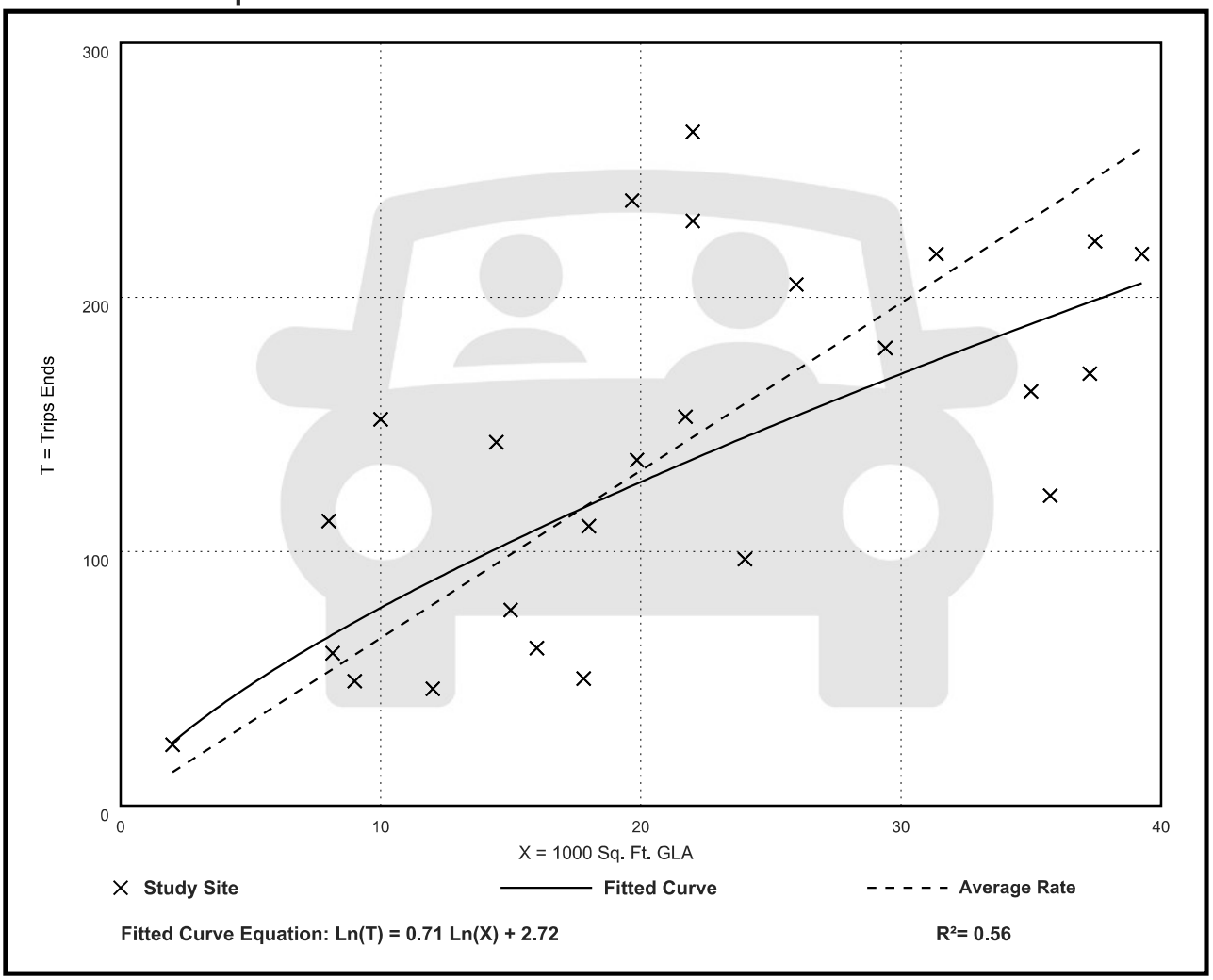
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Strip Retail Plaza (<40k)
(822)

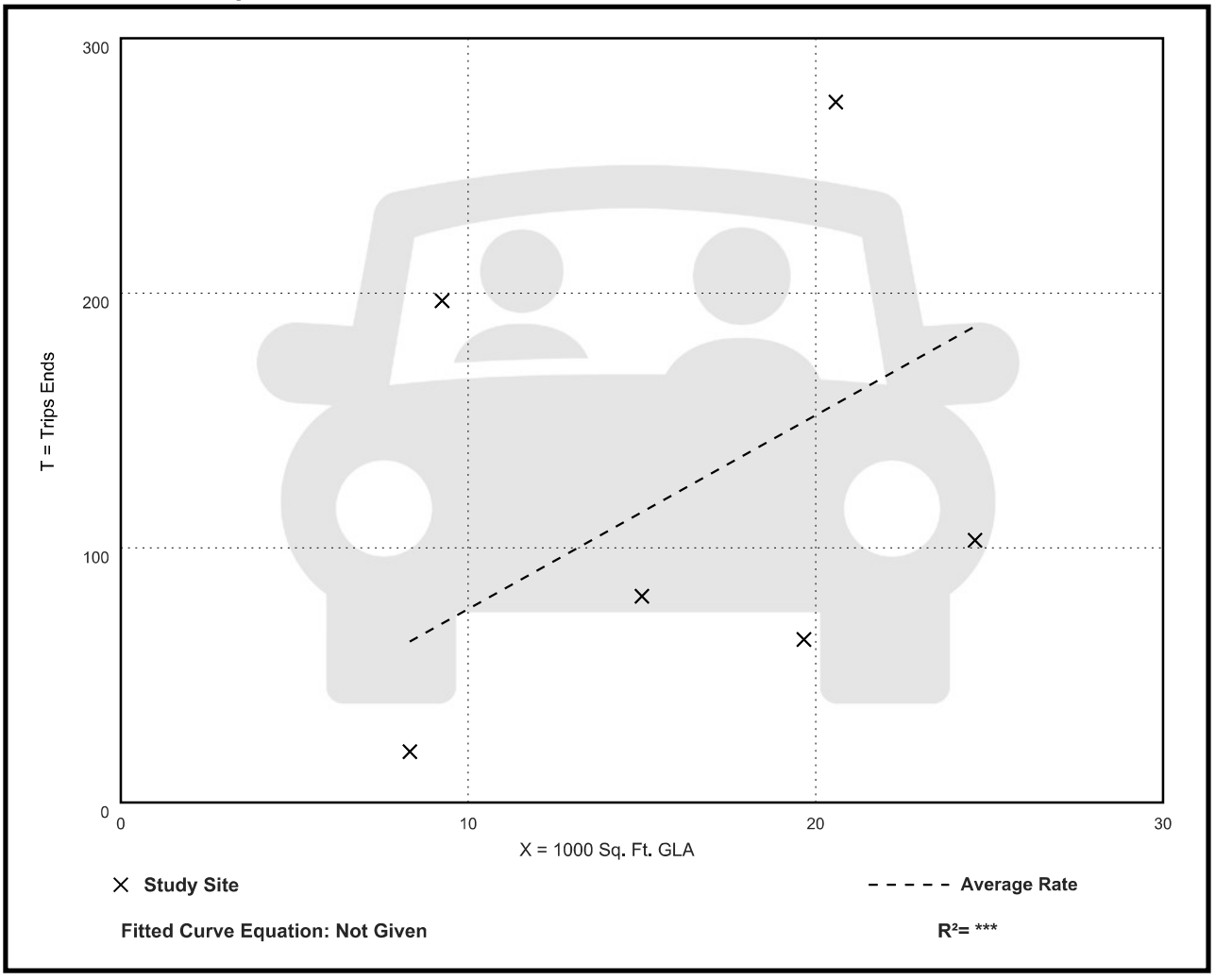
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GLA: 16
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
7.60	2.40 - 21.30	6.45

Data Plot and Equation



Strip Retail Plaza (<40k)
(822)

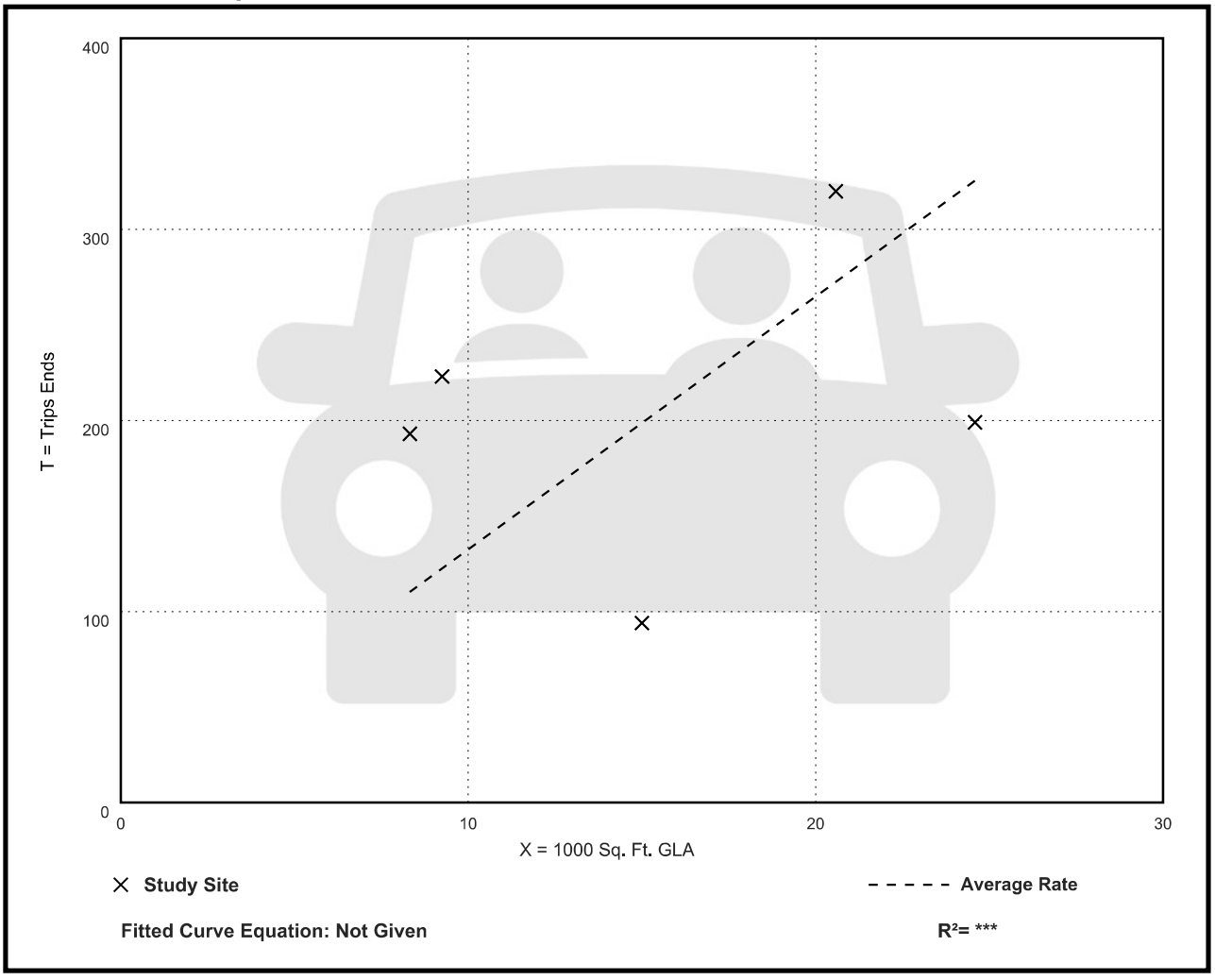
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 16
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
13.24	6.27 - 24.11	7.40

Data Plot and Equation



Land Use: 934
Fast-Food Restaurant with Drive-Through Window

Description

This land use includes any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. A typical duration of stay for an eat-in patron is less than 30 minutes. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977, 1050, 1053, 1054

Fast-Food Restaurant with Drive-Through Window (934)

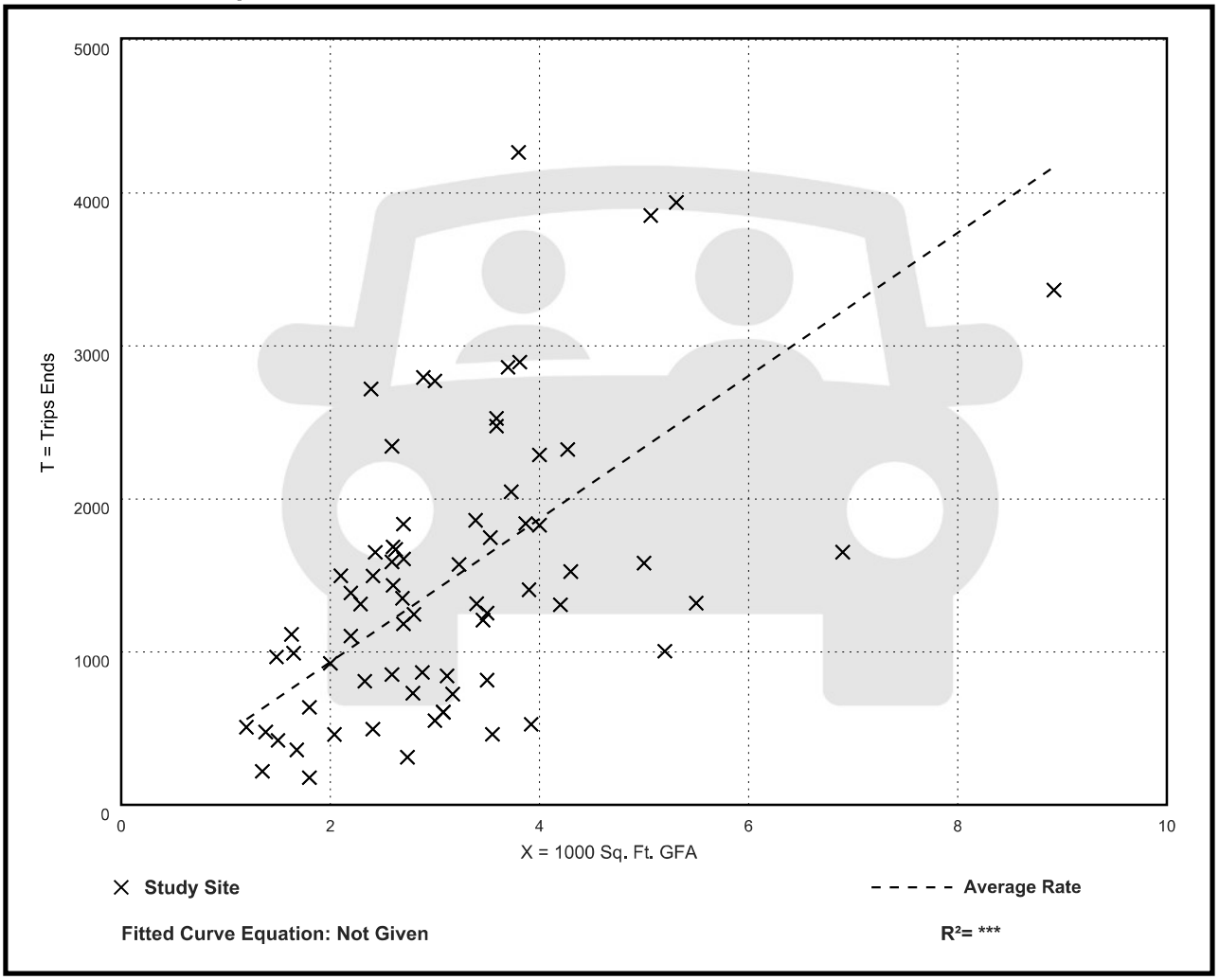
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



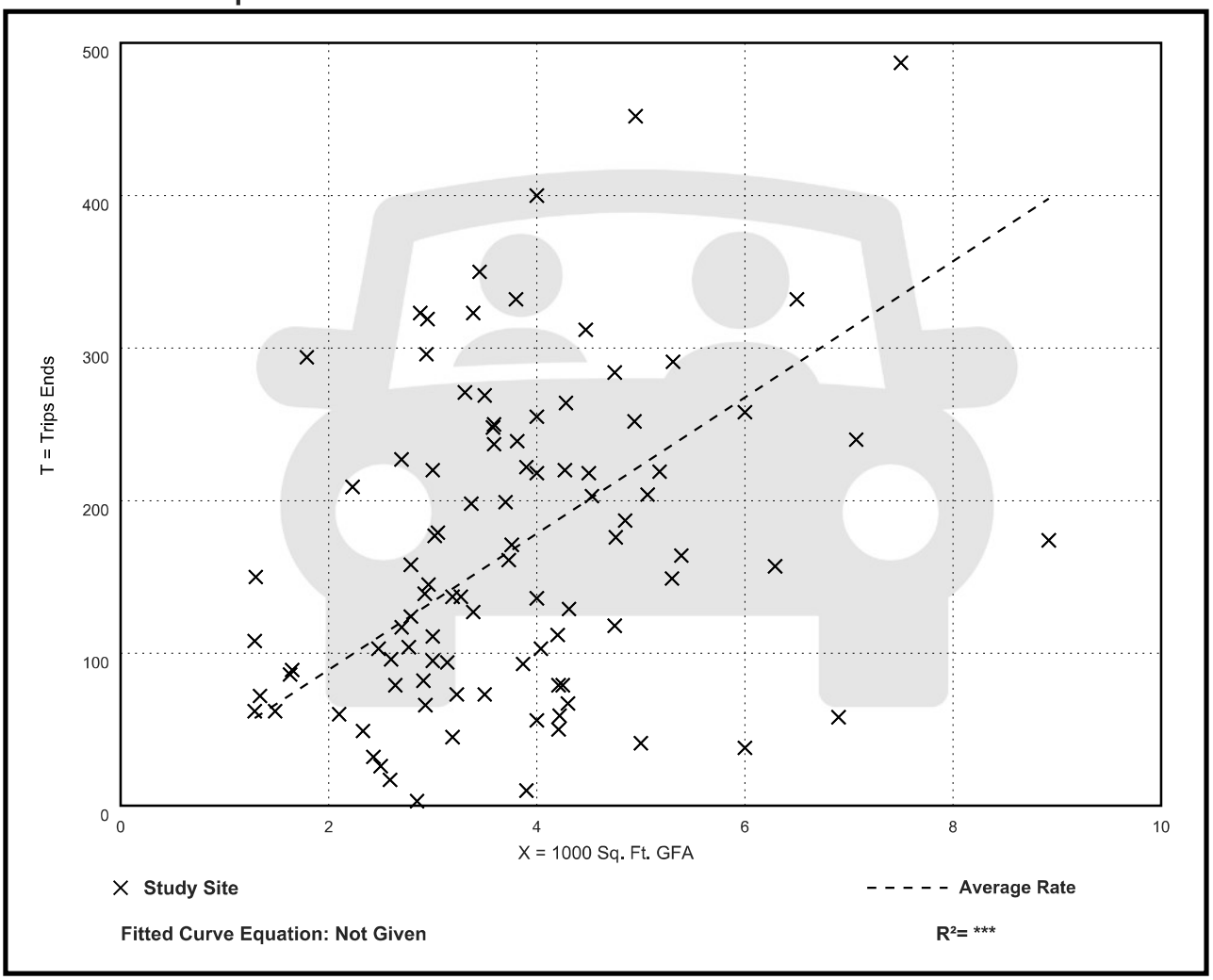
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 96
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



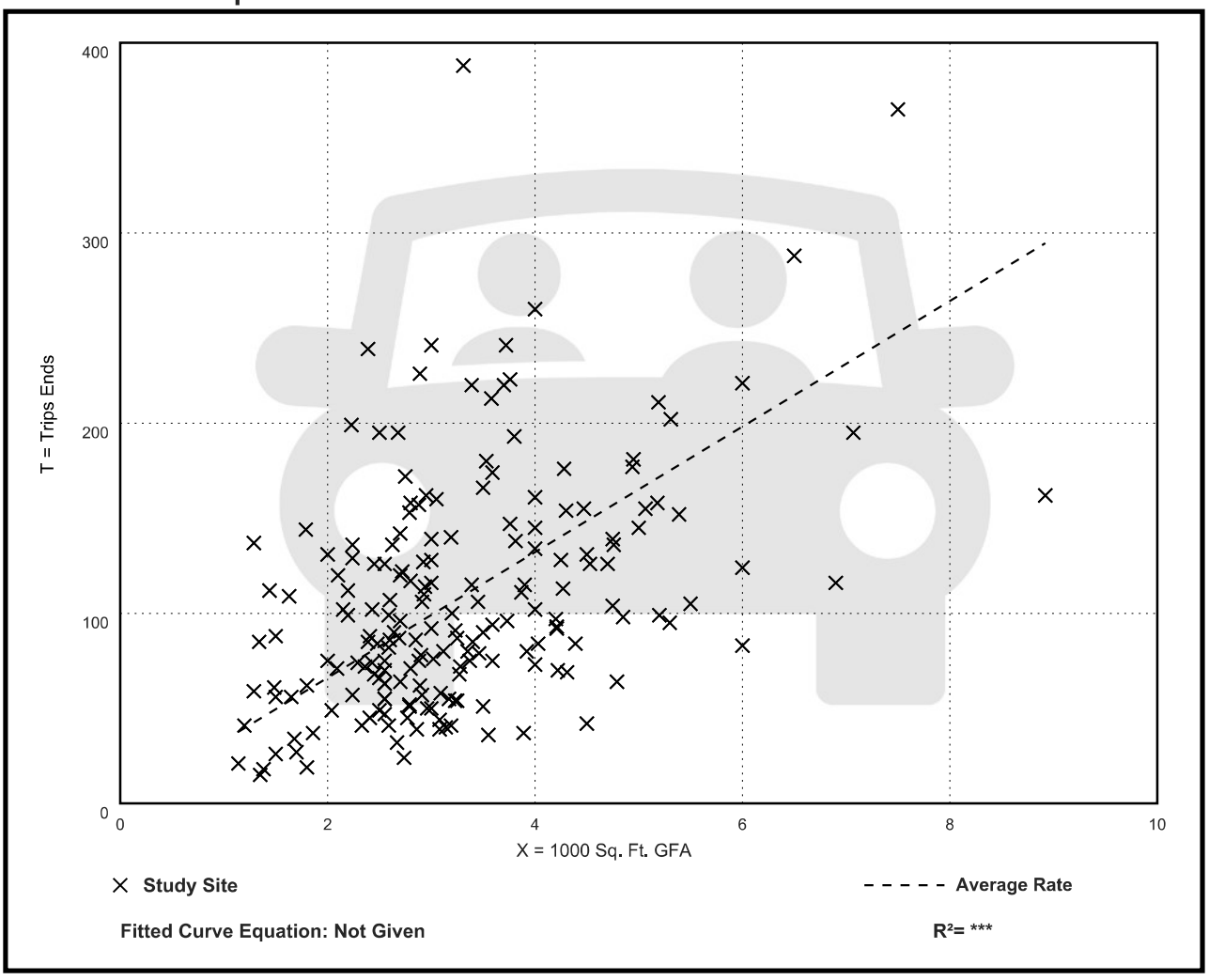
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 190
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

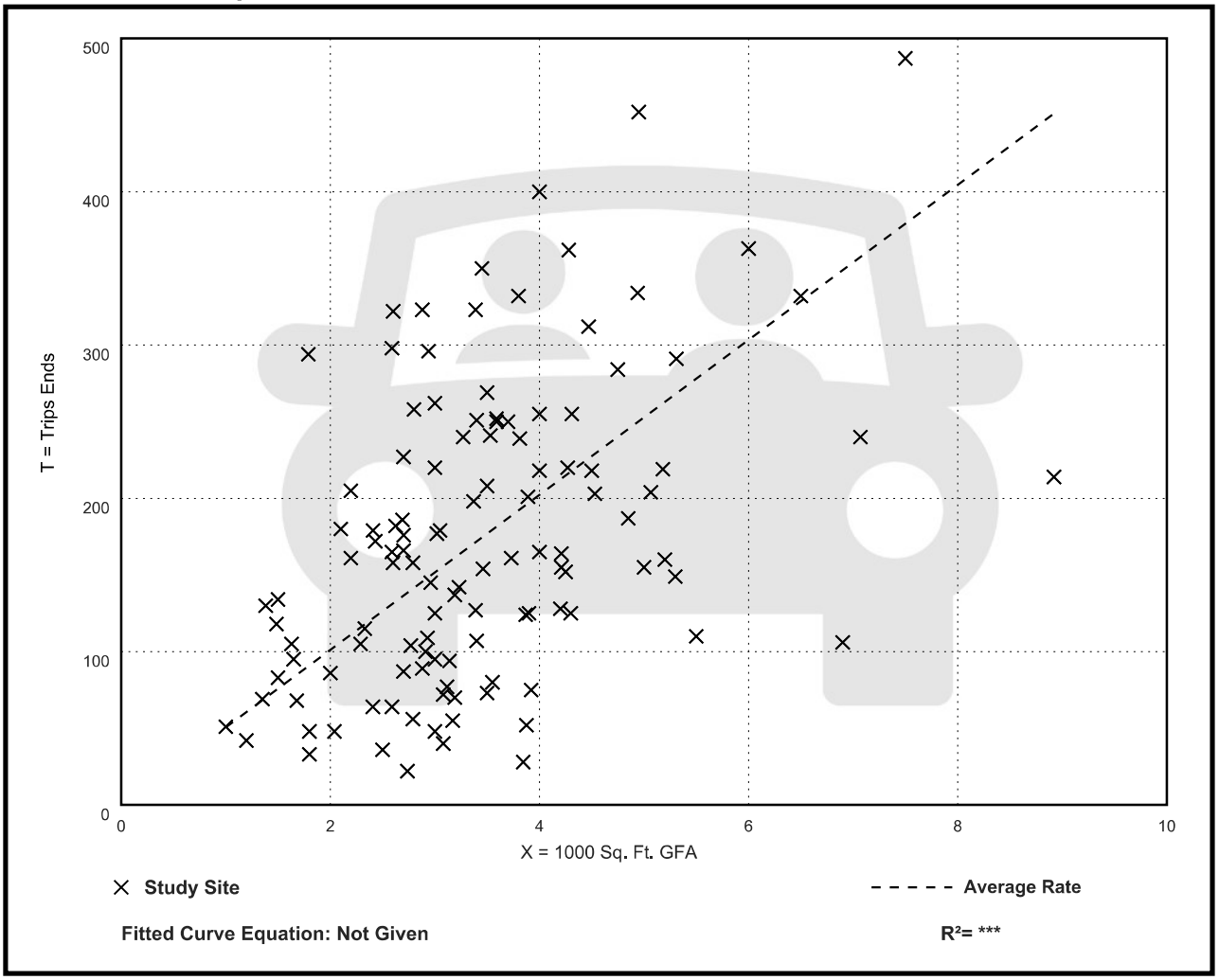
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 118
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.57	7.28 - 164.25	25.99

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

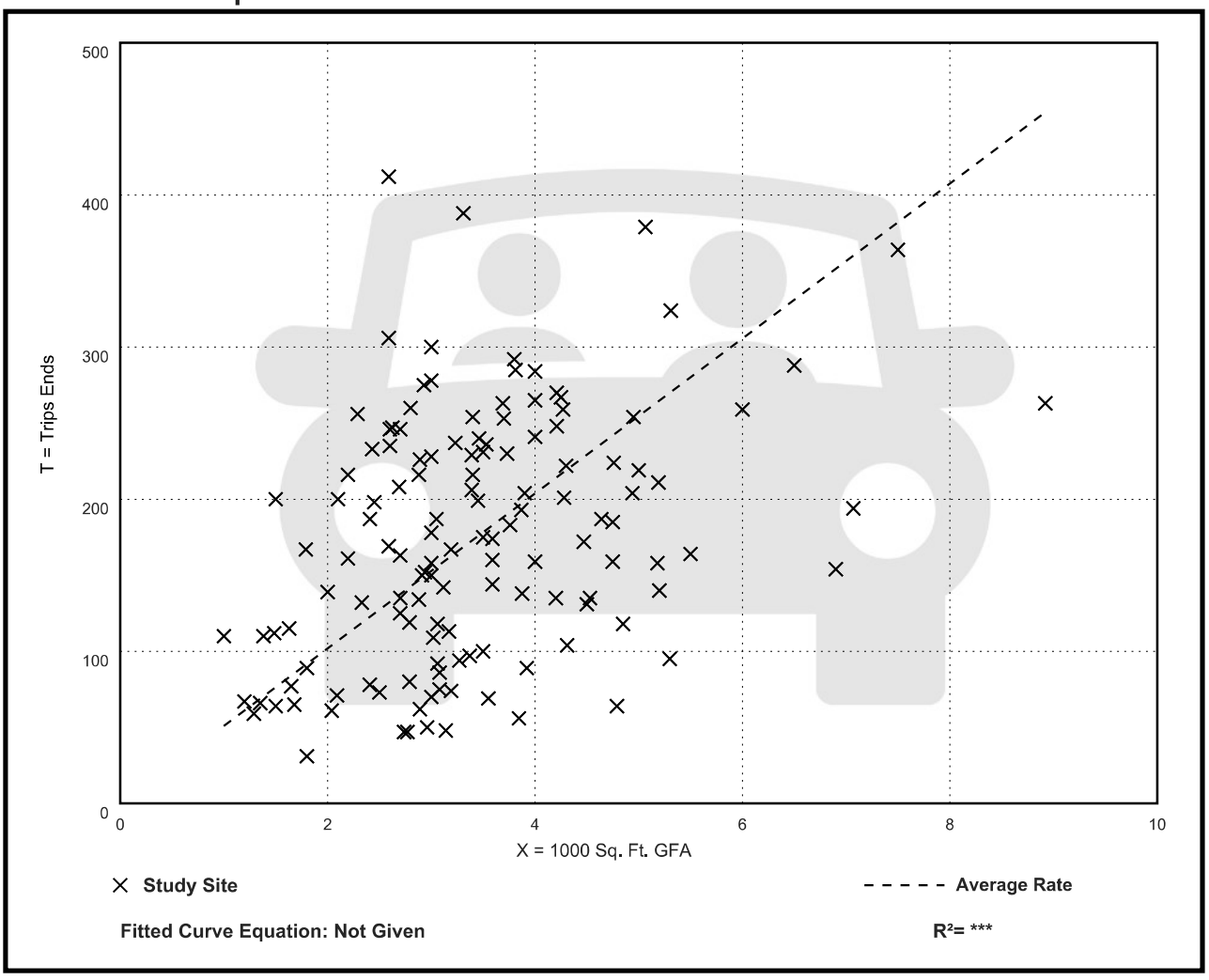
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 135
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.94	13.36 - 159.07	24.91

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	5
Average Pass-By Rate	50%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.4	Kentucky	1993	—	62	22	16	38	1407	2
3	Kentucky	1993	—	43	14	43	57	2903	2
3.3	--	1996	—	68	—	—	32	—	21
3.6	Kentucky	1993	—	32	47	21	68	437	2
4.2	Indiana	1993	—	46	23	31	54	1049	2

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	11
Average Pass-By Rate	55%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.3	Kentucky	1993	—	68	22	10	32	2055	2
1.9	Kentucky	1993	33	67	24	9	33	2447	2
2.8	Florida	1995	47	66	—	—	34	—	30
2.9	Florida	1996	271	41	41	18	59	—	30
3	Kentucky	1993	—	31	31	38	69	4250	2
3.1	Florida	1995	28	71	—	—	29	—	30
3.1	Florida	1996	29	38	—	—	62	—	30
3.2	Florida	1996	202	40	39	21	60	—	30
3.3	—	1996	—	62	—	—	38	—	21
4.2	Indiana	1993	—	56	25	19	44	1632	2
4.3	Florida	1994	304	62	—	—	38	—	30

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

APPENDIX O: TRIP GENERATION SOURCE

Use Categories, Use Classifications, and Representative Uses	Unit of Measure	Trip Generation [1]	% New Trips	ITE Land Use Codes
Residential & Lodging Uses				
Single-Family Residential per sq. ft. (Maximum 3,500 sq. ft.)	per 1,000 sq. ft.	4.09	1.00	210 [2]
Active Adult (55+) Residential per sq. ft. (Maximum 3,500 sq. ft.)	per 1,000 sq. ft.	3.59	1.00	251, 252 [2]
Multi-Family Residential per sq. ft. (Maximum 2,500 sq. ft.)	per 1,000 sq. ft.	6.52	1.00	220, 221 [2]
Overnight Lodging (Hotel, Inn, Motel, Resort)	per room	5.05	1.00	310, 311, 312, 320
Mobile Residence (Mobile Home, Recreational Vehicle, Travel Trailer)	per space / lot	4.15	1.00	240, 416 [3]
Institutional Uses				
Community Serving (Civic, Place of Assembly, Museum, Gallery)	per 1,000 sq. ft.	8.65	0.50	495, 560, 580 [4]
Long Term Care (Assisted Living, Congregate Care Facility, Nursing Facility)	per 1,000 sq. ft.	5.42	0.80	254, 620
Private Education (Child Care, Day Care, Private Primary School, Pre-K)	per 1,000 sq. ft.	12.46	0.50	534, 536, 565 [5]
Industrial Uses				
Industrial (Assembly, Fabrication, Manufacturing, R&D, Trades, Utilities)	per 1,000 sq. ft.	3.31	0.80	110, 130, 140, 160
Commercial Storage (Mini-Warehouse, Boats, RVs & Outdoor Storage, Warehouse)	per 1,000 sq. ft.	3.27	0.80	1,30, 150, 151, 155
Distribution Center (Cold Storage, Fulfillment Centers, High-Cube)	per 1,000 sq. ft.	2.67	0.80	130, 154, 155, 156, 157
Recreational Uses				
Marina (Including dry storage) per berth	per berth	2.41	0.50	420
Outdoor Commercial Recreation (Golf, Multi-purpose, Sports, Tennis)	per acre	14.32	0.50	432, 488, 491 [3]
Indoor Commercial Recreation (Fitness, Gym, Health, Indoor Sports, Recreation)	per 1,000 sq. ft.	20.55	0.50	434, 435, 436, 437, 465, 492, 493 [6]
Office Uses				
Office (Bank, Dental, General, Higher Education, Hospital, Medical, Professional)	per 1,000 sq. ft.	9.74	0.90	710
Free-Standing Medical Office (Clinic, Dental, Emergency Care, Medical, Veterinary)	per 1,000 sq. ft.	23.22	0.70	640, 650
Commercial Services & Retail Uses				
Local Retail [Non-Chain or Franchisee] [7](Entertainment, Restaurant, Retail, Services)	per 1,000 sq. ft.	18.88	0.40	820
Multi-Tenant Retail (Entertainment, Restaurant, Retail, Services)	per 1,000 sq. ft.	37.75	0.40	820
Free-Standing Retail (Entertainment, Restaurant, Retail, Services)	per 1,000 sq. ft.	45.20	0.40	812, 813, 814, 815, 816, 820, 840, 841, 843, 848, 849, 850, 854, 857, 862, 869, 875, 881
Furniture or Mattress Store	per 1,000 sq. ft.	6.30	1.00	890
Quick Service Restaurant (Fast Casual or Food / Ghost Kitchen / Container) [8]	per 1,000 sq. ft.	330.70	0.30	930, 933, 934, 935, 937
Additive Fees for Commercial Services & Retail Uses				
Bank Drive-Thru Lane or Free-Standing ATM [9]	per lane / ATM	115.02	0.60	912
Motor Vehicle Quick Lube	per service bay	40.00	0.80	941
Motor Vehicle & Boat Cleaning (Detailing, Wash, Wax)	per lane or stall	132.10	0.50	947, 949
Motor Vehicle Charging or Fueling [10]	per charging or fueling position	220.31	0.20	853, 944, 945, 960
Pharmacy Drive-Thru [11]	per lane	89.04	0.40	881
Quick Service Restaurant Drive-Thru Lane [12]	per lane	252.81	0.30	934, 935, 937

[1] The Trip Generation Rates are based on average trip generation rates for all referenced land uses under the ITE Land Use Codes columns.

[2] Residential trip generation rates were converted into trip rates per 1,000 square feet. The first step in the conversion was assigning the following sq. ft. (typical industry standard) by type of unit per the 10th Edition of the ITE Trip Generation Manual: (210) single-family detached (2,275 sq. ft.); (220) one or two story multi-family (1,150); (221) multi-family (925 sq. ft.); (251) senior adult detached (1,500 sq. ft.); (252) senior adult attached (1,000 sq. ft.). The assigned square footage of each unit type was divided by 1,000: (210) single family detached (2,275 / 1,000 = 2.275); (220) one or two story multi-family (1,150 / 1,000 = 1.15); (221) multi-family (925 / 1,00 = 0.925); (251) senior adult detached (1,500 / 1,000 sq. ft. = 1.5); (252) senior adult attached (100 / 1000 = 1.0). The trip generation rates are based on occupied units per the ITE Trip Generation Manual. To obtain an occupied trip generation rate for single-family, the rate (9.44) way multiplied by 0.986 to account for the 1.4% owner occupied vacancy rate for owner occupied dwellings per the 2019 American Community Survey (ACS) for the City of Port St. Lucie Prepared by the U.S. Census Bureau (**Appendix U**). To properly account for trips from occupied multi-family units, the trip generation (6.31) for one or two story multi-family was multiplied by 1.17% (1+ ((3.17 - 2.72) / 2.72)) to adjust for the difference between the ITE occupancy rate of 2.72 residents per unit versus the rate of 3.17 residents per rental unit based on the 2019 ACS Survey (**Appendix U**). To properly account for trips from occupied multi-family units, the trip generation (4.75) for multi-family was multiplied by 1.29% (1+ ((3.17 - 2.46) / 2.46)) to adjust for the difference between the ITE occupancy rate of 2.46 residents per unit versus the rate of 3.17 residents per rental unit based on the 2019 ACS Survey (**Appendix U**). The following are the calculations for the residential uses, for active adult and multi-family, the net trip generation rate in the table above is the average of the two uses: (210) single-family detached (9.44 x 0.986 = 9.31; 9.31 / 2.275 = 4.09); (220) one or two story multi-family (6.31 x 1.17 = 7.38; 7.38 / 1.15 = 6.42); (221) multi-family (4.75 x 1.29 = 6.13; 6.13 / 0.925 = 6.62); (251) senior adult detached (5.6 / 1.5 = 3.73); (252) senior adult attached (3.44 / 1.0 = 3.4). All percentages and rates are rounded to the 100th place for illustration purposes. Any minor deviation is due to rounding based on calculated percentages versus illustration of rounding to the 100th place.

[3] Converted AM and PM Peak Hour Periods and applied a Peak to Daily Conversion of .1 (10% of daily traffic occurs during peak hours).

[4] Community Recreation Center trip generation divided by 2 passenger per vehicle. The trip generation of a museum was converted from AM and PM peak hour periods and a peak-to-daily conversion factor of 0.1 was applied (10% of daily traffic occurs during peak hours).

[5] Trip generation based on the average of the AM and PM peaks for Private K-12 Schools. Day care divided by 2 to account for vehicle occupancy. The average trip generation for K-12 was then used to calculate the daily rate.

[6] Golf driving range converted to acreage at two tee positions per one acre, Soccer Complex fields converted to acres at ratio of 2 acres per 1 field, Racquet / Tennis Club assume 2 courts plus accessory buildings per acre, Utilized vehicle occupancy of 3 persons per vehicle.

Table 6.1 Unconstrained Internal Person Trip Capture Rates for Trip Origins within a Mixed-Use Development

		WEEKDAY	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Retail	28%	20%
	To Restaurant	63%	4%
	To Cinema/Entertainment	0%	0%
	To Residential	1%	2%
	To Hotel	0%	0%
From RETAIL	To Office	29%	2%
	To Restaurant	13%	29%
	To Cinema/Entertainment	0%	4%
	To Residential	14%	26%
	To Hotel	0%	5%
From RESTAURANT	To Office	31%	3%
	To Retail	14%	41%
	To Cinema/Entertainment	0%	8%
	To Residential	4%	18%
	To Hotel	3%	7%
From CINEMA/ENTERTAINMENT	To Office	0%	2%
	To Retail	0%	21%
	To Restaurant	0%	31%
	To Residential	0%	8%
	To Hotel	0%	2%
From RESIDENTIAL	To Office	2%	4%
	To Retail	1%	42%
	To Restaurant	20%	21%
	To Cinema/Entertainment	0%	0%
	To Hotel	0%	3%
From HOTEL	To Office	75%	0%
	To Retail	14%	16%
	To Restaurant	9%	68%
	To Cinema/Entertainment	0%	0%
	To Residential	0%	2%

Source: Bochner, B., K. Hooper, B. Sperry, and R. Dunphy. NCHRP Report 684: *Enhancing Internal Trip Capture Estimation for Mixed-Use Developments.* Washington, DC: Transportation Research Board, Tables 99 and 100, 2011.

Table 6.2 Unconstrained Internal Person Trip Capture Rates for Trip Destinations within a Mixed-Use Development

		Weekday	
		AM Peak Hour	PM Peak Hour
To OFFICE	From Retail	4%	31%
	From Restaurant	14%	30%
	From Cinema/Entertainment	0%	6%
	From Residential	3%	57%
	From Hotel	3%	0%
To RETAIL	From Office	32%	8%
	From Restaurant	8%	50%
	From Cinema/Entertainment	0%	4%
	From Residential	17%	10%
	From Hotel	4%	2%
To RESTAURANT	From Office	23%	2%
	From Retail	50%	29%
	From Cinema/Entertainment	0%	3%
	From Residential	20%	14%
	From Hotel	6%	5%
To CINEMA/ENTERTAINMENT	From Office	0%	1%
	From Retail	0%	26%
	From Restaurant	0%	32%
	From Residential	0%	0%
	From Hotel	0%	0%
To RESIDENTIAL	From Office	0%	4%
	From Retail	2%	46%
	From Restaurant	5%	16%
	From Cinema/Entertainment	0%	4%
	From Hotel	0%	0%
To HOTEL	From Office	0%	0%
	From Retail	0%	17%
	From Restaurant	4%	71%
	From Cinema/Entertainment	0%	1%
	From Residential	0%	12%

Source: Bochner, B., K. Hooper, B. Sperry, and R. Dunphy. NCHRP Report 684: *Enhancing Internal Trip Capture Estimation for Mixed-Use Developments.* Washington, DC: Transportation Research Board, Tables 101 and 102, 2011.

Starbucks (1789 NW St Lucie W Blvd, Port Saint Lucie, FL, 34986) 3/9/2022

Time	Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
7:00 AM	1	3	8:00 AM	2	2	9:00 AM	0	2
7:01 AM	4	4	8:01 AM	0	2	9:01 AM	1	2
7:02 AM	4	4	8:02 AM	1	3	9:02 AM	1	4
7:03 AM	2	4	8:03 AM	2	2	9:03 AM	1	2
7:04 AM	1	4	8:04 AM	3	4	9:04 AM	0	3
7:05 AM	1	4	8:05 AM	5	4	9:05 AM	1	4
7:06 AM	1	4	8:06 AM	6	4	9:06 AM	2	4
7:07 AM	1	4	8:07 AM	7	4	9:07 AM	2	4
7:08 AM	0	4	8:08 AM	6	3	9:08 AM	3	4
7:09 AM	2	4	8:09 AM	7	4	9:09 AM	2	4
7:10 AM	0	3	8:10 AM	6	4	9:10 AM	3	4
7:11 AM	0	3	8:11 AM	5	4	9:11 AM	4	3
7:12 AM	1	3	8:12 AM	7	4	9:12 AM	4	3
7:13 AM	2	3	8:13 AM	5	4	9:13 AM	4	4
7:14 AM	3	3	8:14 AM	5	3	9:14 AM	2	3
7:15 AM	2	3	8:15 AM	4	4	9:15 AM	3	4
7:16 AM	2	3	8:16 AM	3	3	9:16 AM	3	4
7:17 AM	0	3	8:17 AM	3	4	9:17 AM	3	4
7:18 AM	0	4	8:18 AM	1	3	9:18 AM	4	4
7:19 AM	1	3	8:19 AM	0	2	9:19 AM	5	3
7:20 AM	0	3	8:20 AM	3	2	9:20 AM	4	4
7:21 AM	1	3	8:21 AM	3	2	9:21 AM	3	4
7:22 AM	2	3	8:22 AM	2	1	9:22 AM	5	4
7:23 AM	4	4	8:23 AM	1	3	9:23 AM	5	3
7:24 AM	2	3	8:24 AM	1	2	9:24 AM	4	3
7:25 AM	0	0	8:25 AM	2	2	9:25 AM	4	4
7:26 AM	4	4	8:26 AM	3	3	9:26 AM	3	3
7:27 AM	4	3	8:27 AM	3	3	9:27 AM	3	4
7:28 AM	3	4	8:28 AM	2	4	9:28 AM	5	4
7:29 AM	5	4	8:29 AM	1	3	9:29 AM	4	4
7:30 AM	4	3	8:30 AM	4	3	9:30 AM	5	4
7:31 AM	5	4	8:31 AM	2	3	9:31 AM	6	4
7:32 AM	6	3	8:32 AM	1	4	9:32 AM	5	4
7:33 AM	6	3	8:33 AM	1	3	9:33 AM	4	4
7:34 AM	3	6	8:34 AM	2	3	9:34 AM	4	4
7:35 AM	5	4	8:35 AM	2	5	9:35 AM	3	4
7:36 AM	4	3	8:36 AM	6	4	9:36 AM	3	3
7:37 AM	4	3	8:37 AM	4	2	9:37 AM	1	4
7:38 AM	3	5	8:38 AM	8	2	9:38 AM	3	4
7:39 AM	7	4	8:39 AM	9	2	9:39 AM	4	4
7:40 AM	6	4	8:40 AM	7	4	9:40 AM	4	4
7:41 AM	7	4	8:41 AM	8	3	9:41 AM	6	4
7:42 AM	5	4	8:42 AM	7	2	9:42 AM	4	3
7:43 AM	6	4	8:43 AM	6	2	9:43 AM	5	3
7:44 AM	8	3	8:44 AM	7	3	9:44 AM	4	3
7:45 AM	7	4	8:45 AM	5	3	9:45 AM	4	3
7:46 AM	7	3	8:46 AM	2	3	9:46 AM	3	2
7:47 AM	6	4	8:47 AM	3	3	9:47 AM	4	2
7:48 AM	6	4	8:48 AM	1	3	9:48 AM	3	3
7:49 AM	6	4	8:49 AM	1	2	9:49 AM	4	3
7:50 AM	6	4	8:50 AM	0	4	9:50 AM	5	4
7:51 AM	6	4	8:51 AM	2	4	9:51 AM	4	4
7:52 AM	8	3	8:52 AM	2	3	9:52 AM	3	4
7:53 AM	7	4	8:53 AM	0	2	9:53 AM	3	4
7:54 AM	4	4	8:54 AM	1	4	9:54 AM	3	4
7:55 AM	4	4	8:55 AM	1	2	9:55 AM	3	4
7:56 AM	4	4	8:56 AM	1	1	9:56 AM	3	3
7:57 AM	3	4	8:57 AM	0	1	9:57 AM	3	4
7:58 AM	1	4	8:58 AM	1	1	9:58 AM	4	4
7:59 AM	0	3	8:59 AM	2	1	9:59 AM	4	3

Starbucks (1789 NW St Lucie W Blvd, Port Saint Lucie, FL, 34986) 3/9/2022

	Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	**Cashier/ Pickup Window**
10:00 AM	5	3
10:01 AM	5	3
10:02 AM	6	3
10:03 AM	5	4
10:04 AM	4	3
10:05 AM	4	4
10:06 AM	4	4
10:07 AM	5	4
10:08 AM	4	4
10:09 AM	4	4
10:10 AM	5	4
10:11 AM	0	4
10:12 AM	2	4
10:13 AM	1	3
10:14 AM	0	3
10:15 AM	1	3
10:16 AM	2	2
10:17 AM	1	3
10:18 AM	0	2
10:19 AM	0	3
10:20 AM	2	3
10:21 AM	3	3
10:22 AM	3	3
10:23 AM	3	3
10:24 AM	0	4
10:25 AM	1	4
10:26 AM	3	3
10:27 AM	3	2
10:28 AM	2	3
10:29 AM	3	2
10:30 AM	4	3
10:31 AM	4	4
10:32 AM	4	3
10:33 AM	2	4
10:34 AM	1	4
10:35 AM	3	4
10:36 AM	3	4
10:37 AM	2	4
10:38 AM	3	3
10:39 AM	4	2
10:40 AM	4	3
10:41 AM	3	3
10:42 AM	5	1
10:43 AM	5	4
10:44 AM	4	3
10:45 AM	4	3
10:46 AM	3	3
10:47 AM	4	4
10:48 AM	3	3
10:49 AM	2	4
10:50 AM	3	3
10:51 AM	2	4
10:52 AM	4	4
10:53 AM	4	4
10:54 AM	5	4
10:55 AM	4	4
10:56 AM	6	3
10:57 AM	6	4
10:58 AM	5	4
10:59 AM	4	4

	Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	**Cashier/ Pickup Window**
11:00 AM	2	4
11:01 AM	5	3
11:02 AM	5	2
11:03 AM	3	3
11:04 AM	4	3
11:05 AM	4	4
11:06 AM	6	3
11:07 AM	4	4
11:08 AM	4	3
11:09 AM	3	4
11:10 AM	4	4
11:11 AM	3	4
11:12 AM	4	4
11:13 AM	5	4
11:14 AM	6	4
11:15 AM	5	4
11:16 AM	5	3
11:17 AM	6	4
11:18 AM	5	2
11:19 AM	5	3
11:20 AM	5	4
11:21 AM	3	3
11:22 AM	3	4
11:23 AM	3	4
11:24 AM	4	3
11:25 AM	4	3
11:26 AM	6	2
11:27 AM	2	4
11:28 AM	3	4
11:29 AM	4	4
11:30 AM	3	3
11:31 AM	2	3
11:32 AM	3	4
11:33 AM	3	4
11:34 AM	1	4
11:35 AM	2	4
11:36 AM	1	3
11:37 AM	2	4
11:38 AM	3	4
11:39 AM	3	3
11:40 AM	3	4
11:41 AM	3	4
11:42 AM	2	4
11:43 AM	3	3
11:44 AM	2	2
11:45 AM	3	2
11:46 AM	2	3
11:47 AM	1	4
11:48 AM	2	4
11:49 AM	1	4
11:50 AM	2	4
11:51 AM	1	4
11:52 AM	3	4
11:53 AM	2	4
11:54 AM	3	4
11:55 AM	4	4
11:56 AM	3	3
11:57 AM	3	4
11:58 AM	4	2
11:59 AM	3	2

Dunkin Donuts (1401 SE Village Green Dr, Port Saint Lucie, FL, 34952) 3/11/2022

Time	Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting			Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window		Starting at the Menu Board	Cashier/ Pickup Window
7:00 AM	4	1	8:00 AM	6	3	9:00 AM	2	4
7:01 AM	5	0	8:01 AM	7	5	9:01 AM	3	3
7:02 AM	6	0	8:02 AM	3	5	9:02 AM	1	4
7:03 AM	7	1	8:03 AM	4	5	9:03 AM	2	3
7:04 AM	6	1	8:04 AM	3	4	9:04 AM	0	0
7:05 AM	4	0	8:05 AM	4	3	9:05 AM	2	3
7:06 AM	3	1	8:06 AM	3	4	9:06 AM	1	3
7:07 AM	2	2	8:07 AM	4	4	9:07 AM	0	4
7:08 AM	3	2	8:08 AM	3	5	9:08 AM	1	3
7:09 AM	3	2	8:09 AM	2	4	9:09 AM	2	2
7:10 AM	2	3	8:10 AM	3	3	9:10 AM	4	2
7:11 AM	1	4	8:11 AM	2	4	9:11 AM	3	2
7:12 AM	2	3	8:12 AM	3	4	9:12 AM	3	3
7:13 AM	2	3	8:13 AM	2	4	9:13 AM	2	3
7:14 AM	0	3	8:14 AM	2	4	9:14 AM	2	2
7:15 AM	2	3	8:15 AM	1	4	9:15 AM	2	1
7:16 AM	3	3	8:16 AM	1	3	9:16 AM	4	2
7:17 AM	2	2	8:17 AM	0	3	9:17 AM	3	2
7:18 AM	3	2	8:18 AM	1	2	9:18 AM	3	3
7:19 AM	3	2	8:19 AM	2	3	9:19 AM	4	3
7:20 AM	3	1	8:20 AM	2	2	9:20 AM	6	2
7:21 AM	4	3	8:21 AM	4	4	9:21 AM	7	2
7:22 AM	4	4	8:22 AM	4	3	9:22 AM	6	3
7:23 AM	4	4	8:23 AM	4	4	9:23 AM	4	4
7:24 AM	5	3	8:24 AM	6	4	9:24 AM	3	5
7:25 AM	6	3	8:25 AM	7	4	9:25 AM	3	4
7:26 AM	7	3	8:26 AM	6	3	9:26 AM	4	3
7:27 AM	8	3	8:27 AM	7	3	9:27 AM	4	4
7:28 AM	3	4	8:28 AM	8	3	9:28 AM	4	3
7:29 AM	4	4	8:29 AM	9	2	9:29 AM	6	2
7:30 AM	5	4	8:30 AM	8	2	9:30 AM	3	2
7:31 AM	8	4	8:31 AM	6	1	9:31 AM	2	2
7:32 AM	5	4	8:32 AM	8	1	9:32 AM	1	3
7:33 AM	5	4	8:33 AM	8	1	9:33 AM	1	2
7:34 AM	6	4	8:34 AM	5	2	9:34 AM	0	3
7:35 AM	6	4	8:35 AM	4	3	9:35 AM	1	2
7:36 AM	5	4	8:36 AM	2	4	9:36 AM	2	2
7:37 AM	0	5	8:37 AM	1	4	9:37 AM	2	2
7:38 AM	0	5	8:38 AM	2	3	9:38 AM	1	2
7:39 AM	5	5	8:39 AM	1	3	9:39 AM	1	3
7:40 AM	7	5	8:40 AM	1	4	9:40 AM	1	4
7:41 AM	6	4	8:41 AM	3	4	9:41 AM	1	2
7:42 AM	6	5	8:42 AM	2	3	9:42 AM	1	2
7:43 AM	6	5	8:43 AM	4	4	9:43 AM	0	3
7:44 AM	7	4	8:44 AM	5	3	9:44 AM	0	3
7:45 AM	6	4	8:45 AM	4	3	9:45 AM	1	3
7:46 AM	6	2	8:46 AM	4	4	9:46 AM	1	3
7:47 AM	7	3	8:47 AM	6	2	9:47 AM	2	2
7:48 AM	8	5	8:48 AM	5	2	9:48 AM	2	3
7:49 AM	9	3	8:49 AM	3	3	9:49 AM	1	4
7:50 AM	7	2	8:50 AM	4	4	9:50 AM	4	3
7:51 AM	4	1	8:51 AM	5	2	9:51 AM	2	4
7:52 AM	5	2	8:52 AM	5	1	9:52 AM	1	4
7:53 AM	6	4	8:53 AM	3	2	9:53 AM	3	3
7:54 AM	7	5	8:54 AM	2	2	9:54 AM	3	2
7:55 AM	8	3	8:55 AM	3	1	9:55 AM	4	1
7:56 AM	4	4	8:56 AM	2	3	9:56 AM	3	1
7:57 AM	0	4	8:57 AM	0	4	9:57 AM	2	2
7:58 AM	5	4	8:58 AM	1	5	9:58 AM	1	3
7:59 AM	6	5	8:59 AM	3	3	9:59 AM	2	1

Dunkin Donuts (1401 SE Village Green Dr, Port Saint Lucie, FL, 34952) 3/11/2022

	Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window
10:00 AM	1	1
10:01 AM	0	2
10:02 AM	2	0
10:03 AM	1	1
10:04 AM	4	1
10:05 AM	2	2
10:06 AM	3	2
10:07 AM	2	2
10:08 AM	3	2
10:09 AM	3	2
10:10 AM	3	2
10:11 AM	2	2
10:12 AM	1	2
10:13 AM	0	2
10:14 AM	2	1
10:15 AM	3	2
10:16 AM	3	2
10:17 AM	4	2
10:18 AM	3	3
10:19 AM	4	2
10:20 AM	3	2
10:21 AM	2	3
10:22 AM	3	3
10:23 AM	2	1
10:24 AM	1	1
10:25 AM	0	1
10:26 AM	0	2
10:27 AM	1	0
10:28 AM	0	1
10:29 AM	1	1
10:30 AM	0	1
10:31 AM	1	1
10:32 AM	0	2
10:33 AM	1	0
10:34 AM	1	1
10:35 AM	0	1
10:36 AM	1	0
10:37 AM	0	0
10:38 AM	0	0
10:39 AM	0	0
10:40 AM	1	1
10:41 AM	1	1
10:42 AM	1	1
10:43 AM	0	0
10:44 AM	0	0
10:45 AM	1	0
10:46 AM	1	2
10:47 AM	1	2
10:48 AM	0	2
10:49 AM	0	0
10:50 AM	0	0
10:51 AM	1	0
10:52 AM	0	0
10:53 AM	0	0
10:54 AM	1	1
10:55 AM	0	0
10:56 AM	0	0
10:57 AM	0	0
10:58 AM	1	0
10:59 AM	3	0

	Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window
11:00 AM	2	1
11:01 AM	2	2
11:02 AM	3	1
11:03 AM	2	1
11:04 AM	0	1
11:05 AM	1	0
11:06 AM	1	1
11:07 AM	2	1
11:08 AM	1	2
11:09 AM	1	1
11:10 AM	0	1
11:11 AM	0	1
11:12 AM	0	0
11:13 AM	1	1
11:14 AM	0	0
11:15 AM	0	0
11:16 AM	0	0
11:17 AM	1	1
11:18 AM	0	0
11:19 AM	1	0
11:20 AM	1	1
11:21 AM	0	2
11:22 AM	0	0
11:23 AM	0	0
11:24 AM	0	0
11:25 AM	1	1
11:26 AM	0	1
11:27 AM	1	0
11:28 AM	0	0
11:29 AM	2	0
11:30 AM	0	1
11:31 AM	0	2
11:32 AM	0	0
11:33 AM	0	0
11:34 AM	0	0
11:35 AM	1	1
11:36 AM	0	2
11:37 AM	1	0
11:38 AM	1	3
11:39 AM	0	2
11:40 AM	0	1
11:41 AM	0	0
11:42 AM	0	0
11:43 AM	0	0
11:44 AM	0	0
11:45 AM	0	0
11:46 AM	2	1
11:47 AM	1	0
11:48 AM	1	1
11:49 AM	1	1
11:50 AM	1	0
11:51 AM	0	1
11:52 AM	1	1
11:53 AM	1	2
11:54 AM	0	2
11:55 AM	1	2
11:56 AM	2	1
11:57 AM	1	1
11:58 AM	0	0
11:59 AM	0	0

QUEUE LENGTH COUNTS FROM THE MENU (ORDERING BOARD)

		3/9/2022 Starbucks		3/11/2022 Dunkin Donuts (1401)	
			Starting at the Menu Board		**Starting at the Menu Board**
1	99.7%	8:39 AM	9	7:49 AM	9
2	99.3%	7:44 AM	8	8:29 AM	9
3	99.0%	7:52 AM	8	7:27 AM	8
4	98.7%	8:38 AM	8	7:31 AM	8
5	98.3%	8:41 AM	8	7:48 AM	8
6	98.0%	7:39 AM	7	7:55 AM	8
7	97.7%	7:41 AM	7	8:28 AM	8
8	97.3%	7:45 AM	7	8:30 AM	8
9	97.0%	7:46 AM	7	8:32 AM	8
10	96.7%	7:53 AM	7	8:33 AM	8
11	96.3%	8:07 AM	7	7:03 AM	7
12	96.0%	8:09 AM	7	7:26 AM	7
13	95.7%	8:12 AM	7	7:40 AM	7
14	95.3%	8:40 AM	7	7:44 AM	7
15	95.0%	8:42 AM	7	7:47 AM	7
16	94.7%	8:44 AM	7	7:50 AM	7
17	94.3%	7:32 AM	6	7:54 AM	7
18	94.0%	7:33 AM	6	8:01 AM	7
19	93.7%	7:40 AM	6	8:25 AM	7
20	93.3%	7:43 AM	6	8:27 AM	7
21	93.0%	7:47 AM	6	9:21 AM	7
22	92.7%	7:48 AM	6	7:02 AM	6
23	92.3%	7:49 AM	6	7:04 AM	6
24	92.0%	7:50 AM	6	7:25 AM	6
25	91.7%	7:51 AM	6	7:34 AM	6
26	91.3%	8:06 AM	6	7:35 AM	6
27	91.0%	8:08 AM	6	7:41 AM	6
28	90.7%	8:10 AM	6	7:42 AM	6
29	90.3%	8:36 AM	6	7:43 AM	6
30	90.0%	8:43 AM	6	7:45 AM	6
31	89.7%	9:31 AM	6	7:46 AM	6
32	89.3%	9:41 AM	6	7:53 AM	6
33	89.0%	10:02 AM	6	7:59 AM	6
34	88.7%	10:56 AM	6	8:00 AM	6
35	88.3%	10:57 AM	6	8:24 AM	6
36	88.0%	11:06 AM	6	8:26 AM	6
37	87.7%	11:14 AM	6	8:31 AM	6
38	87.3%	11:17 AM	6	8:47 AM	6
39	87.0%	11:26 AM	6	9:20 AM	6
40	86.7%	7:29 AM	5	9:22 AM	6
41	86.3%	7:31 AM	5	9:29 AM	6
42	86.0%	7:35 AM	5	7:01 AM	5
43	85.7%	7:42 AM	5	7:24 AM	5
44	85.3%	8:05 AM	5	7:30 AM	5
45	85.0%	8:11 AM	5	7:32 AM	5
46	84.7%	8:13 AM	5	7:33 AM	5
47	84.3%	8:14 AM	5	7:36 AM	5
48	84.0%	8:45 AM	5	7:39 AM	5
49	83.7%	9:19 AM	5	7:52 AM	5
50	83.3%	9:22 AM	5	7:58 AM	5
51	83.0%	9:23 AM	5	8:34 AM	5
52	82.7%	9:28 AM	5	8:44 AM	5
53	82.3%	9:30 AM	5	8:48 AM	5
54	82.0%	9:32 AM	5	8:51 AM	5
55	81.7%	9:43 AM	5	8:52 AM	5
56	81.3%	9:50 AM	5	7:00 AM	4
57	81.0%	10:00 AM	5	7:05 AM	4
58	80.7%	10:01 AM	5	7:21 AM	4
59	80.3%	10:03 AM	5	7:22 AM	4
60	80.0%	10:07 AM	5	7:23 AM	4
61	79.7%	10:10 AM	5	7:29 AM	4
62	79.3%	10:42 AM	5	7:51 AM	4
63	79.0%	10:43 AM	5	7:56 AM	4
64	78.7%	10:54 AM	5	8:03 AM	4
65	78.3%	10:58 AM	5	8:05 AM	4
66	78.0%	11:01 AM	5	8:07 AM	4
67	77.7%	11:02 AM	5	8:21 AM	4
68	77.3%	11:13 AM	5	8:22 AM	4
69	77.0%	11:15 AM	5	8:23 AM	4
70	76.7%	11:16 AM	5	8:35 AM	4
71	76.3%	11:18 AM	5	8:43 AM	4
72	76.0%	11:19 AM	5	8:45 AM	4
73	75.7%	11:20 AM	5	8:46 AM	4
74	75.3%	7:01 AM	4	8:50 AM	4
75	75.0%	7:02 AM	4	9:10 AM	4
76	74.7%	7:23 AM	4	9:16 AM	4
77	74.3%	7:26 AM	4	9:19 AM	4
78	74.0%	7:27 AM	4	9:23 AM	4
79	73.7%	7:30 AM	4	9:26 AM	4

		3/9/2022 Starbucks	
			Starting at the Menu Board
80	73.3%	7:36 AM	4
81	73.0%	7:37 AM	4
82	72.7%	7:54 AM	4
83	72.3%	7:55 AM	4
84	72.0%	7:56 AM	4
85	71.7%	8:15 AM	4
86	71.3%	8:30 AM	4
87	71.0%	8:37 AM	4
88	70.7%	9:11 AM	4
89	70.3%	9:12 AM	4
90	70.0%	9:13 AM	4
91	69.7%	9:18 AM	4
92	69.3%	9:20 AM	4
93	69.0%	9:24 AM	4
94	68.7%	9:25 AM	4
95	68.3%	9:29 AM	4
96	68.0%	9:33 AM	4
97	67.7%	9:34 AM	4
98	67.3%	9:39 AM	4
99	67.0%	9:40 AM	4
100	66.7%	9:42 AM	4
101	66.3%	9:44 AM	4
102	66.0%	9:45 AM	4
103	65.7%	9:47 AM	4
104	65.3%	9:49 AM	4
105	65.0%	9:51 AM	4
106	64.7%	9:58 AM	4
107	64.3%	9:59 AM	4
108	64.0%	10:04 AM	4
109	63.7%	10:05 AM	4
110	63.3%	10:06 AM	4
111	63.0%	10:08 AM	4
112	62.7%	10:09 AM	4
113	62.3%	10:30 AM	4
114	62.0%	10:31 AM	4
115	61.7%	10:32 AM	4
116	61.3%	10:39 AM	4
117	61.0%	10:40 AM	4
118	60.7%	10:44 AM	4
119	60.3%	10:45 AM	4
120	60.0%	10:47 AM	4
121	59.7%	10:52 AM	4
122	59.3%	10:53 AM	4
123	59.0%	10:55 AM	4
124	58.7%	10:59 AM	4
125	58.3%	11:04 AM	4
126	58.0%	11:05 AM	4
127	57.7%	11:07 AM	4
128	57.3%	11:08 AM	4
129	57.0%	11:10 AM	4
130	56.7%	11:12 AM	4
131	56.3%	11:24 AM	4
132	56.0%	11:25 AM	4
133	55.7%	11:29 AM	4
134	55.3%	11:55 AM	4
135	55.0%	11:58 AM	4
136	54.7%	7:14 AM	3
137	54.3%	7:28 AM	3
138	54.0%	7:34 AM	3
139	53.7%	7:38 AM	3
140	53.3%	7:57 AM	3
141	53.0%	8:04 AM	3
142	52.7%	8:16 AM	3
143	52.3%	8:17 AM	3
144	52.0%	8:20 AM	3
145	51.7%	8:21 AM	3
146	51.3%	8:26 AM	3
147	51.0%	8:27 AM	3
148	50.7%	8:47 AM	3
149	50.3%	9:08 AM	3
150	50.0%	9:10 AM	3
151	49.7%	9:15 AM	3
152	49.3%	9:16 AM	3
153	49.0%	9:17 AM	3
154	48.7%	9:21 AM	3
155	48.3%	9:26 AM	3
156	48.0%	9:27 AM	3
157	47.7%	9:35 AM	3
158	47.3%	9:36 AM	3
159	47.0%	9:38 AM	3

3/11/2022 Dunkin Donuts (1401)	
	Starting at the Menu Board
9:27 AM	4
9:28 AM	4
9:50 AM	4
9:55 AM	4
10:04 AM	4
10:17 AM	4
10:19 AM	4
7:06 AM	3
7:08 AM	3
7:09 AM	3
7:16 AM	3
7:18 AM	3
7:19 AM	3
7:20 AM	3
7:28 AM	3
8:02 AM	3
8:04 AM	3
8:06 AM	3
8:08 AM	3
8:10 AM	3
8:12 AM	3
8:41 AM	3
8:49 AM	3
8:53 AM	3
8:55 AM	3
8:59 AM	3
9:01 AM	3
9:11 AM	3
9:12 AM	3
9:17 AM	3
9:18 AM	3
9:24 AM	3
9:25 AM	3
9:30 AM	3
9:53 AM	3
9:54 AM	3
9:56 AM	3
10:06 AM	3
10:08 AM	3
10:09 AM	3
10:10 AM	3
10:15 AM	3
10:16 AM	3
10:18 AM	3
10:20 AM	3
10:22 AM	3
10:59 AM	3
11:02 AM	3
7:07 AM	2
7:10 AM	2
7:12 AM	2
7:13 AM	2
7:15 AM	2
7:17 AM	2
8:09 AM	2
8:11 AM	2
8:13 AM	2
8:14 AM	2
8:19 AM	2
8:20 AM	2
8:36 AM	2
8:38 AM	2
8:42 AM	2
8:54 AM	2
8:56 AM	2
9:00 AM	2
9:03 AM	2
9:05 AM	2
9:09 AM	2
9:13 AM	2
9:14 AM	2
9:15 AM	2
9:31 AM	2
9:36 AM	2
9:37 AM	2
9:47 AM	2
9:48 AM	2
9:51 AM	2
9:57 AM	2
9:59 AM	2

		3/9/2022 Starbucks		3/11/2022 Dunkin Donuts (1401)	
			Starting at the Menu Board		**Starting at the Menu Board**
160	46.7%	9:46 AM	3	10:02 AM	2
161	46.3%	9:48 AM	3	10:05 AM	2
162	46.0%	9:52 AM	3	10:07 AM	2
163	45.7%	9:53 AM	3	10:11 AM	2
164	45.3%	9:54 AM	3	10:14 AM	2
165	45.0%	9:55 AM	3	10:21 AM	2
166	44.7%	9:56 AM	3	10:23 AM	2
167	44.3%	9:57 AM	3	11:00 AM	2
168	44.0%	10:21 AM	3	11:01 AM	2
169	43.7%	10:22 AM	3	11:03 AM	2
170	43.3%	10:23 AM	3	11:07 AM	2
171	43.0%	10:26 AM	3	11:29 AM	2
172	42.7%	10:27 AM	3	11:46 AM	2
173	42.3%	10:29 AM	3	11:56 AM	2
174	42.0%	10:35 AM	3	7:11 AM	1
175	41.7%	10:36 AM	3	8:15 AM	1
176	41.3%	10:38 AM	3	8:16 AM	1
177	41.0%	10:41 AM	3	8:18 AM	1
178	40.7%	10:46 AM	3	8:37 AM	1
179	40.3%	10:48 AM	3	8:39 AM	1
180	40.0%	10:50 AM	3	8:40 AM	1
181	39.7%	11:03 AM	3	8:58 AM	1
182	39.3%	11:09 AM	3	9:02 AM	1
183	39.0%	11:11 AM	3	9:06 AM	1
184	38.7%	11:21 AM	3	9:08 AM	1
185	38.3%	11:22 AM	3	9:32 AM	1
186	38.0%	11:23 AM	3	9:33 AM	1
187	37.7%	11:28 AM	3	9:35 AM	1
188	37.3%	11:30 AM	3	9:38 AM	1
189	37.0%	11:32 AM	3	9:39 AM	1
190	36.7%	11:33 AM	3	9:40 AM	1
191	36.3%	11:38 AM	3	9:41 AM	1
192	36.0%	11:39 AM	3	9:42 AM	1
193	35.7%	11:40 AM	3	9:45 AM	1
194	35.3%	11:41 AM	3	9:46 AM	1
195	35.0%	11:43 AM	3	9:49 AM	1
196	34.7%	11:45 AM	3	9:52 AM	1
197	34.3%	11:52 AM	3	9:58 AM	1
198	34.0%	11:54 AM	3	10:00 AM	1
199	33.7%	11:56 AM	3	10:03 AM	1
200	33.3%	11:57 AM	3	10:12 AM	1
201	33.0%	11:59 AM	3	10:24 AM	1
202	32.7%	7:03 AM	2	10:27 AM	1
203	32.3%	7:09 AM	2	10:29 AM	1
204	32.0%	7:13 AM	2	10:31 AM	1
205	31.7%	7:15 AM	2	10:33 AM	1
206	31.3%	7:16 AM	2	10:34 AM	1
207	31.0%	7:22 AM	2	10:36 AM	1
208	30.7%	7:24 AM	2	10:40 AM	1
209	30.3%	8:00 AM	2	10:41 AM	1
210	30.0%	8:03 AM	2	10:42 AM	1
211	29.7%	8:22 AM	2	10:45 AM	1
212	29.3%	8:25 AM	2	10:46 AM	1
213	29.0%	8:28 AM	2	10:47 AM	1
214	28.7%	8:31 AM	2	10:51 AM	1
215	28.3%	8:34 AM	2	10:54 AM	1
216	28.0%	8:35 AM	2	10:58 AM	1
217	27.7%	8:46 AM	2	11:05 AM	1
218	27.3%	8:51 AM	2	11:06 AM	1
219	27.0%	8:52 AM	2	11:08 AM	1
220	26.7%	8:59 AM	2	11:09 AM	1
221	26.3%	9:06 AM	2	11:13 AM	1
222	26.0%	9:07 AM	2	11:17 AM	1
223	25.7%	9:09 AM	2	11:19 AM	1
224	25.3%	9:14 AM	2	11:20 AM	1
225	25.0%	10:12 AM	2	11:25 AM	1
226	24.7%	10:16 AM	2	11:27 AM	1
227	24.3%	10:20 AM	2	11:35 AM	1
228	24.0%	10:28 AM	2	11:37 AM	1
229	23.7%	10:33 AM	2	11:38 AM	1
230	23.3%	10:37 AM	2	11:47 AM	1
231	23.0%	10:49 AM	2	11:48 AM	1
232	22.7%	10:51 AM	2	11:49 AM	1
233	22.3%	11:00 AM	2	11:50 AM	1
234	22.0%	11:27 AM	2	11:52 AM	1
235	21.7%	11:31 AM	2	11:53 AM	1
236	21.3%	11:35 AM	2	11:55 AM	1
237	21.0%	11:37 AM	2	11:57 AM	1
238	20.7%	11:42 AM	2	7:14 AM	0
239	20.3%	11:44 AM	2	7:37 AM	0

		3/9/2022 Starbucks	
			Starting at the Menu Board
240	20.0%	11:46 AM	2
241	19.7%	11:48 AM	2
242	19.3%	11:50 AM	2
243	19.0%	11:53 AM	2
244	18.7%	7:00 AM	1
245	18.3%	7:04 AM	1
246	18.0%	7:05 AM	1
247	17.7%	7:06 AM	1
248	17.3%	7:07 AM	1
249	17.0%	7:12 AM	1
250	16.7%	7:19 AM	1
251	16.3%	7:21 AM	1
252	16.0%	7:58 AM	1
253	15.7%	8:02 AM	1
254	15.3%	8:18 AM	1
255	15.0%	8:23 AM	1
256	14.7%	8:24 AM	1
257	14.3%	8:29 AM	1
258	14.0%	8:32 AM	1
259	13.7%	8:33 AM	1
260	13.3%	8:48 AM	1
261	13.0%	8:49 AM	1
262	12.7%	8:54 AM	1
263	12.3%	8:55 AM	1
264	12.0%	8:56 AM	1
265	11.7%	8:58 AM	1
266	11.3%	9:01 AM	1
267	11.0%	9:02 AM	1
268	10.7%	9:03 AM	1
269	10.3%	9:05 AM	1
270	10.0%	9:37 AM	1
271	9.7%	10:13 AM	1
272	9.3%	10:15 AM	1
273	9.0%	10:17 AM	1
274	8.7%	10:25 AM	1
275	8.3%	10:34 AM	1
276	8.0%	11:34 AM	1
277	7.7%	11:36 AM	1
278	7.3%	11:47 AM	1
279	7.0%	11:49 AM	1
280	6.7%	11:51 AM	1
281	6.3%	7:08 AM	0
282	6.0%	7:10 AM	0
283	5.7%	7:11 AM	0
284	5.3%	7:17 AM	0
285	5.0%	7:18 AM	0
286	4.7%	7:20 AM	0
287	4.3%	7:25 AM	0
288	4.0%	7:59 AM	0
289	3.7%	8:01 AM	0
290	3.3%	8:19 AM	0
291	3.0%	8:50 AM	0
292	2.7%	8:53 AM	0
293	2.3%	8:57 AM	0
294	2.0%	9:00 AM	0
295	1.7%	9:04 AM	0
296	1.3%	10:11 AM	0
297	1.0%	10:14 AM	0
298	0.7%	10:18 AM	0
299	0.3%	10:19 AM	0
300	0.0%	10:24 AM	0

Average Maximum Back of Queue

Peak 60 mins	**6.02**
Peak Hour	**4.75**
Observation Period	**3.31**

3/11/2022 Dunkin Donuts (1401)	
	Starting at the Menu Board
7:38 AM	0
7:57 AM	0
8:17 AM	0
8:57 AM	0
9:04 AM	0
9:07 AM	0
9:34 AM	0
9:43 AM	0
9:44 AM	0
10:01 AM	0
10:13 AM	0
10:25 AM	0
10:26 AM	0
10:28 AM	0
10:30 AM	0
10:32 AM	0
10:35 AM	0
10:37 AM	0
10:38 AM	0
10:39 AM	0
10:43 AM	0
10:44 AM	0
10:48 AM	0
10:49 AM	0
10:50 AM	0
10:52 AM	0
10:53 AM	0
10:55 AM	0
10:56 AM	0
10:57 AM	0
11:04 AM	0
11:10 AM	0
11:11 AM	0
11:12 AM	0
11:14 AM	0
11:15 AM	0
11:16 AM	0
11:18 AM	0
11:21 AM	0
11:22 AM	0
11:23 AM	0
11:24 AM	0
11:26 AM	0
11:28 AM	0
11:30 AM	0
11:31 AM	0
11:32 AM	0
11:33 AM	0
11:34 AM	0
11:36 AM	0
11:39 AM	0
11:40 AM	0
11:41 AM	0
11:42 AM	0
11:43 AM	0
11:44 AM	0
11:45 AM	0
11:51 AM	0
11:54 AM	0
11:58 AM	0
11:59 AM	0

Average Maximum Back of Queue

Peak 60 mins	6.15
Peak Hour	4.37
Observation Period	2.51

Dunkin Donuts (5245 US 1, Vero Beach, FL) 9/5/2024

Time	Maximum Number of Vehicles Waiting	
	Starting at the Menu Board	Cashier/ Pickup Window
7:00:00	1	2
7:00:15	1	2
7:00:30	1	2
7:00:45	1	2
7:01:00	1	2
7:01:15	1	2
7:01:30	1	2
7:01:45	1	2
7:02:00	1	2
7:02:15	1	2
7:02:30	1	2
7:02:45	1	2
7:03:00	1	2
7:03:15	1	2
7:03:30	1	2
7:03:45	1	2
7:04:00	1	2
7:04:15	1	2
7:04:30	2	3
7:04:45	2	3
7:05:00	0	3
7:05:15	0	3
7:05:30	0	3
7:05:45	0	2
7:06:00	0	0
7:06:15	0	0
7:06:30	0	0
7:06:45	0	0
7:07:00	2	2
7:07:15	2	2
7:07:30	2	2
7:07:45	0	1
7:08:00	0	0
7:08:15	0	0
7:08:30	0	0
7:08:45	0	0
7:09:00	0	0
7:09:15	0	0
7:09:30	0	0
7:09:45	0	0
7:10:00	1	1
7:10:15	0	2
7:10:30	0	2
7:10:45	0	1
7:11:00	0	1
7:11:15	1	0
7:11:30	1	1
7:11:45	1	1
7:12:00	2	2
7:12:15	0	4
7:12:30	0	4
7:12:45	0	3
7:13:00	0	3
7:13:15	0	3
7:13:30	0	2
7:13:45	0	1
7:14:00	0	0
7:14:15	0	0
7:14:30	0	0
7:14:45	0	0
7:15:00	4	0
7:15:15	3	1
7:15:30	3	1
7:15:45	2	2
7:16:00	2	3
7:16:15	2	2
7:16:30	1	3
7:16:45	0	4
7:17:00	0	3
7:17:15	0	2
7:17:30	0	1
7:17:45	1	1
7:18:00	1	2
7:18:15	1	2
7:18:30	0	3
7:18:45	1	3
7:19:00	1	3
7:19:15	1	3
7:19:30	1	3
7:19:45	1	3
7:20:00	1	3
7:20:15	1	3
7:20:30	1	3
7:20:45	1	3
7:21:00	1	3
7:21:15	1	3
7:21:30	1	3
7:21:45	1	3
7:22:00	0	1
7:22:15	0	1
7:22:30	0	1
7:22:45	0	1
7:23:00	0	1
7:23:15	0	1
7:23:30	0	1
7:23:45	0	1
7:24:00	1	1
7:24:15	1	1
7:24:30	1	1
7:24:45	1	1
7:25:00	1	1
7:25:15	1	1
7:25:30	1	1
7:25:45	1	1
7:26:00	1	0
7:26:15	1	0
7:26:30	1	0
7:26:45	1	0
7:27:00	1	1
7:27:15	1	1
7:27:30	1	1
7:27:45	1	1
7:28:00	1	1
7:28:15	1	1
7:28:30	1	1
7:28:45	1	1
7:29:00	1	1
7:29:15	0	1
7:29:30	0	1
7:29:45	0	1
7:30:00	0	0
7:30:15	0	0
7:30:30	0	0
7:30:45	0	0
7:31:00	0	0
7:31:15	0	0
7:31:30	0	0
7:31:45	0	0
7:32:00	1	0
7:32:15	1	0
7:32:30	1	0
7:32:45	0	1
7:33:00	0	1
7:33:15	0	1
7:33:30	0	1
7:33:45	0	1
7:34:00	0	1
7:34:15	0	1
7:34:30	0	1
7:34:45	0	1
7:35:00	1	0
7:35:15	1	0
7:35:30	0	1
7:35:45	0	1
7:36:00	0	0
7:36:15	0	0
7:36:30	0	0
7:36:45	0	0
7:37:00	1	0
7:37:15	1	0
7:37:30	1	0
7:37:45	1	0
7:38:00	1	1
7:38:15	1	1
7:38:30	1	1
7:38:45	1	2
7:39:00	0	2
7:39:15	0	2
7:39:30	1	2
7:39:45	1	3
7:40:00	4	2
7:40:15	4	2
7:40:30	0	1
7:40:45	0	1
7:41:00	3	0
7:41:15	3	0
7:41:30	2	1
7:41:45	2	1
7:42:00	2	1
7:42:15	0	2
7:42:30	0	2
7:42:45	0	2
7:43:00	1	1
7:43:15	1	1
7:43:30	1	1
7:43:45	1	1
7:44:00	2	1
7:44:15	2	1
7:44:30	2	1
7:44:45	2	1
7:45:00	2	2
7:45:15	2	2
7:45:30	2	2
7:45:45	2	2
7:46:00	3	1
7:46:15	3	1
7:46:30	2	2
7:46:45	1	3
7:47:00	0	4
7:47:15	0	4
7:47:30	0	4
7:47:45	0	4
7:48:00	2	4
7:48:15	2	4
7:48:30	2	4
7:48:45	2	4
7:49:00	3	3
7:49:15	3	2
7:49:30	0	4
7:49:45	1	4
7:50:00	0	5
7:50:15	0	5
7:50:30	0	5
7:50:45	0	5
7:51:00	0	5
7:51:15	0	5
7:51:30	1	5
7:51:45	1	5
7:52:00	0	4
7:52:15	0	3
7:52:30	0	3
7:52:45	0	3
7:53:00	1	2
7:53:15	1	1
7:53:30	1	1
7:53:45	1	1
7:54:00	1	2
7:54:15	2	2
7:54:30	2	3
7:54:45	2	3
7:55:00	2	3
7:55:15	2	3
7:55:30	2	2
7:55:45	1	3
7:56:00	1	2
7:56:15	1	2
7:56:30	0	2
7:56:45	0	1
7:57:00	0	1
7:57:15	0	1
7:57:30	0	1
7:57:45	0	1
7:58:00	1	1
7:58:15	0	2
7:58:30	1	2
7:58:45	1	2
7:59:00	1	1
7:59:15	1	1
7:59:30	1	1
7:59:45	2	0
8:00:00	2	1
8:00:15	3	2
8:00:30	3	2
8:00:45	3	2
8:01:00	2	3
8:01:15	2	3
8:01:30	2	3
8:01:45	1	4
8:02:00	1	4
8:02:15	1	4
8:02:30	0	5
8:02:45	0	5
8:03:00	0	5
8:03:15	0	5
8:03:30	1	3
8:03:45	2	2
8:04:00	2	2
8:04:15	2	2
8:04:30	2	2
8:04:45	2	2
8:05:00	3	3
8:05:15	2	4
8:05:30	2	4
8:05:45	2	4
8:06:00	3	3
8:06:15	3	3
8:06:30	3	3
8:06:45	3	3
8:07:00	2	5
8:07:15	2	5
8:07:30	2	5
8:07:45	2	5
8:08:00	2	4
8:08:15	2	4
8:08:30	2	4
8:08:45	2	4
8:09:00	3	3
8:09:15	3	3
8:09:30	3	3
8:09:45	3	3
8:10:00	1	5
8:10:15	1	5
8:10:30	1	5
8:10:45	1	5
8:11:00	3	3
8:11:15	3	3
8:11:30	3	3
8:11:45	3	3
8:12:00	2	4
8:12:15	2	4
8:12:30	2	4
8:12:45	2	4
8:13:00	2	4
8:13:15	2	4
8:13:30	2	4
8:13:45	2	4
8:14:00	2	4
8:14:15	2	4
8:14:30	2	4
8:14:45	2	4
8:15:00	2	2
8:15:15	2	2
8:15:30	2	2
8:15:45	2	2
8:16:00	2	2
8:16:15	2	2
8:16:30	2	2
8:16:45	2	2
8:17:00	1	2
8:17:15	1	2
8:17:30	1	2
8:17:45	1	2
8:18:00	1	3
8:18:15	1	3
8:18:30	1	3
8:18:45	2	0
8:19:00	1	1
8:19:15	1	1
8:19:30	1	1
8:19:45	1	3
8:20:00	0	3
8:20:15	0	3
8:20:30	0	3
8:20:45	0	2
8:21:00	0	2
8:21:15	0	2
8:21:30	1	2
8:21:45	0	2
8:22:00	0	1
8:22:15	1	0
8:22:30	1	0
8:22:45	1	0
8:23:00	0	0
8:23:15	0	0
8:23:30	0	0
8:23:45	1	0
8:24:00	0	1
8:24:15	0	1
8:24:30	0	1
8:24:45	0	1
8:25:00	1	0
8:25:15	1	1
8:25:30	1	1
8:25:45	1	1
8:26:00	0	1
8:26:15	0	1
8:26:30	0	1
8:26:45	0	1
8:27:00	1	2
8:27:15	2	2
8:27:30	2	2
8:27:45	2	2
8:28:00	1	2
8:28:15	1	1
8:28:30	1	1
8:28:45	1	1
8:29:00	4	2
8:29:15	3	1
8:29:30	3	1
8:29:45	3	1
8:30:00	1	3
8:30:15	1	3
8:30:30	2	3
8:30:45	2	3
8:31:00	1	2
8:31:15	0	3
8:31:30	0	3
8:31:45	0	3
8:32:00	0	2
8:32:15	1	2
8:32:30	1	2
8:32:45	1	2
8:33:00	0	2
8:33:15	1	1
8:33:30	2	1
8:33:45	2	1
8:34:00	0	2
8:34:15	0	2
8:34:30	0	2
8:34:45	0	2
8:35:00	1	1
8:35:15	1	1
8:35:30	0	1
8:35:45	0	1
8:36:00	0	0
8:36:15	0	0
8:36:30	0	0
8:36:45	0	0
8:37:00	0	0
8:37:15	0	0
8:37:30	0	0
8:37:45	0	0
8:38:00	0	0
8:38:15	0	0
8:38:30	0	0
8:38:45	0	0
8:39:00	0	0
8:39:15	0	0
8:39:30	0	0
8:39:45	0	0
8:40:00	1	0
8:40:15	2	0
8:40:30	2	0
8:40:45	2	0
8:41:00	2	0
8:41:15	2	0
8:41:30	2	0
8:41:45	2	0
8:42:00	1	2
8:42:15	1	2
8:42:30	1	2
8:42:45	1	2
8:43:00	2	2
8:43:15	2	2
8:43:30	2	2
8:43:45	2	2
8:44:00	1	3
8:44:15	1	3
8:44:30	1	3
8:44:45	0	2
8:45:00	0	0
8:45:15	0	0
8:45:30	0	0
8:45:45	0	0
8:46:00	0	0
8:46:15	0	0
8:46:30	0	0
8:46:45	0	0
8:47:00	0	0
8:47:15	0	0
8:47:30	0	0
8:47:45	0	0
8:48:00	1	0
8:48:15	1	0
8:48:30	1	0
8:48:45	1	0
8:49:00	0	1
8:49:15	0	1
8:49:30	0	1
8:49:45	0	1
8:50:00	0	1
8:50:15	0	1
8:50:30	0	1
8:50:45	0	1
8:51:00	0	0
8:51:15	0	0
8:51:30	0	0
8:51:45	0	0
8:52:00	1	1
8:52:15	1	1
8:52:30	1	1
8:52:45	0	2
8:53:00	0	2
8:53:15	0	2
8:53:30	0	2
8:53:45	0	2
8:54:00	0	2
8:54:15	0	2
8:54:30	1	1
8:54:45	1	1
8:55:00	1	1
8:55:15	1	1
8:55:30	0	2
8:55:45	0	2
8:56:00	0	1
8:56:15	0	1
8:56:30	0	1
8:56:45	0	0
8:57:00	0	0
8:57:15	0	0
8:57:30	0	0
8:57:45	0	0
8:58:00	0	0
8:58:15	0	0
8:58:30	0	0
8:58:45	0	0
8:59:00	0	0
8:59:15	0	0
8:59:30	0	0
8:59:45	0	0

DUNKIN DONUTS QUEUE LENGTH COUNTS FROM THE MENU (ORDERING BOARD)

9/5/2024 Dunkin Donuts

		Starting at the Menu Board				Starting at the Menu Board				Starting at the Menu Board				Starting at the Menu Board				Starting at the Menu Board				Starting at the Menu Board				Starting at the Menu Board			
1	99.8%	8:29:00	4	61	87.3%	8:14:15	2	121	74.8%	7:04:45	2	181	62.3%	8:03:30	1	241	49.8%	7:24:15	1	301	37.3%	8:53:45	0	361	24.8%	8:26:00	0	421	12.3%	7:33:30	0
2	99.6%	7:40:15	4	62	87.1%	8:14:00	2	122	74.6%	7:04:30	2	182	62.1%	8:02:15	1	242	49.6%	7:24:00	1	302	37.1%	8:53:30	0	362	24.6%	8:24:45	0	422	12.1%	7:33:15	0
3	99.4%	7:40:00	4	63	86.9%	8:13:45	2	123	74.4%	7:00:00	1	183	61.9%	8:02:00	1	243	49.4%	7:21:45	1	303	36.9%	8:53:15	0	363	24.4%	8:24:30	0	423	11.9%	7:33:00	0
4	99.2%	7:15:00	4	64	86.7%	8:13:30	2	124	74.2%	8:55:15	1	184	61.7%	8:01:45	1	244	49.2%	7:21:30	1	304	36.7%	8:53:00	0	364	24.2%	8:24:15	0	424	11.7%	7:32:45	0
5	99.0%	8:29:45	3	65	86.5%	8:13:15	2	125	74.0%	8:55:00	1	185	61.5%	7:59:30	1	245	49.0%	7:21:15	1	305	36.5%	8:52:45	0	365	24.0%	8:24:00	0	425	11.5%	7:31:45	0
6	98.8%	8:29:30	3	66	86.3%	8:13:00	2	126	73.8%	8:54:45	1	186	61.3%	7:59:15	1	246	48.8%	7:21:00	1	306	36.3%	8:51:45	0	366	23.8%	8:23:30	0	426	11.3%	7:31:30	0
7	98.5%	8:29:15	3	67	86.0%	8:12:45	2	127	73.5%	8:54:30	1	187	61.0%	7:59:00	1	247	48.5%	7:20:45	1	307	36.0%	8:51:30	0	367	23.5%	8:23:15	0	427	11.0%	7:31:15	0
8	98.3%	8:11:45	3	68	85.8%	8:12:30	2	128	73.3%	8:52:30	1	188	60.8%	7:58:45	1	248	48.3%	7:20:30	1	308	35.8%	8:51:15	0	368	23.3%	8:23:00	0	428	10.8%	7:31:00	0
9	98.1%	8:11:30	3	69	85.6%	8:12:15	2	129	73.1%	8:52:15	1	189	60.6%	7:58:30	1	249	48.1%	7:20:15	1	309	35.6%	8:51:00	0	369	23.1%	8:22:00	0	429	10.6%	7:30:45	0
10	97.9%	8:11:15	3	70	85.4%	8:12:00	2	130	72.9%	8:52:00	1	190	60.4%	7:58:00	1	250	47.9%	7:20:00	1	310	35.4%	8:50:45	0	370	22.9%	8:21:45	0	430	10.4%	7:30:30	0
11	97.7%	8:11:00	3	71	85.2%	8:08:45	2	131	72.7%	8:48:45	1	191	60.2%	7:56:15	1	251	47.7%	7:19:45	1	311	35.2%	8:50:30	0	371	22.7%	8:21:15	0	431	10.2%	7:30:15	0
12	97.5%	8:09:45	3	72	85.0%	8:08:30	2	132	72.5%	8:48:30	1	192	60.0%	7:56:00	1	252	47.5%	7:19:30	1	312	35.0%	8:50:15	0	372	22.5%	8:21:00	0	432	10.0%	7:30:00	0
13	97.3%	8:09:30	3	73	84.8%	8:08:15	2	133	72.3%	8:48:15	1	193	59.8%	7:55:45	1	253	47.3%	7:19:15	1	313	34.8%	8:50:00	0	373	22.3%	8:20:45	0	433	9.8%	7:29:45	0
14	97.1%	8:09:15	3	74	84.6%	8:08:00	2	134	72.1%	8:48:00	1	194	59.6%	7:54:00	1	254	47.1%	7:19:00	1	314	34.6%	8:49:45	0	374	22.1%	8:20:30	0	434	9.6%	7:29:30	0
15	96.9%	8:09:00	3	75	84.4%	8:07:45	2	135	71.9%	8:44:30	1	195	59.4%	7:53:45	1	255	46.9%	7:18:45	1	315	34.4%	8:49:30	0	375	21.9%	8:20:15	0	435	9.4%	7:29:15	0
16	96.7%	8:06:45	3	76	84.2%	8:07:30	2	136	71.7%	8:44:15	1	196	59.2%	7:53:30	1	256	46.7%	7:18:15	1	316	34.2%	8:49:15	0	376	21.7%	8:20:00	0	436	9.2%	7:23:45	0
17	96.5%	8:06:30	3	77	84.0%	8:07:15	2	137	71.5%	8:44:00	1	197	59.0%	7:53:15	1	257	46.5%	7:18:00	1	317	34.0%	8:49:00	0	377	21.5%	8:03:15	0	437	9.0%	7:23:30	0
18	96.3%	8:06:15	3	78	83.8%	8:07:00	2	138	71.3%	8:42:45	1	198	58.8%	7:53:00	1	258	46.3%	7:17:45	1	318	33.8%	8:47:45	0	378	21.3%	8:03:00	0	438	8.8%	7:23:15	0
19	96.0%	8:06:00	3	79	83.5%	8:05:45	2	139	71.0%	8:42:30	1	199	58.5%	7:51:45	1	259	46.0%	7:16:30	1	319	33.5%	8:47:30	0	379	21.0%	8:02:45	0	439	8.5%	7:23:00	0
20	95.8%	8:05:00	3	80	83.3%	8:05:30	2	140	70.8%	8:42:15	1	200	58.3%	7:51:30	1	260	45.8%	7:11:45	1	320	33.3%	8:47:15	0	380	20.8%	8:02:30	0	440	8.3%	7:22:45	0
21	95.6%	8:00:45	3	81	83.1%	8:05:15	2	141	70.6%	8:42:00	1	201	58.1%	7:49:45	1	261	45.6%	7:11:30	1	321	33.1%	8:47:00	0	381	20.6%	7:58:15	0	441	8.1%	7:22:30	0
22	95.4%	8:00:30	3	82	82.9%	8:04:45	2	142	70.4%	8:40:00	1	202	57.9%	7:46:45	1	262	45.4%	7:11:15	1	322	32.9%	8:46:45	0	382	20.4%	7:57:45	0	442	7.9%	7:22:15	0
23	95.2%	8:00:15	3	83	82.7%	8:04:30	2	143	70.2%	8:35:15	1	203	57.7%	7:43:45	1	263	45.2%	7:10:00	1	323	32.7%	8:46:30	0	383	20.2%	7:57:30	0	443	7.7%	7:22:00	0
24	95.0%	7:49:15	3	84	82.5%	8:04:15	2	144	70.0%	8:35:00	1	204	57.5%	7:43:30	1	264	45.0%	7:04:15	1	324	32.5%	8:46:15	0	384	20.0%	7:57:15	0	444	7.5%	7:18:30	0
25	94.8%	7:49:00	3	85	82.3%	8:04:00	2	145	69.8%	8:33:15	1	205	57.3%	7:43:15	1	265	44.8%	7:04:00	1	325	32.3%	8:46:00	0	385	19.8%	7:57:00	0	445	7.3%	7:17:30	0
26	94.6%	7:46:15	3	86	82.1%	8:03:45	2	146	69.6%	8:32:45	1	206	57.1%	7:43:00	1	266	44.6%	7:03:45	1	326	32.1%	8:45:45	0	386	19.6%	7:56:45	0	446	7.1%	7:17:15	0
27	94.4%	7:46:00	3	87	81.9%	8:01:30	2	147	69.4%	8:32:30	1	207	56.9%	7:39:45	1	267	44.4%	7:03:30	1	327	31.9%	8:45:30	0	387	19.4%	7:56:30	0	447	6.9%	7:17:00	0
28	94.2%	7:41:15	3	88	81.7%	8:01:15	2	148	69.2%	8:32:15	1	208	56.7%	7:39:30	1	268	44.2%	7:03:15	1	328	31.7%	8:45:15	0	388	19.2%	7:52:45	0	448	6.7%	7:16:45	0
29	94.0%	7:41:00	3	89	81.5%	8:01:00	2	149	69.0%	8:31:00	1	209	56.5%	7:38:45	1	269	44.0%	7:03:00	1	329	31.5%	8:45:00	0	389	19.0%	7:52:30	0	449	6.5%	7:14:45	0
30	93.8%	7:15:30	3	90	81.3%	8:00:00	2	150	68.8%	8:30:15	1	210	56.3%	7:38:30	1	270	43.8%	7:02:45	1	330	31.3%	8:44:45	0	390	18.8%	7:52:15	0	450	6.3%	7:14:30	0
31	93.5%	7:15:15	3	91	81.0%	7:59:45	2	151	68.5%	8:30:00	1	211	56.0%	7:38:15	1	271	43.5%	7:02:30	1	331	31.0%	8:39:45	0	391	18.5%	7:52:00	0	451	6.0%	7:14:15	0
32	93.3%	8:43:45	2	92	80.8%	7:55:30	2	152	68.3%	8:28:45	1	212	55.8%	7:38:00	1	272	43.3%	7:02:15	1	332	30.8%	8:39:30	0	392	18.3%	7:51:15	0	452	5.8%	7:14:00	0
33	93.1%	8:43:30	2	93	80.6%	7:55:15	2	153	68.1%	8:28:30	1	213	55.6%	7:37:45	1	273	43.1%	7:02:00	1	333	30.6%	8:39:15	0	393	18.1%	7:51:00	0	453	5.6%	7:13:45	0
34	92.9%	8:43:15	2	94	80.4%	7:55:00	2	154	67.9%	8:28:15	1	214	55.4%	7:37:30	1	274	42.9%	7:01:45	1	334	30.4%	8:39:00	0	394	17.9%	7:50:45	0	454	5.4%	7:13:30	0
35	92.7%	8:43:00	2	95	80.2%	7:54:45	2	155	67.7%	8:28:00	1	215	55.2%	7:37:15	1	275	42.7%	7:01:30	1	335	30.2%	8:38:45	0	395	17.7%	7:50:30	0	455	5.2%	7:13:15	0
36	92.5%	8:41:45	2	96	80.0%	7:54:30	2	156	67.5%	8:27:00	1	216	55.0%	7:37:00	1	276	42.5%	7:01:15	1	336	30.0%	8:38:30	0	396	17.5%	7:50:15	0	456	5.0%	7:13:00	0
37	92.3%	8:41:30	2	97	79.8%	7:54:15	2	157	67.3%	8:25:45	1	217	54.8%	7:35:15	1	277	42.3%	7:01:00	1	337	29.8%	8:38:15	0	397	17.3%	7:50:00	0	457	4.8%	7:12:45	0
38	92.1%	8:41:15	2	98	79.6%	7:48:45	2	158	67.1%	8:25:30	1	218	54.6%	7:35:00	1	278	42.1%	7:00:45	1	338	29.6%	8:38:00	0	398	17.1%	7:49:30	0	458	4.6%	7:12:30	0
39	91.9%	8:41:00	2	99	79.4%	7:48:30	2	159	66.9%	8:25:15	1	219	54.4%	7:32:30	1	279	41.9%	7:00:30	1	339	29.4%	8:37:45	0	399	16.9%	7:47:45	0	459	4.4%	7:12:15	0
40	91.7%	8:40:45	2	100	79.2%	7:48:15	2	160	66.7%	8:25:00	1	220	54.2%	7:32:15	1	280	41.7%	7:00:15	1	340	29.2%	8:37:30	0	400	16.7%	7:47:30	0	460	4.2%	7:11:00	0
41	91.5%	8:40:30	2	101	79.0%	7:48:00	2	161	66.5%	8:23:45	1	221	54.0%	7:32:00	1	281	41.5%	8:59:45	0	341	29.0%	8:37:15	0	401	16.5%	7:47:15	0	461	4.0%	7:10:45	0
42	91.3%	8:40:15	2	102	78.8%	7:46:30	2	162	66.3%	8:22:45	1	222	53.8%	7:29:00	1	282	41.3%	8:59:30	0	342	28.8%	8:37:00	0	402	16.3%	7:47:00	0	462	3.8%	7:10:30	0
43	91.0%	8:33:45	2	103	78.5%	7:45:45	2	163	66.0%	8:22:30	1	223	53.5%	7:28:45	1	283	41.0%	8:59:15	0	343	28.5%	8:36:45	0	403	16.0%	7:42:45	0	463	3.5%	7:10:15	0
44	90.8%	8:33:30	2	104	78.3%	7:45:30	2	164	65.8%	8:22:15	1	224	53.3%	7:28:30	1	284	40.8%	8:59:00	0	344	28.3%	8:36:30	0	404	15.8%	7:42:30	0	464	3.3%	7:09:45	0
45	90.6%	8:30:45	2	105	78.1%	7:45:15	2	165	65.6%	8:21:30	1	225	53.1%	7:28:15	1	285	40.6%	8:58:45	0	345	28.1%	8:36:15	0	405	15.6%	7:42:15	0	465	3.1%	7:09:30	0
46	90.4%	8:30:30	2	106	77.9%	7:45:00	2	166	65.4%	8:19:45	1	226	52.9%	7:28:00	1	286	40.4%	8:58:30	0	346	27.9%	8:36:00	0	406	15.4%	7:40:45	0	466	2.9%	7:09:15	0
47	90.2%	8:27:45	2	107	77.7%	7:44:45	2	167	65.2%	8:19:30	1	227	52.7%	7:27:45	1	287	40.2%	8:58:15	0	347	27.7%	8:35:45	0	407	15.2%	7:40:30	0	467	2.7%	7:09:00	0
48	90.0%	8:27:30	2	108	77.5%	7:44:30	2	168	65.0%	8:19:15	1	228	52.5%	7:27:30	1	288	40.0%	8:58:00	0	348	27.5%	8:35:30	0	408	15.0%	7:39:15	0	468	2.5%	7:08:45	0
49	89.8%	8:27:15	2	109	77.3%	7:44:15	2	169	64.8%	8:19:00	1	229	52.3%	7:27:15	1	289	39.8%	8:57:45	0	349	27.3%	8:34:45	0	409	14.8%	7:39:00	0	469	2.3%	7:08:30	0
50	89.6%	8:18:45	2	110	77.1%	7:44:00	2	170	64.6%	8:18:30	1	230	52.1%	7:27:00	1	290	39.6%	8:57:30	0	350	27.1%	8:34:30	0	410	14.6%	7:36:45	0	470	2.1%	7:08:15	0
51	89.4%	8:16:45	2	111	76.9%	7:42:00	2	171	64.4%	8:18:15	1	231	51.9%	7:26:45	1	291	39.4%	8:57:15	0	351	26.9%	8:34:15	0	411	14.4%	7:36:30	0	471	1.9%	7:08:00	0
52	89.2%	8:16:30	2	112	76.7%	7:41:45	2	172	64.2%	8:18:00	1	232	51.7%	7:26:30	1	292	39.2%	8:57:00	0	352	26.7%	8:34:00	0	412	14.2%	7:36:15	0	472	1.7%	7:07:45	0
53	89.0%	8:16:15	2	113	76.5%	7:41:30	2	173	64.0%	8:17:45	1	233	51.5%	7:26:15	1	293	39.0%	8:56:45	0	353	26.5%	8:33:00	0	413	14.0%	7:36:00	0	473	1.5%	7:06:45	0
54	88.8%	8:16:00	2	114	76.3%	7:16:15	2	174	63.8%	8:17:30	1	234	51.3%	7:26:00	1	294	38.8%	8:56:30	0	354	26.3%	8:32:00	0	414	13.8%	7:35:45	0	474	1.3%	7:06:30	0
55	88.5%	8:15:45	2	115	76.0%	7:16:00	2	175	63.5%	8:17:15	1	235	51.0%	7:25:45	1	295	38.5%	8:56:15	0	355	26.0%	8:31:45	0	415	13.5%	7:35:30	0	475	1.0%	7:06:15	0
56	88.3%	8:15:30	2	116	75.8%	7:15:45	2	176	63.3%	8:17:00	1	236	50.8%	7:25:30	1	296	38.3%	8:56:00	0	356	25.8%	8:31:30	0	416	13.3%	7:34:45	0	476	0.8%	7:06:00	0
57	88.1%	8:15:15	2	117	75.6%	7:12:00	2	177	63.1%	8:10:45	1	237	50.6%	7:25:15	1	297	38.1%	8:55:45	0	357	25.6%	8:31:15	0	417	13.1%	7:34:30	0	477	0.6%	7:05:45	0
58	87.9%	8:15:00	2	118	75.4%	7:07:30	2	178	62.9%	8:10:30	1	238	50.4%	7:25:00	1	298	37.9%	8:55:30	0	358	25.4%	8:26:45	0	418	12.9%	7:34:15	0	478	0.4%	7:05:30	0
59	87.7%	8:14:45	2	119	75.2%	7:07:15	2	179	62.7%	8:10:15	1	239	50.2%	7:24:45	1	299	37.7%	8:54:15	0	359	25.2%	8:26:30	0	419	12.7%	7:34:00	0	479	0.2%	7:05:15	0
60	87.5%	8:14:30	2	120	75.0%	7:07:00	2	180	62.5%	8:10:00	1	240	50.0%	7:24:30	1	300	37.5%	8:54:00	0	360	25.0%	8:26:15	0	420	12.5%	7:33:45	0	480	0.0%	7:05:00	0

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 1/2/2025, 10:22 AM

Property Identification

Site Address: SAVONA BLVD
Sec/Town/Range: 25/37S/39E
Parcel ID: 3420-590-0008-000-9
Jurisdiction: Port Saint Lucie

Use Type: 1000
Account #: 68456
Map ID: 43/25S
Zoning: General Co

Ownership

Savona Blvd, LLC
625 N Flagler DR Ste 605
West Palm Beach, FL 33401-4025

Legal Description

PORT ST LUCIE-SEC 19- TRACT H (3.45 AC) (MAP 43/25S)

Current Values

Just/Market Value:	$338,100
Assessed Value:	$338,100
Exemptions:	$0
Taxable Value:	$338,100

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	3.45
Land Size (SF):	150,282

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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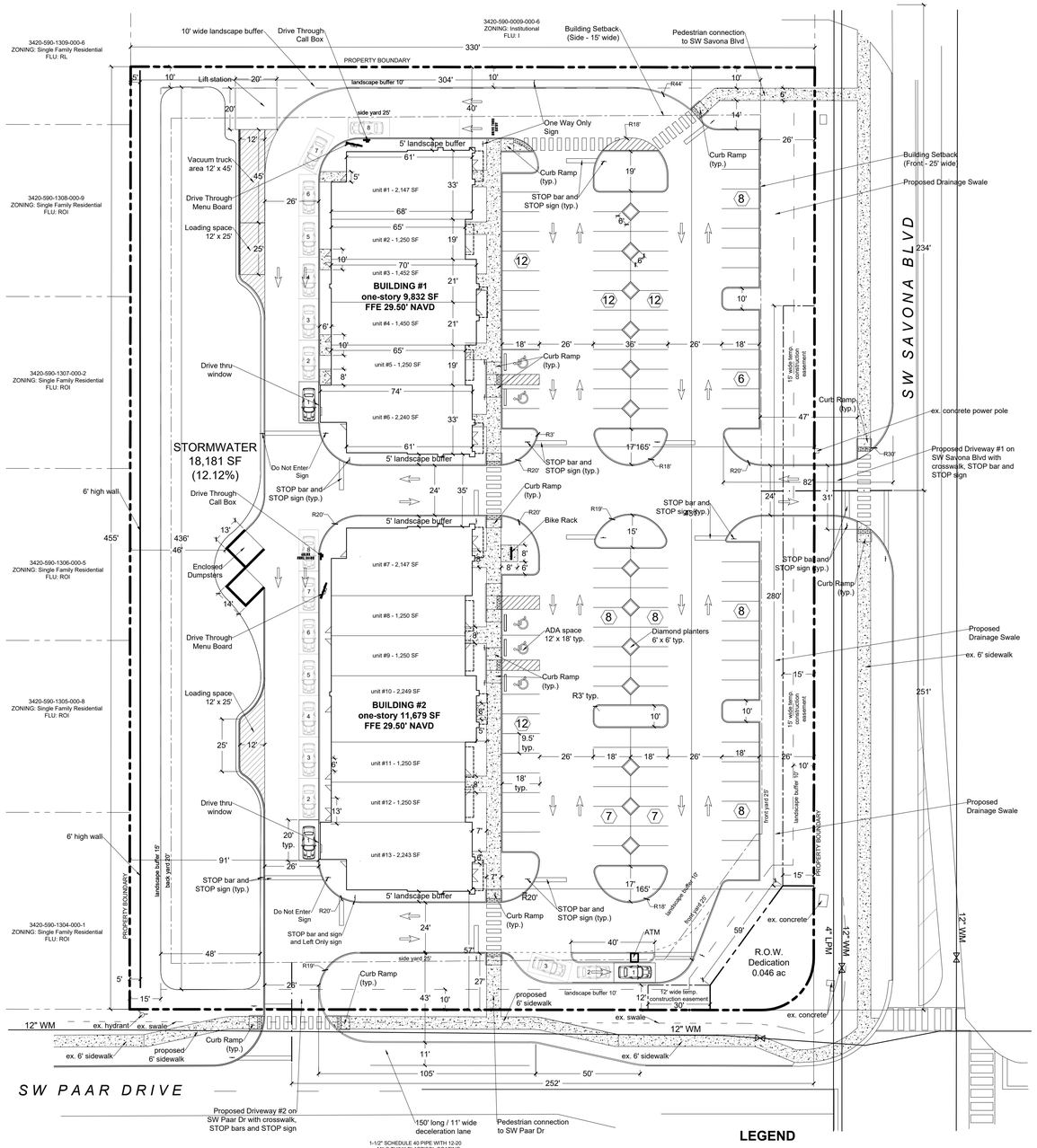
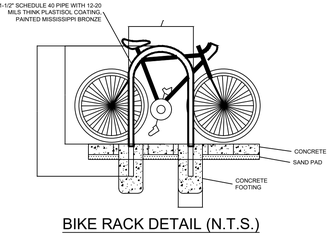


BUILDING #1 (9,790 SF)
FFE 29.50' NAVD

Unit #1	2,147 SF
Unit #2	1,250 SF
Unit #3	1,452 SF
Unit #4	1,450 SF
Unit #5	1,250 SF
Unit #6	2,240 SF

BUILDING #2 (11,640 SF)
FFE 29.50' NAVD

Unit #7	2,147 SF
Unit #8	1,250 SF
Unit #9	1,250 SF
Unit #10	2,249 SF
Unit #11	1,250 SF
Unit #12	1,250 SF
Unit #13	2,243 SF



BIKE RACK DETAIL (N.T.S.)

LEGEND

- Project property line
- R.O.W. Dedication
- Temporary Construction Easement
- Property line
- Landscape strip
- Building setback
- Driveway centerline
- Concrete
- ADA ramp with tactile surface
- Bike rack (8'x8' pad - 6 bikes)

Drainage Statement
The proposed project will include a Surface Water Management System (SWMS) per City of Port St Lucie (PSL) and South Florida Water Management District (SFWMD) criteria for new developments. The proposed SWMS will consist of site grading and inlets and culverts which direct stormwater runoff to a perimeter swale or directly to the retention area. The SWMS will be capable of providing the presumptive water quality treatment and also address the current Nutrient pre verses post loading requirement for projects in an impaired water body basin. The SWMS will also address water quantity and flood protection criteria including parking lot protection from a 10 year-24 hour storm event. The project will retain all runoff generated from a 25 year-72 hour storm with discharge limited to pre-verses post rates. Finally the project will provide Finished Floor protection from a 100 year-72 hour storm event (no discharge/glass wall). Prior to construction, a NPDES Notice of Intent (NOI) will be filed with the FDEP and a SWPPP will be completed per PSL MS4 requirements (including the required inpsections).

Water/Sewer Statement
The proposed project will connect to the available Port St Lucie Utility System Department (PSLUSD) watermains located along Parr and Savona. The proposed connection will be most likely a 6" to 8" connection to provide Potable Water and Fire Sprinkler services to the building units. Wastewater disposal will be via a Proposed PSLUSD specified Grinder Pump Station, connecting to the adjacent available forcemain on Savonna. All construction to be in accordance with PSLUSD details and specifications.

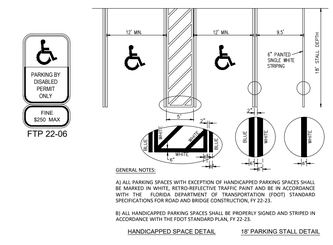
Traffic Statement
The proposed project consists of 21,600 sf of Retail/Office Use. Per ITE TripGen (11th edition), the closest use appears to be Code 822 (Strip Retail Plaza <40K). The following is a summary of the anticipated traffic;

Average Dail Trips (ADT) = 1,176 Trips (Average Rate - 588 inbound/588 outbound)
PM Peak Hour Trips = 286 Trips (154 inbound/132 outbound)
AM Peak Hour Trips = 164 Trips (82 inbound/82 outbound)

These trips are distributed via the two proposed driveway connections to Parr and Savona.

DETAIL - PARKING STALLS (N.T.S.)

FTP-22-06 FTP-22-06

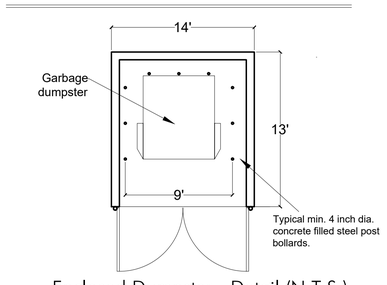


GENERAL NOTES:

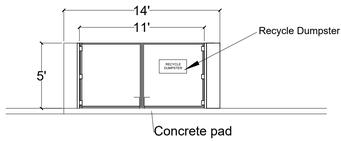
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, FY 22-23.

B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD PLAN, FY 22-23.

HANDICAPPED SPACE DETAIL 18' PARKING STALL DETAIL

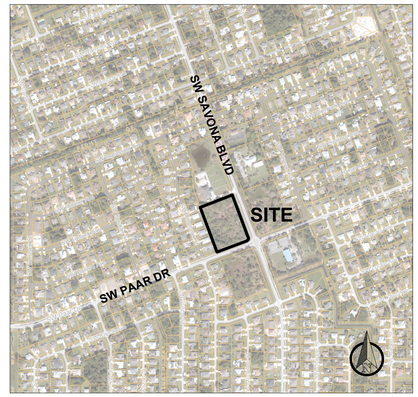


Enclosed Dumpster - Detail (N.T.S.)



Gates shall maintain a min. 90 degree swing clearance when anchored and in full open position. Gates to be made of solid material (wood, metal and similar) and have metal framework

Enclosed Dumpster - Front view (N.T.S.)



LOCATION (N.T.S.)

SITE DATA

1.	**PROJECT NAME:**	Savona Plaza
2.	**PARCEL ID:**	3420-590-0008-000-9
3.	**ADDRESS:**	Savona Blvd
4.	**SECTION / TOWNSHIP / RANGE**	S25 / T37S / R39E
5.	**APPLICANT**	**RedtailDG** **100 S. 2nd Street** **Fort Pierce, FL 34950**
6.	**OWNER:**	Savona Blvd, LLC 625 N Flagler DR, Unit Ste 605 West Palm Beach, FL 33401-4025
7.	**ZONING:**	General Commercial
8.	**FUTURE LAND USE:**	CG
9.	**FLOOD ZONE:**	X
10.	**GROSS PROJECT SIZE:**	150,008 SF (3.444 ac)

11. **ZONING REQUIREMENTS**	**PER ZONING**	**PROPOSED**
LOT SIZE		
Mln. Lot Area	20,000 SF	150,008 SF
Min. Lot Width	100'	335'
BUILDING		
Max. Building Coverage	40 %	17.38 %
Max. Building Height :	35'	28'-7"
YARDS		
Min. Front Yard:	25'	165'
Min. Rear Yard:	20'	46'
Min. Side Yard:	10'	40'
Min. Side Yard (at corner)	25'	57'

12. PARKING

REQUIRED (1 per 200 sf)	108 spaces
PROVIDED (9.5' x 18')	108 spaces
Handicapped Spaces Required (101-150 total):	5 spaces
Handicapped Spaces Provided (12' x 18')	5 spaces

13. SITE COVERAGE

IMPERVIOUS			
Buildings	0.492 ac	21,430 SF	22.70 %
Paving	1.581 ac	68,888 SF	72.98 %
Sidewalk	0.094 ac	4,081 SF	4.32 %
TOTALS			
Total Impervious	2.167 ac	94,399 SF	62.93 %
Total Pervious	1.230 ac	53,586 SF	35.72 %
ROW Dedication	0.046 ac	2,023 SF	1.35 %
Total Site Area	3.444 ac	150,008 SF	100.00 %

ENGINEER:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

LANDSCAPE ARCHITECT:
George Botner, PLA, AICP,Landscape Architects and Planners
4320 SE Cove Lake Circle
Suite 104
Stuart, FL. 34997

0 30' 60'
1" = 30'

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PLANNER
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

TM
DESIGNED BY
VP
DRAWN BY
1" = 30'
SCALE
03/01/2025
DATE

DATE	REVISION COMMENTS
12/23/2024	REVISED PER STAFF COMMENTS

SAVONA PLAZA
SITE PLAN
Port St. Lucie Florida

PSLUSD # 5385
PSL Project Number: P25-002

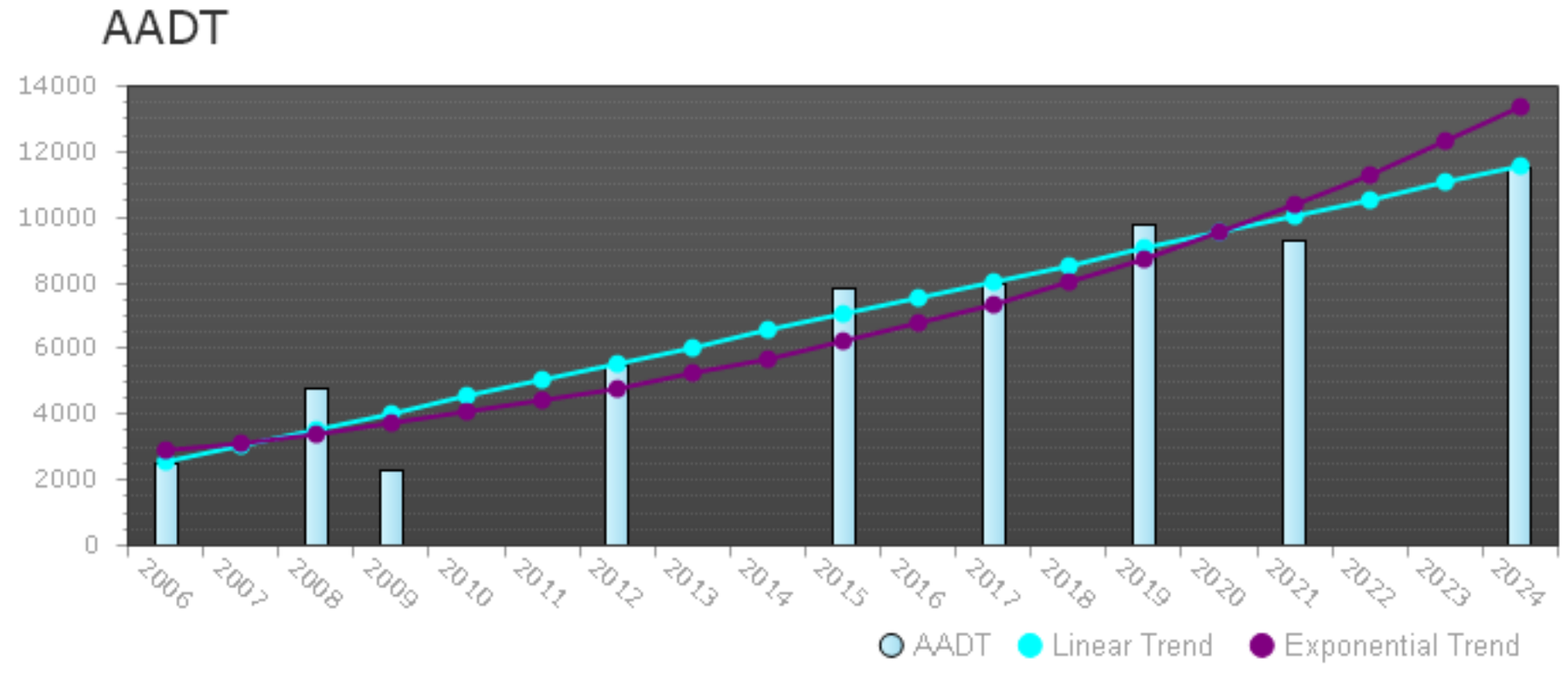
SHEET 01 OF 01

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 ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.

Station 236

SAVONA BLVD 470 FEET NORTH OF BECKER RD

Linear Growth = 4.34%
Exponential Growth = 8.18%

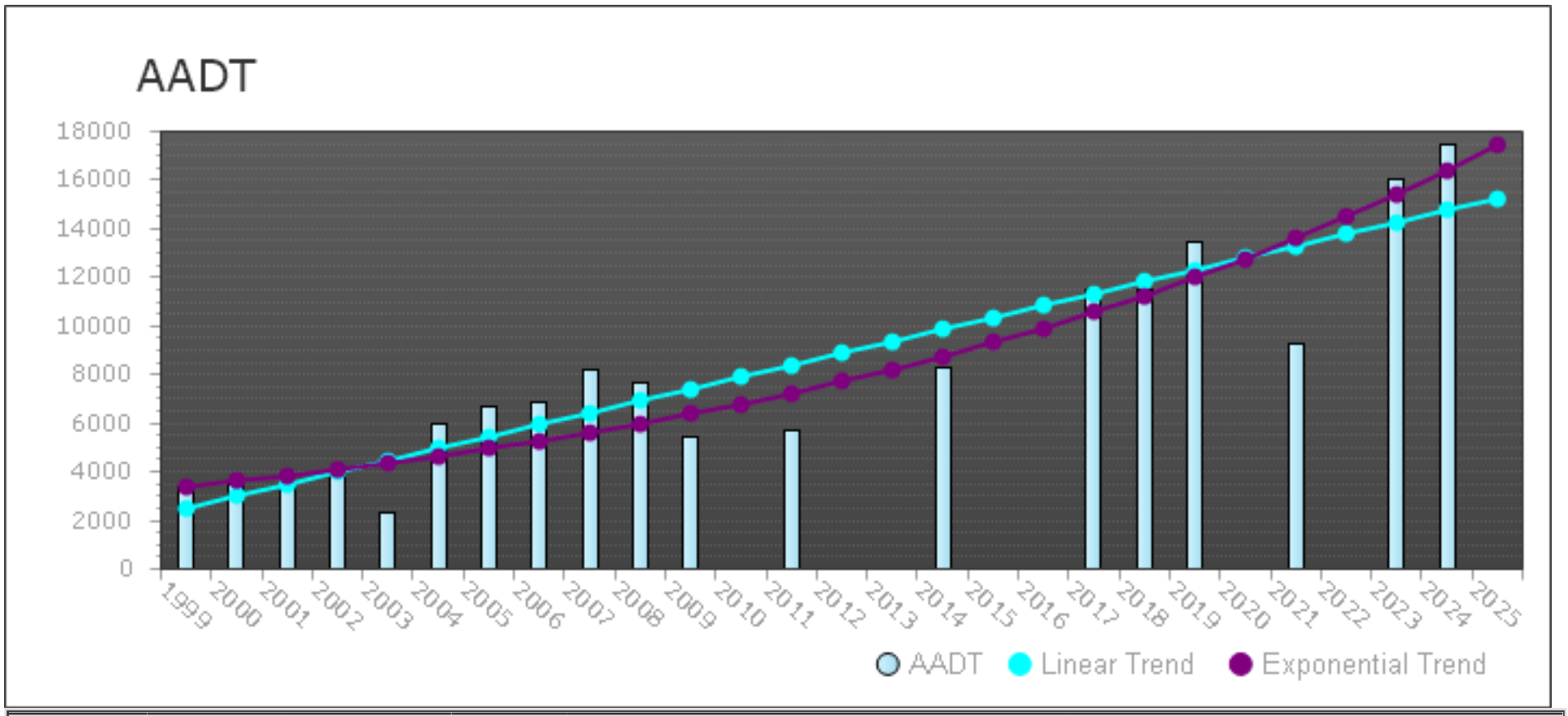


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	236	11500	0.104	0.704	0	1069	1122
2021	236	9300	0.108	0.741	0	908	935
2019	236	9800	0.112	0.726	0	980	1033
2017	236	8000	0.117	0.7415	0	809	788
2015	236	7800	0.116	0.7255	0	836	838
2012	236	5500	0.12	0.7305	0	597	593
2009	236	2300	0.107	0.555		191	222
2008	236	4800	0.133	0.521		402	590
2006	236	2500	0.111	0.69		241	256

Station 302

BECKER RD 800 FEET EAST OF PT ST LUCIE BLVD

Linear Growth = 3.21%
Exponential Growth = 6.09%

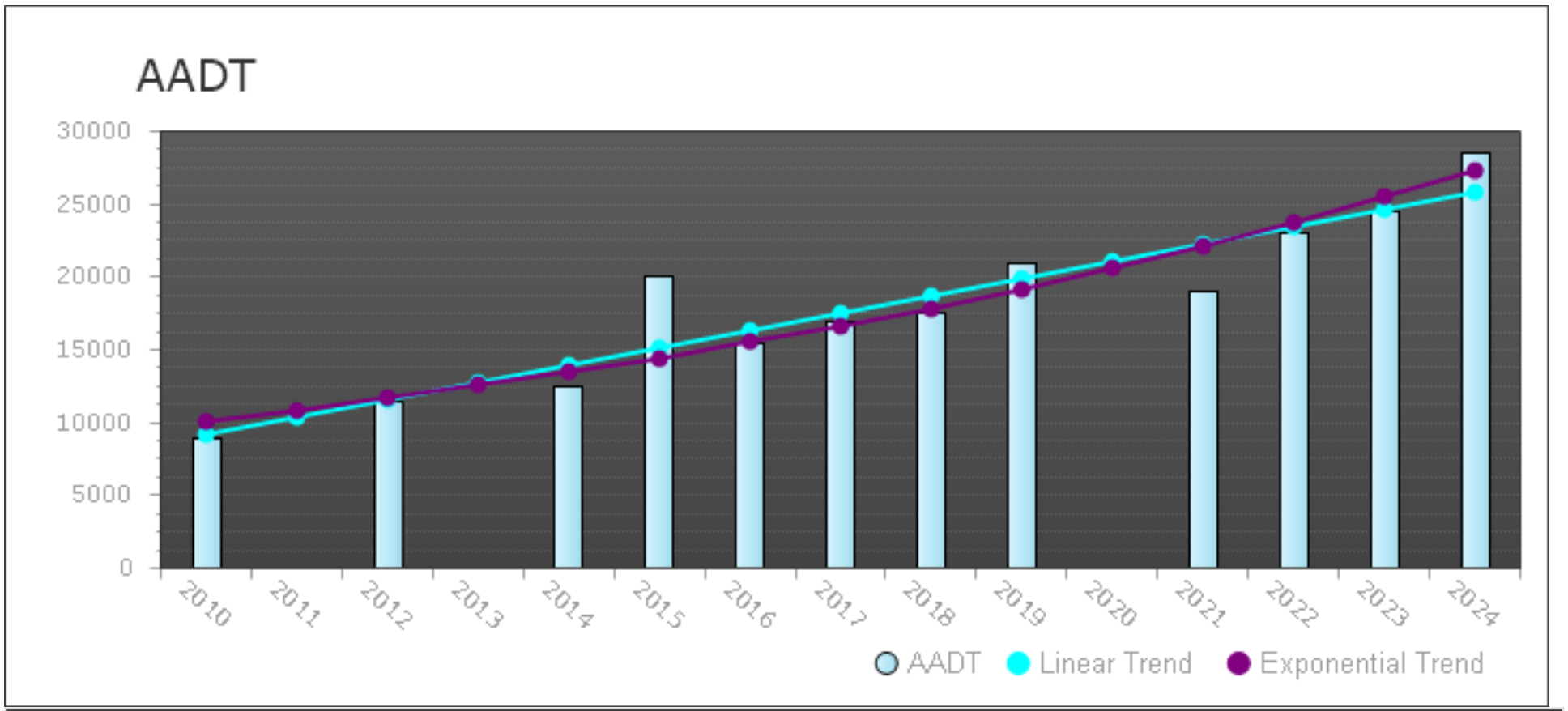


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	302	17500	0.11	0.5065	0	1574	1761
2023	302	16000	0.107	0.527	0	1510	1578
2021	302	9300	0.108	0.741	0	908	935
2019	302	13500	0.122	0.5115	0	1541	1427
2018	302	11500	0.117	0.528	0	1212	1254
2017	302	11500	0.118	0.5055	0	1157	1205
2014	302	8300	0.12	0.5195	0	912	849
2011	302	5700	0.116	0.564	0	600	608
2009	302	5400	0.11	0.719		548	535
2008	302	7700	0.117	0.782		803	830
2007	302	8200	0.116	0.765		865	877
2006	302	6900	0.102	0.727		616	646
2005	302	6700	0.107	0.716		627	655
2004	302	6000	0.109	0.729		594	566
2003	302	2300	0.182	1		378	141
2002	302	3800	0.129	0.787		448	407
2001	302	3300	0.121	0.728		346	360
2000	302	3500	0.12	0.792		371	388
1999	302	3400	0.125	0.779		374	355

Station 625

BECKER RD E. OF INTERSTATE 95

Linear Growth = 4.61%
Exponential Growth = 6.85%

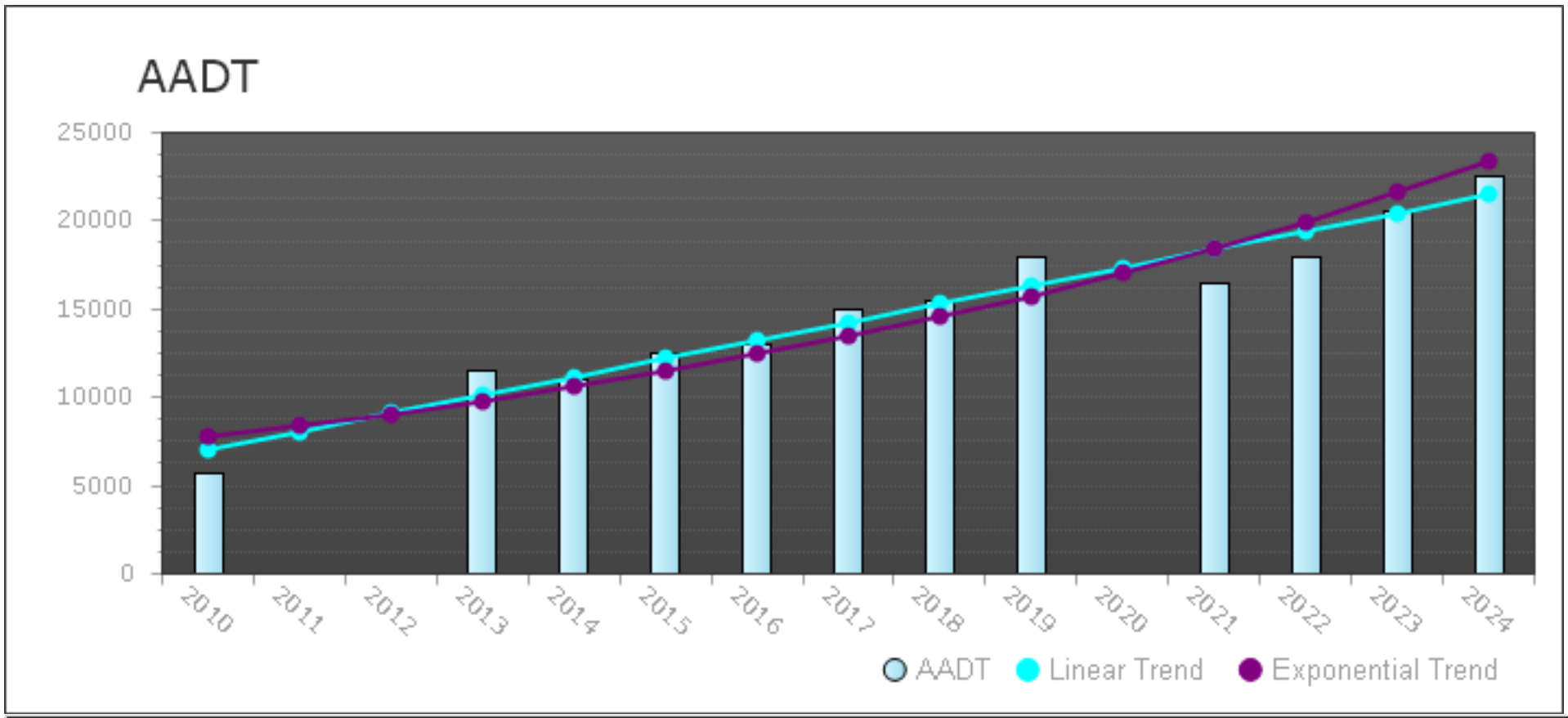


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	625	28500	0.104	0.6905	0	2677	2729
2023	625	24500	0.104	0.7055	0	2346	2343
2022	625	23000	0.111	0.7105	0	2334	2374
2021	625	19000	0.106	0.72	0	1553	1883
2019	625	21000	0.113	0.681	0	2250	2168
2018	625	17500	0.116	0.7075	0	1910	1783
2017	625	17000	0.115	0.7205	0	1688	1715
2016	625	15500	0.12	0.709	0	1714	1632
2015	625	20000	0.126	0.59	0	2331	2038
2014	625	12500	0.128	0.7585	0	1497	1322
2012	625	11500	0.12	0.7425	0	1164	1137
2010	625	8900	0.128	0.759	0	1045	960

Station 626

BECKER RD 680 FEET EAST OF SAVONA BLVD

Linear Growth = 4.80%
Exponential Growth = 7.57%

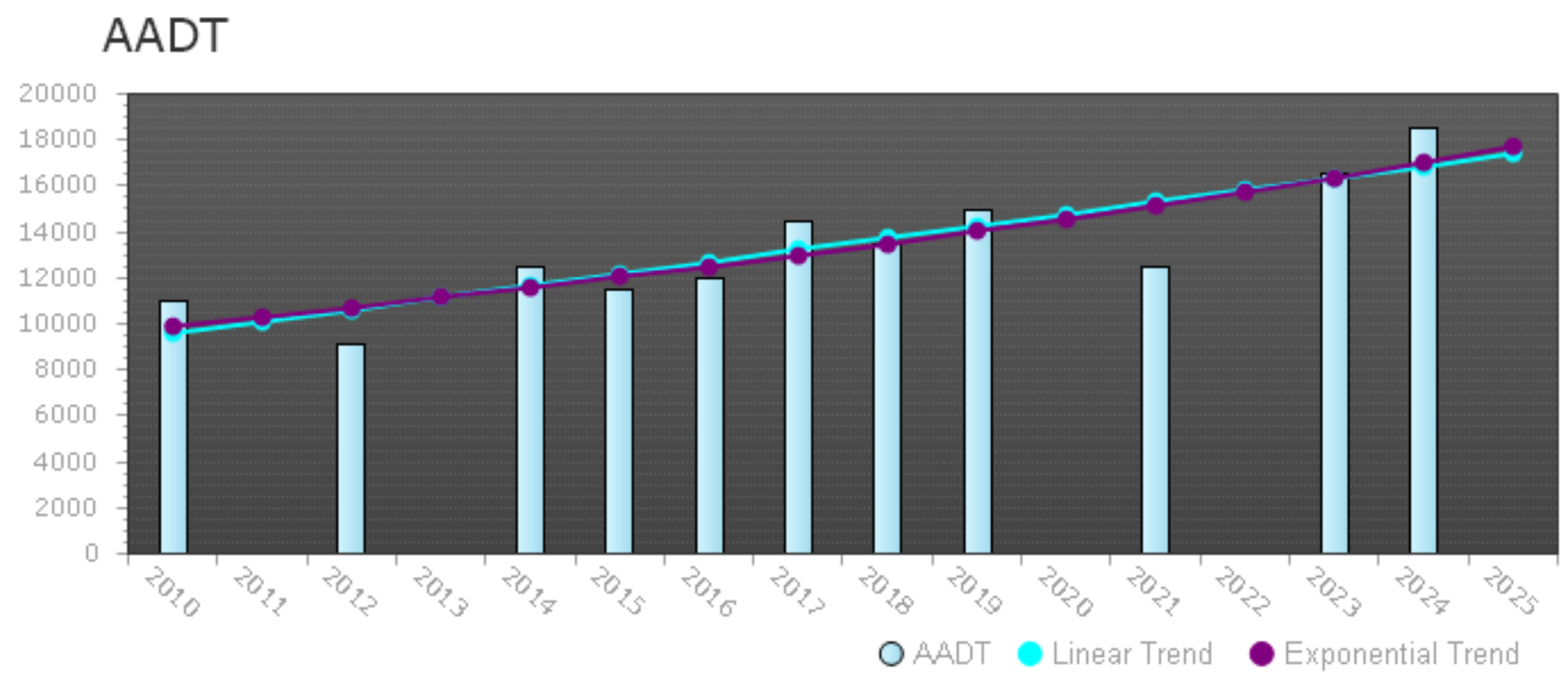


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	626	22500	0.105	0.562	0	2117	2190
2023	626	20500	0.11	0.563	0	2111	1990
2022	626	18000	0.109	0.575	0	1727	1829
2021	626	16500	0.106	0.566	0	1287	1605
2019	626	18000	0.111	0.5425	0	1858	1901
2018	626	15500	0.113	0.561	0	1641	1663
2017	626	15000	0.118	0.5695	0	1496	1599
2016	626	13000	0.114	0.5525	0	1378	1370
2015	626	12500	0.12	0.535	0	1334	1359
2014	626	11000	0.121	0.537	0	1206	1166
2013	626	11500			0	1246	1264
2010	626	5700	0.118	0.538	0	588	619

Station 627

BECKER RD E. OF DARWIN BLVD

Linear Growth = 2.98%
Exponential Growth = 3.78%

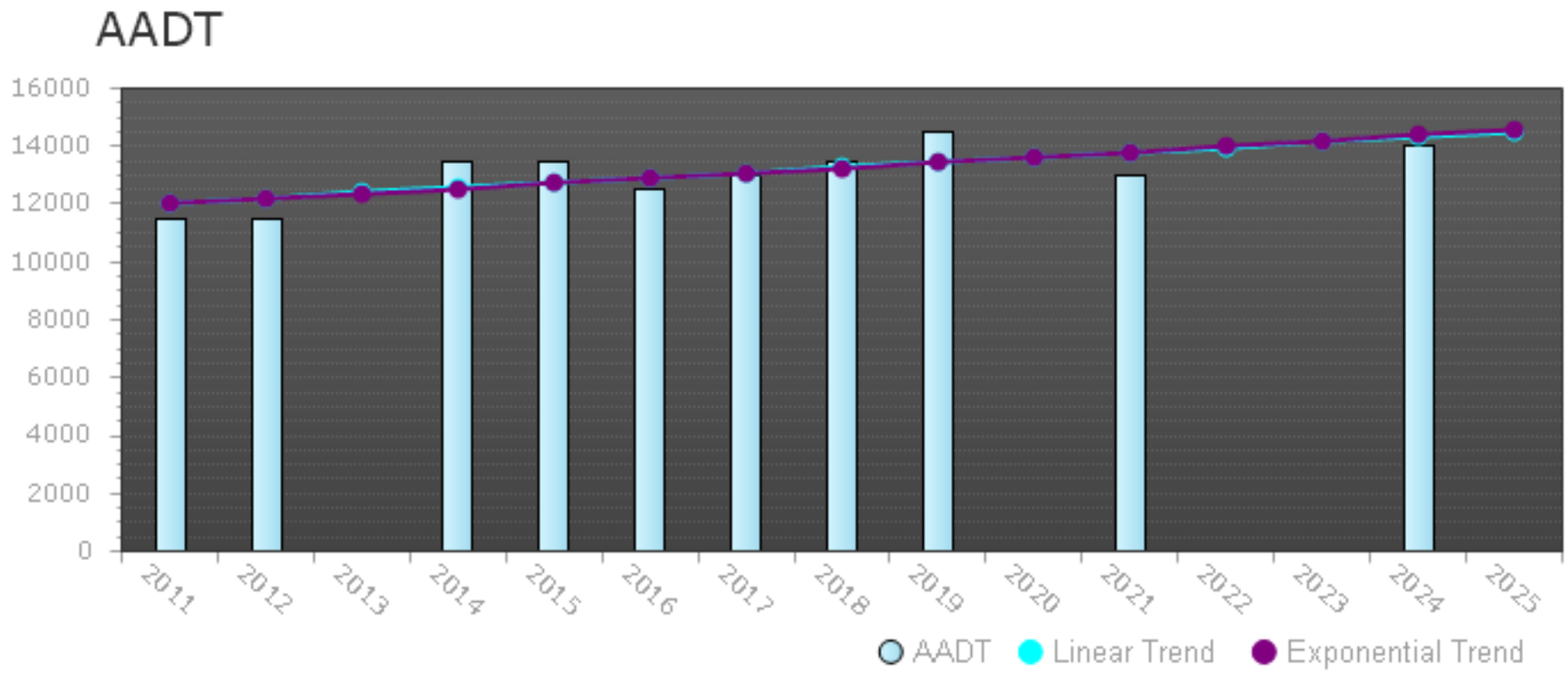


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	627	18500	0.113	0.629	0	1842	1942
2023	627	16500	0.112	0.633	0	1696	1626
2021	627	12500	0.113	0.652	0	1052	1324
2019	627	15000	0.129	0.643	0	1820	1667
2018	627	13500	0.121	0.6715	0	1367	1444
2017	627	14500	0.124	0.6435	0	1609	1530
2016	627	12000	0.116	0.616	0	1279	1300
2015	627	11500	0.116	0.616	0	1304	1326
2014	627	12500	0.121	0.737	0	1387	1361
2012	627	9100	0.121	0.687	0	1012	916
2010	627	11000	0.119	0.748	0	1125	1180

Station 702

SAVONA BLVD 720 FEET NORTH OF GATLIN BLVD

Linear Growth = 1.21%
Exponential Growth = 1.36%

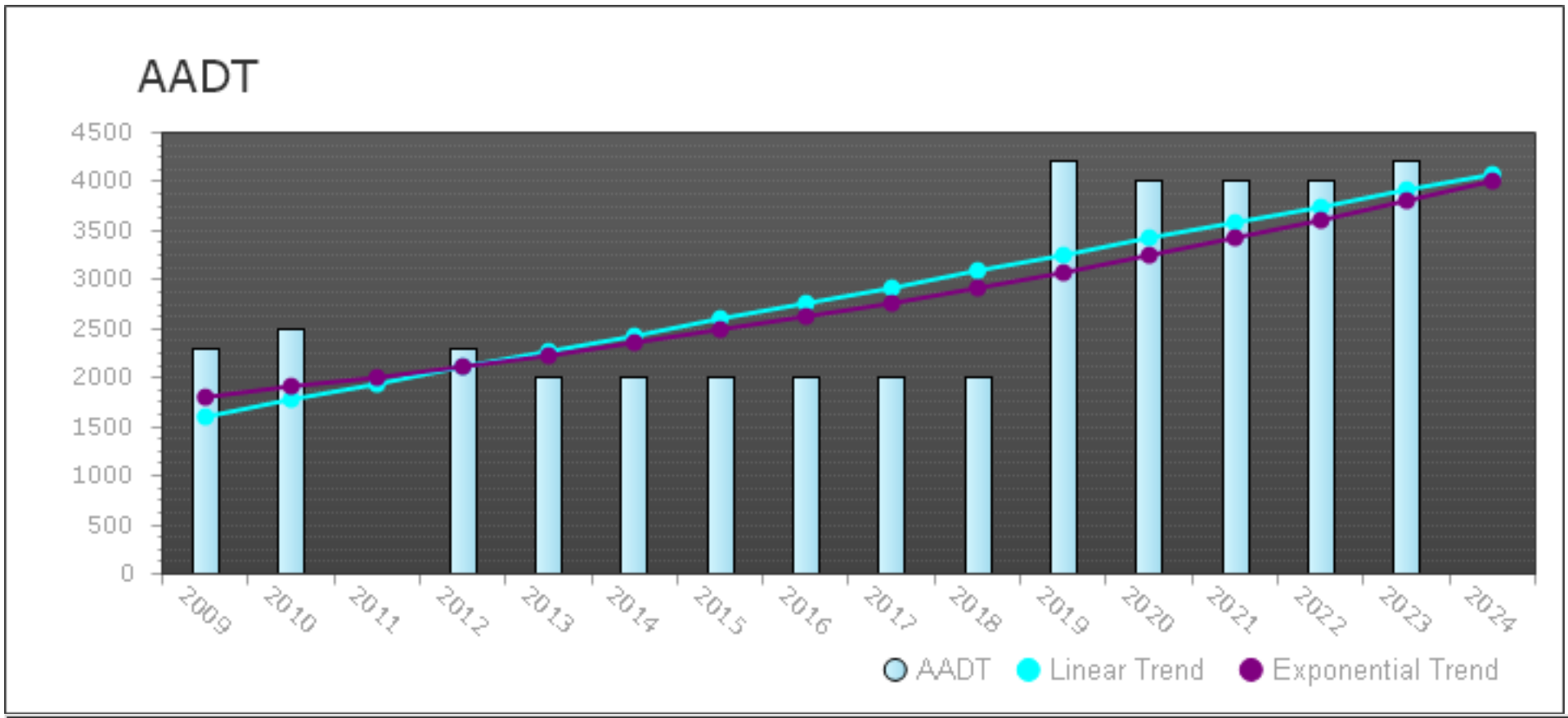


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	702	14000	0.087	0.5225	0	1005	1120
2021	702	13000	0.091	0.538	0	906	1096
2019	702	14500	0.099	0.5105	0	1069	1335
2018	702	13500	0.096	0.5115	0	1061	1260
2017	702	13000	0.103	0.5125	0	969	1183
2016	702	12500	0.095	0.5225	0	1000	1117
2015	702	13500	0.103	0.5685	0	1015	1264
2014	702	13500	0.099	0.557	0	1018	1211
2012	702	11500	0.103	0.5255	0	905	1090
2011	702	11500	0.101	0.533	0	959	1085

Station 947057

ON PARR DR - W. OF DARWIN BLVD (COUNTY 209)

Linear Growth = 4.02%
Exponential Growth = 5.18%

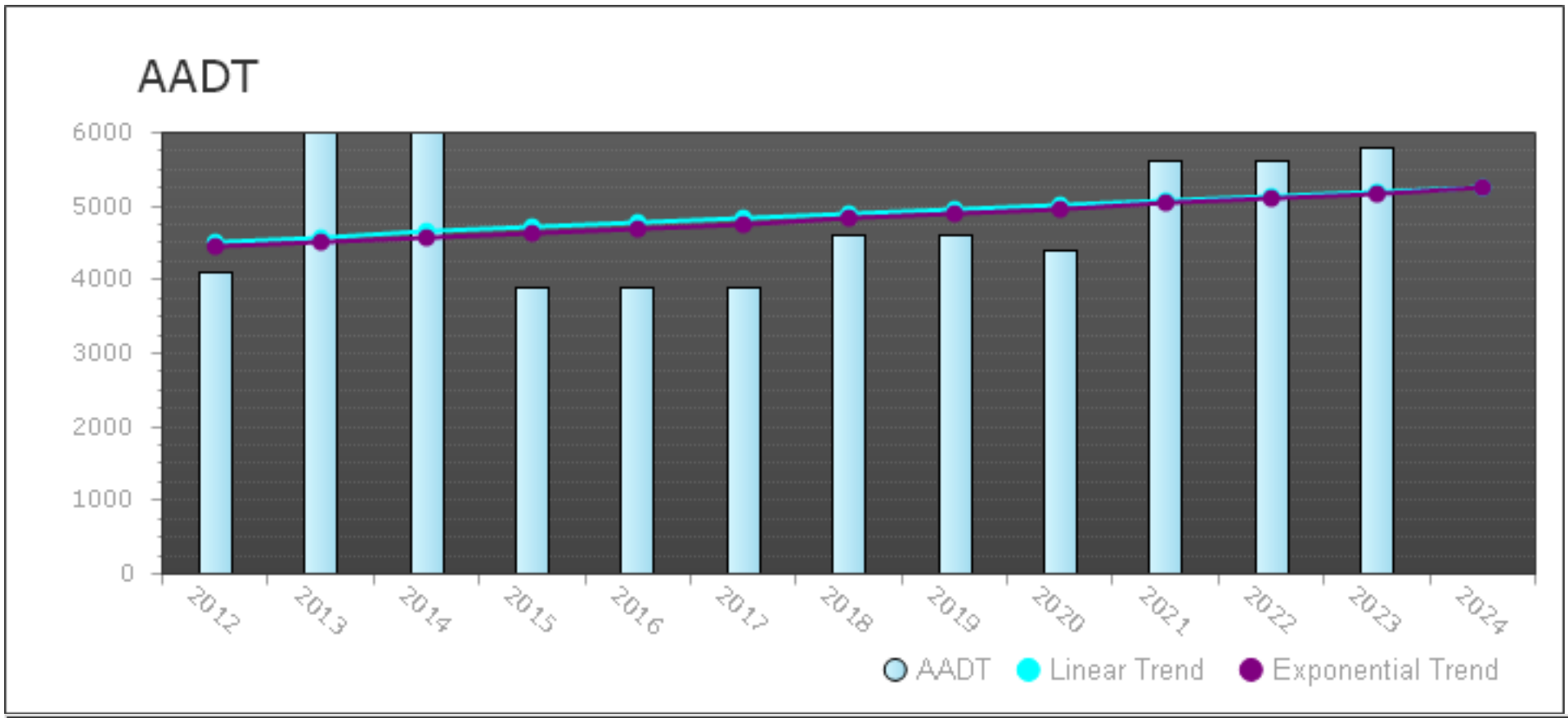


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	947057	4200	0.09	0.516		374	374
2022	947057	4000	0.09	0.514	0	356	356
2021	947057	4000	0.09	0.509	0	356	356
2020	947057	4000		0.51	-1		
2019	947057	4200		51			
2018	947057	2000		51.3			
2017	947057	2000		50.9			
2016	947057	2000		50.9			
2015	947057	2000		51			
2014	947057	2000		50.8			
2013	947057	2000		50.8			
2012	947057	2300		56.8	1.52		
2010	947057	2500			0	271	231
2009	947057	2300			0	195	242

Station 948510

SW ROSSER BLVD FROM PAAR DR TO DREYFUSS BLVD (HPMS SAMPLE)

Linear Growth = 1.16%
Exponential Growth = 1.37%

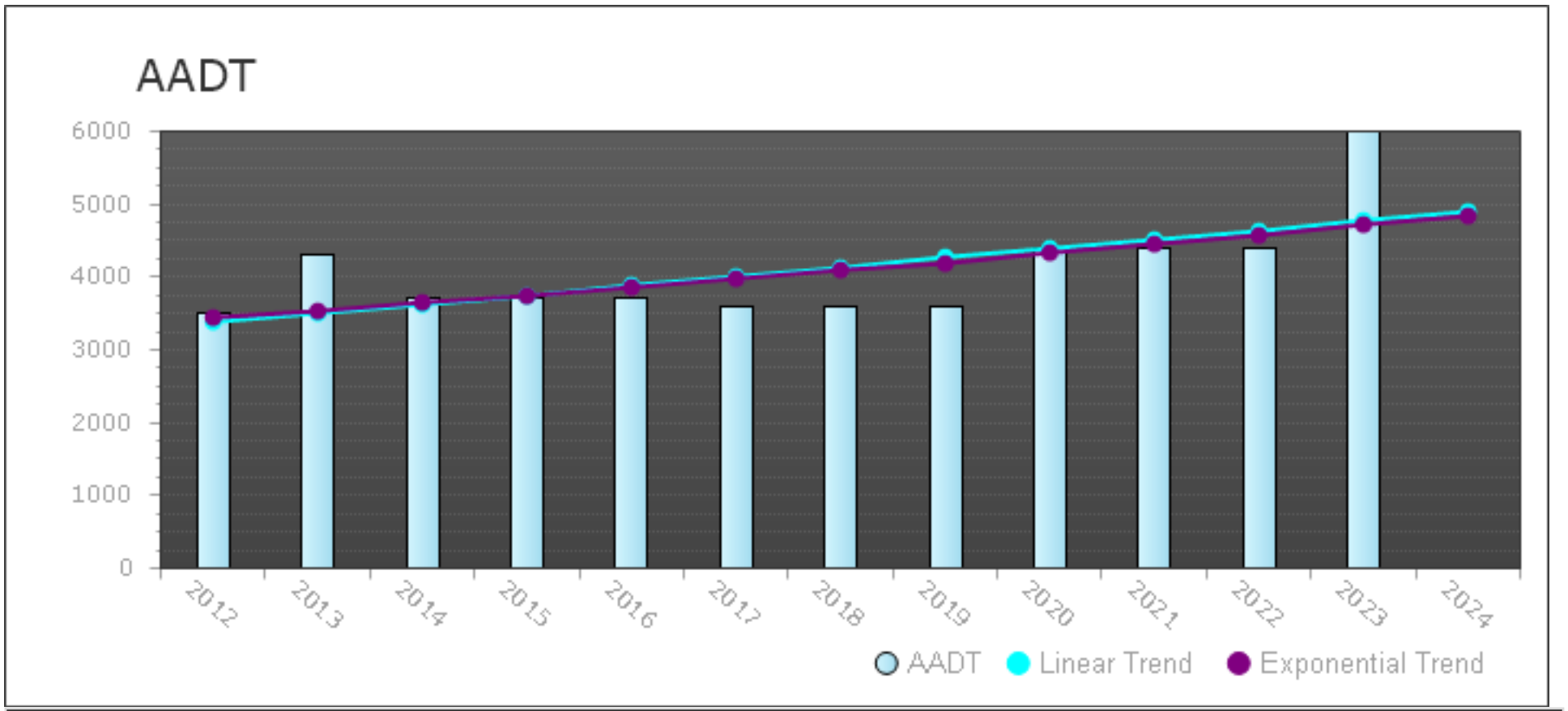


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	948510	5800	0.09	0.516		561	561
2022	948510	5600	0.09	0.514	0	542	542
2021	948510	5600	0.09	0.514	0	542	542
2020	948510	4400		0.514	-1		
2019	948510	4600		0.514			
2018	948510	4600		0.514			
2017	948510	3900		0.514			
2016	948510	3900		0.514			
2015	948510	3900		0.514	3.49		
2014	948510	6000		0.514			
2013	948510	6000		0.514			
2012	948510	4100		0.514	0.43		

Station 948511

SW ALCANTARRA BLVD FROM SAVONA BLVD TO SW PORT ST

Linear Growth = 2.59%
Exponential Growth = 2.79%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	948511	6000	0.09	0.516		580	580
2022	948511	4400	0.09	0.514	0	425	425
2021	948511	4400	0.09	0.509	0	425	425
2020	948511	4400		0.51	-1		
2019	948511	3600		51			
2018	948511	3600		51.3			
2017	948511	3600		50.9			
2016	948511	3700		50.9			
2015	948511	3700		51			
2014	948511	3700		50.8	0.44		
2013	948511	4300		50.8			
2012	948511	3500		56.8	0.52		

APPENDIX H

Traffic Counts and Level of Service Report 2024

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE D	29TH ST to 25TH ST	164	4,331	2022	790	232	C	0.29	238	C	0.30
AVENUE D	25TH ST to 17TH ST	163	4,770	2021	750	237	C	0.32	233	C	0.31
AVENUE D	17TH ST to 13TH ST	162	2,996	2022	750	167	C	0.22	158	C	0.21
AVENUE D	13TH ST to 10TH ST	161	1,831	2022	750	95	C	0.13	96	C	0.13
AVENUE D	10TH ST to 7TH ST	160	2,437	2022	750	124	C	0.17	128	C	0.17
AVENUE D	7TH ST to US 1	160	2,437	2022	750	124	C	0.17	128	C	0.17
AVENUE I	25TH ST to 17TH ST	620	1,900	2022	750	138	C	0.18	114	C	0.15
AVENUE I	17TH ST to 13TH ST	620	1,900	2022	750	138	C	0.18	114	C	0.15
AVENUE H	13TH ST to 7TH ST	618	1,789	2022	540	105	C	0.19	106	C	0.20
AVENUE H	7TH ST to US 1	619	1,528	2022	750	84	C	0.11	82	C	0.11
AVENUE Q	ANGLE RD to 25TH ST	700	5,191	2023	750	270	C	0.36	263	C	0.35
AVENUE Q	25TH ST to 17TH ST	701	3,358	2021	750	196	C	0.26	204	C	0.27
AVENUE Q	17TH ST to 13TH ST	701	3,358	2021	540	196	C	0.36	204	C	0.38
AVENUE O	13TH ST to US 1	685	1,997	2022	540	114	C	0.21	111	C	0.21
AVENUE C	10TH ST to 7TH ST	631	350	2022	540	30	C	0.06	27	C	0.05
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,100	2024	830	304	C	0.37	289	C	0.35
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	27,000	2024	2,100	1,353	C	0.64	1,337	C	0.64
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	25,655	2023	2,100	1,191	C	0.57	1,191	C	0.57
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	27,500	2024	2,100	1,487	C	0.71	1,575	C	0.75
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	18,951	2022	920	1,087	F	1.18	950	F	1.03
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	13,500	2024	790	713	C	0.90	712	C	0.90
BAYSHORE BLVD	SELVITZ RD to ST JAMES DR	622	13,500	2024	750	713	D	0.95	712	D	0.95
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,149	2022	540	184	C	0.34	177	C	0.33
BECKER RD	VILLAGE PKWY to I-95	624	6,350	2021	3,170	483	C	0.15	436	C	0.14
BECKER RD	I-95 to SAVONA BLVD	625	28,500	2024	2,000	2,178	F	1.09	2,046	F	1.02
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	22,500	2024	2,100	1,325	C	0.63	1,327	C	0.63
BECKER RD	ALBACORE ST to DARWIN BLVD	302	17,500	2024	1,500	996	C	0.66	975	C	0.65
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	17,500	2024	2,100	996	C	0.47	975	C	0.46
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	18,500	2024	1,500	1,502	F	1.00	1,314	C	0.88
BECKER RD	DARWIN BLVD to ATHENA DR	627	18,500	2024	2,000	1,502	C	0.75	1,314	C	0.66
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	21,000	2024	2,100	1,450	C	0.69	1,718	C	0.82
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	13,623	2023	920	984	F	1.07	1,052	F	1.14

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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
EDWARDS RD	25TH ST to SUNRISE BLVD	108	15,000	2024	1,630	747	D	0.46	747	D	0.46
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	10,500	2024	1,630	530	C	0.33	516	C	0.32
EDWARDS RD	OLEANDER AVE to US 1	173	9,757	2019	1,630	537	C	0.33	469	C	0.29
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,665	2023	750	87	C	0.12	101	C	0.13
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	16,500	2024	920	1,225	F	1.33	1,108	F	1.20
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	13,771	2022	880	938	F	1.07	832	D	0.95
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	13,771	2022	880	938	F	1.07	832	D	0.95
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	9,900	2024	920	548	C	0.60	503	C	0.55
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	8,900	2024	920	492	C	0.53	543	C	0.59
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,840	2021	630	347	C	0.55	370	C	0.59
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,840	2021	880	347	C	0.39	370	C	0.42
FLORIDA'S TURNPIKE	BECKER RD to PORT ST LUCIE BLVD	971960	52,535	2020							
FLORIDA'S TURNPIKE	MARTIN C.L. to BECKER RD	979913	63,053	2023							
FLORIDA'S TURNPIKE	PORT ST LUCIE BLVD to OKEECHOBEE RD	971964	55,700	2023							
FLORIDA'S TURNPIKE	OKEECHOBEE RD to INDIAN RIVER C.L.	971968	43,433	2023							
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,353	2023	540	227	C	0.42	234	C	0.43
GARDENIA AVE	OLEANDER AVE to US 1	666	2,513	2022	750	194	C	0.26	185	C	0.25
GATLIN BLVD	W OF I-95 to E OF I-95	945075	51,531	2023	3,170	2,526	C	0.80	2,526	C	0.80
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	51,531	2023	3,170	2,526	C	0.80	2,526	C	0.80
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	51,531	2023	3,170	2,526	C	0.80	2,526	C	0.80
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	51,531	2023	3,170	2,526	C	0.80	2,526	C	0.80
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	51,531	2023	3,170	2,526	C	0.80	2,526	C	0.80
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,061	2023	600	237	C	0.40	227	C	0.38
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,061	2023	750	237	C	0.32	227	C	0.30
GEORGIA AVE	17TH ST to 13TH ST	508	4,819	2023	600	245	C	0.41	247	C	0.41
GEORGIA AVE	13TH ST to 7TH ST	506	2,212	2023	600	134	C	0.22	151	C	0.25
GEORGIA AVE	7TH ST to US 1	504	1,969	2023	600	109	C	0.18	117	C	0.20
GILSON RD	MARTIN C.L. to BECKER RD	111	11,500	2024	710	979	F	1.38	1,036	F	1.46
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,500	2024	540	979	F	1.81	1,036	F	1.92
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,686	2022	1,070	168	B	0.16	179	B	0.17
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	5,434	2022	1,070	427	C	0.40	497	C	0.46
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,686	2022	390	168	B	0.43	179	B	0.46

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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2024	790	590	D	0.75	518	D	0.66
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,768	2023	600	268	C	0.45	277	C	0.46
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	HEADER CANAL RD to SHINN RD	144	5,337	2021	670	312	C	0.47	297	C	0.44
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	3,090	2023	1,070	147	B	0.14	147	B	0.14
ORANGE AVE	KINGS HWY to I-95	940041	17,555	2023							
ORANGE AVE	I-95 to JENKINS RD	940035	15,314	2023							
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	17,481	2023							
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	17,481	2023							
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,247	2013							
ORANGE AVE	25TH ST to 17TH ST	945040	13,991	2023							
ORANGE AVE	17TH ST to 13TH ST	945040	13,991	2023							
ORANGE AVE	13TH ST to 10TH ST	945040	13,991	2023							
ORANGE AVE	10TH ST to 7TH ST	940155	10,272	2023							
ORANGE AVE	7TH ST to US 1	945134	7,668	2023							
ORANGE AVE	US 1 to 2ND ST	945133	4,253	2023	600	211	C	0.35	211	C	0.35
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	4,253	2023	750	211	C	0.28	211	C	0.28
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,928	2023	540	169	C	0.31	128	C	0.24
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	2,040	2022	700	158	C	0.23	136	C	0.19
PARR DR	ROSSER BLVD to SAVONA BLVD	209	2,040	2022	630	158	C	0.25	136	C	0.22
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,637	2021	630	357	C	0.57	396	C	0.63
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,500	2024	920	756	C	0.82	758	C	0.82
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	14,858	2023	2,100	689	C	0.33	689	C	0.33
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	2,114	2022	540	157	C	0.29	145	C	0.27
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,211	2023	540	81	C	0.15	81	C	0.15
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	17,264	2023	920	801	C	0.87	801	C	0.87
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	17,264	2023	700	801	F	1.14	801	F	1.14
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	17,264	2023	920	801	C	0.87	801	C	0.87

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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	35,121	2021	3,020	1,797	C	0.60	1,775	C	0.59
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	40,901	2023	3,170	2,307	C	0.73	2,221	C	0.70
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	49,526	2023	3,170	2,427	C	0.77	2,427	C	0.77
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	49,526	2023	3,020	2,427	C	0.80	2,427	C	0.80
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	49,526	2023							
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	47,848	2023							
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	48,530	2023							
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	55,266	2023							
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	37,800	2023							
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	37,326	2023							
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	21,500	2024	2,100	1,089	C	0.52	1,156	C	0.55
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	21,500	2024	2,100	954	C	0.45	970	C	0.46
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	33,034	2023	2,100	1,869	C	0.89	1,678	C	0.80
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	33,034	2023	2,000	1,869	C	0.93	1,678	C	0.84
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	19,500	2024	2,100	1,144	C	0.54	1,003	C	0.48
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,934	2021	1,710	483	C	0.28	460	C	0.27
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,963	2023	1,080	115	B	0.11	124	B	0.11
RANGE LINE RD	BECKER RD to DISCOVERY WAY	738	2,100	2024	1,080	170	B	0.16	161	B	0.15
RANGE LINE RD	DISCOVERY WAY to CROSSTOWN PKWY	737	2,100	2024	1,080	170	B	0.16	161	B	0.15
RANGE LINE RD	CROSSTOWN PKWY to GLADES CUT-OFF RD	736	2,100	2024	1,080	170	B	0.16	161	B	0.15
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,389	2023	750	330	C	0.44	392	D	0.52
RIO MAR DR	BEACH AVE to US 1	147	5,389	2023	790	330	C	0.42	392	D	0.50
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	5,267	2023	920	244	C	0.27	244	C	0.27
ROSSER BLVD	PAAR DR to APRICOT RD	948510	5,267	2023	1,070	244	B	0.23	244	B	0.23
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	3,934	2023	920	287	C	0.31	234	C	0.25
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,029	2023	540	126	C	0.23	130	C	0.24
SAVONA BLVD	BECKER RD to PAAR DR	236	11,500	2024	790	1,038	F	1.31	841	F	1.06
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	11,500	2024	750	1,038	F	1.38	841	F	1.12
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	14,000	2024	790	673	D	0.85	636	D	0.81
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	9,844	2023	750	457	D	0.61	457	D	0.61
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	9,844	2023	750	457	D	0.61	457	D	0.61
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	9,000	2024	700	542	C	0.77	523	C	0.75

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2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,751	2023	600	520	D	0.87	454	D	0.76
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,751	2023	750	520	D	0.69	454	D	0.61
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,522	2023	750	345	C	0.46	343	C	0.46
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	4,722	2022	1,540	272	C	0.18	333	C	0.22
SUNRISE BLVD	7TH ST to US 1	708	4,722	2022	1,710	272	C	0.16	333	C	0.19
TIFFANY AVE	US 1 to HILLMOOR DR	322	17,081	2022	2,100	967	C	0.46	880	C	0.42
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	17,081	2022	2,100	967	C	0.46	880	C	0.42
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,145	2021	2,100	201	C	0.10	195	C	0.09
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	5,500	2024	630	308	C	0.49	287	C	0.46
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	5,144	2021	630	339	C	0.54	277	C	0.44
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	7,800	2021	1,710	816	D	0.48	791	D	0.46
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	43,500	2024	3,170	2,047	C	0.65	2,040	C	0.64
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,851	2022	790	580	D	0.73	524	D	0.66
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	8,900	2024	790	569	D	0.72	518	D	0.66
TULIP BLVD	PAAR DR to DARWIN BLVD	714	8,900	2024	790	569	D	0.72	518	D	0.66
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,903	2015							
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,658	2023							
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	13,517	2023							
US 1	MARTIN C.L. to LENNARD RD	945071	48,145	2023							
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	48,145	2023							
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	33,953	2023							
US 1	JENNINGS RD to TIFFANY AVE	945070	33,953	2023							
US 1	TIFFANY AVE to WALTON RD	945070	33,953	2023							
US 1	WALTON RD to VILLAGE GREEN DR	945150	47,030	2023							
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	46,803	2023							
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	46,803	2023							
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	36,400	2023							
US 1	RIO MAR DR to KITTERMAN RD	940266	32,710	2023							
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	32,710	2023							
US 1	S OF SAEGER AVE to EASY ST	940266	32,710	2023							
US 1	EASY ST to MIDWAY RD	945156	30,097	2023							
US 1	MIDWAY RD to WEATHERBEE RD	940012	30,959	2023							

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FDOT Emergency Travel Alert: For information on the current situation, please visit the following page - Alerts.

APPENDIX I

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 2/4/2025 12:3

Five Year Work Program

Selection Criteria	
District 04	**2025-2029 AD**
St Lucie County	**Category:**Highways
Phase: Construction	**Item Number:**431752-3

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: NON-INTRASTATE OFF STATE HIWAY District 04 - St Lucie County
Description: PORT ST. LUCIE BLVD FROM BECKER ROAD TO PAAR DRIVE
Type of Work: ADD LANES & RECONSTRUCT View Scheduled Activities
Item Number: 431752-3
Length: 1.119 View Map of Item

Project Detail

Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Preliminary Engineering					***(On-Going)***
Amount:	$34,501				
Highways/Right of Way					***(On-Going)***
Amount:	$2,499,263	$272,744	$4,600		
Highways/Railroad & Utilities					
Amount:			$2,500,000		
Highways/Construction					
Amount:		$20,472,675			
Highways/Environmental					***(On-Going)***
Amount:	$20,000				
Item Total:	**$2,553,764**	**$20,745,419**	**$2,504,600**		

FDOT Emergency Travel Alert: For information on the current situation, please visit the following page - Alerts.

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 2/4/2025 12:3

Five Year Work Program

Selection Criteria	
District 04 **St Lucie County** **Phase:**Construction	**2025-2029 AD** **Category:**Highways **Item Number:**431752-5

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: NON-INTRASTATE OFF STATE HIWAY District 04 - St Lucie County
Description: PORT ST.LUCIE BLVD FR SOUTH OF PAAR DR TO SOUTH OF ALCANTARRA BLVD
Type of Work: ADD LANES & RECONSTRUCT View Scheduled Activities
Item Number: 431752-5
Length: 1.076 View Map of Item

Project Detail

Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Railroad & Utilities					
Amount:	$1,840,360				
Highways/Construction					
Amount:	$19,854,601				
Item Total:	**$21,694,961**				

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 323

View Contact Information for Office of Work Program and Budget

Application Home: Work Program
Office Home: Office of Work Program and Budget

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Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 2/4/2025 12:3

Five Year Work Program

Selection Criteria	
District 04 **St Lucie County** **Phase:**Construction	**2025-2029 AD** **Category:**Highways **Item Number:**431752-6

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: NON-INTRASTATE OFF STATE HIWAY — District 04 - St Lucie County
Description: PORT ST.LUCIE BLVD FROM SOUTH OF ALCANTARRA BV TO SOUTH OF DARWIN BLVD
Type of Work: ADD LANES & RECONSTRUCT — View Scheduled Activities
Item Number: 431752-6
Length: 0.713 — View Map of Item

Construction Contract Information

Notice to Proceed Date	Work Begun Date	Present Contract Days	Contract Days Used	Percent Days Used
09/29/2021	01/27/2022	1118	1089	97.41%

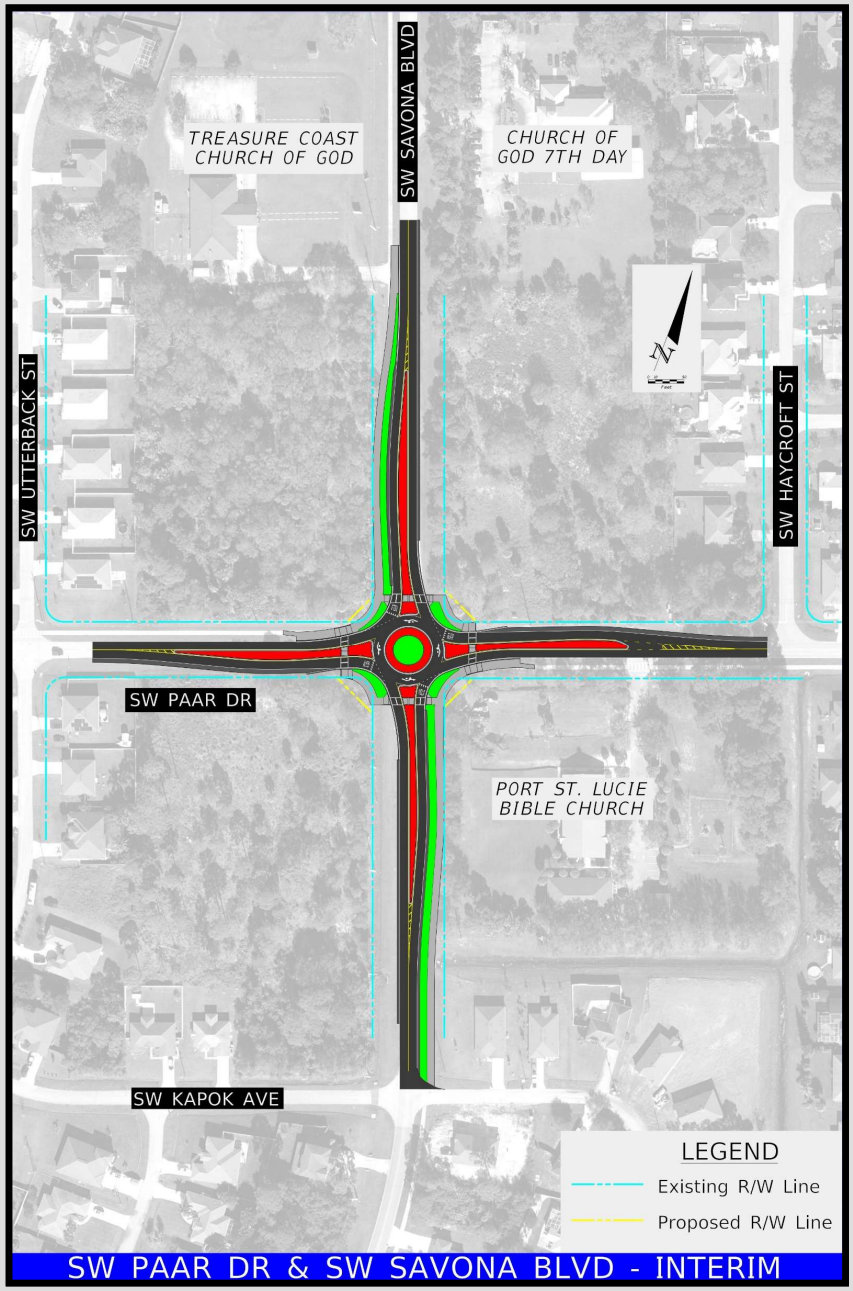
Vendor Name: ZAHLENE ENTERPRISES, INC

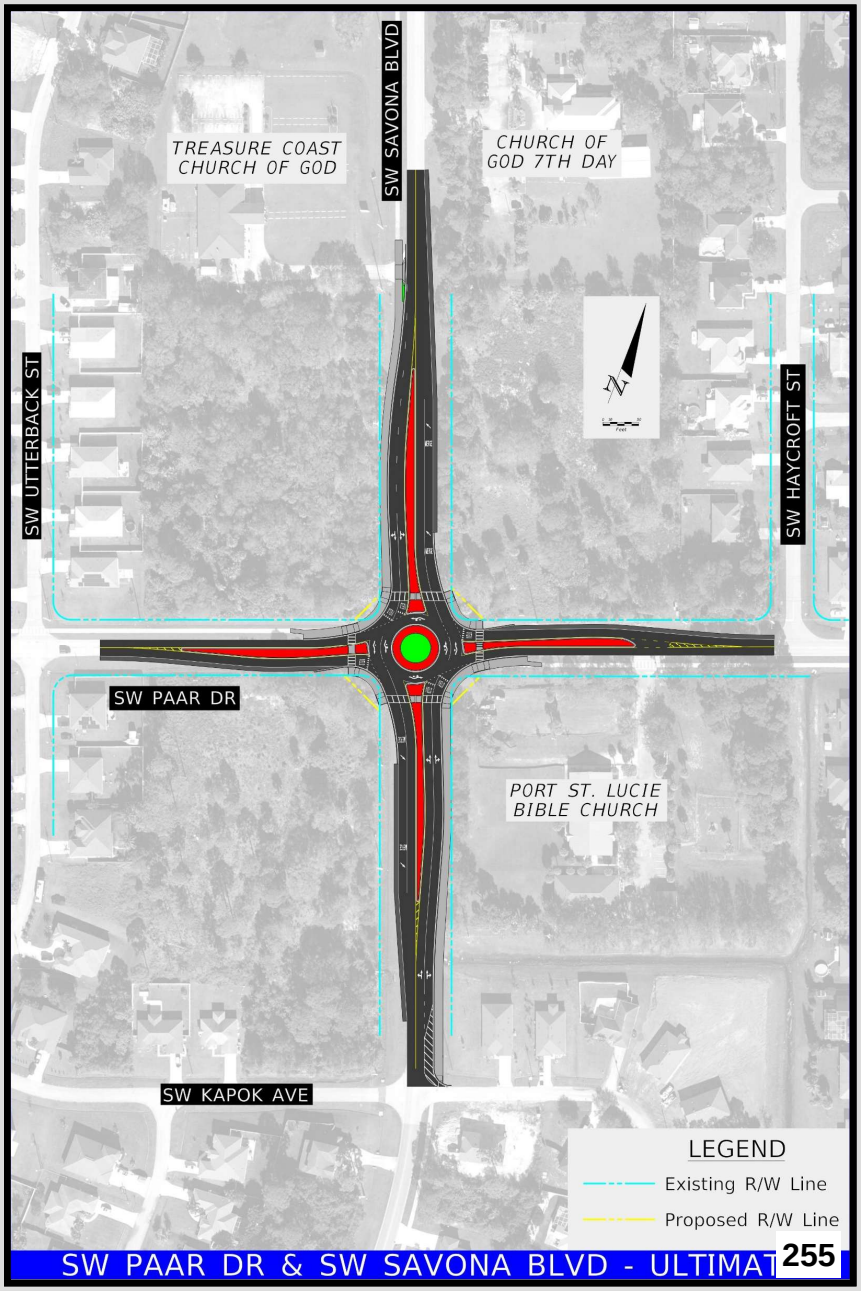
Project Detail

Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Railroad & Utilities					***(On-Going)***
Amount:	$6,183				
Highways/Construction					***(On-Going)***
Amount:	$455,082				
Highways/Environmental					***(On-Going)***
Amount:					
Item Total:	**$461,265**				

ROUNDABOUT & MULTIMODAL INTERSECTION IMPROVEMENTS

SW Savona Blvd. Roundabout at SW Paar Dr.





C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**

(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.00	1.08
2	01/08/2023 - 01/14/2023	0.98	1.05
* 3	01/15/2023 - 01/21/2023	0.95	1.02
* 4	01/22/2023 - 01/28/2023	0.94	1.01
* 5	01/29/2023 - 02/04/2023	0.93	1.00
* 6	02/05/2023 - 02/11/2023	0.92	0.99
* 7	02/12/2023 - 02/18/2023	0.91	0.98
* 8	02/19/2023 - 02/25/2023	0.91	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.99
*10	03/05/2023 - 03/11/2023	0.92	0.99
*11	03/12/2023 - 03/18/2023	0.92	0.99
*12	03/19/2023 - 03/25/2023	0.93	1.00
*13	03/26/2023 - 04/01/2023	0.94	1.01
*14	04/02/2023 - 04/08/2023	0.95	1.02
*15	04/09/2023 - 04/15/2023	0.96	1.03
16	04/16/2023 - 04/22/2023	0.97	1.04
17	04/23/2023 - 04/29/2023	0.98	1.05
18	04/30/2023 - 05/06/2023	0.98	1.05
19	05/07/2023 - 05/13/2023	0.99	1.06
20	05/14/2023 - 05/20/2023	1.00	1.08
21	05/21/2023 - 05/27/2023	1.01	1.09
22	05/28/2023 - 06/03/2023	1.02	1.10
23	06/04/2023 - 06/10/2023	1.03	1.11
24	06/11/2023 - 06/17/2023	1.04	1.12
25	06/18/2023 - 06/24/2023	1.05	1.13
26	06/25/2023 - 07/01/2023	1.06	1.14
27	07/02/2023 - 07/08/2023	1.06	1.14
28	07/09/2023 - 07/15/2023	1.07	1.15
29	07/16/2023 - 07/22/2023	1.07	1.15
30	07/23/2023 - 07/29/2023	1.07	1.15
31	07/30/2023 - 08/05/2023	1.06	1.14
32	08/06/2023 - 08/12/2023	1.06	1.14
33	08/13/2023 - 08/19/2023	1.06	1.14
34	08/20/2023 - 08/26/2023	1.06	1.14
35	08/27/2023 - 09/02/2023	1.07	1.15
36	09/03/2023 - 09/09/2023	1.07	1.15
37	09/10/2023 - 09/16/2023	1.07	1.15
38	09/17/2023 - 09/23/2023	1.06	1.14
39	09/24/2023 - 09/30/2023	1.06	1.14
40	10/01/2023 - 10/07/2023	1.05	1.13
41	10/08/2023 - 10/14/2023	1.05	1.13
42	10/15/2023 - 10/21/2023	1.04	1.12
43	10/22/2023 - 10/28/2023	1.04	1.12
44	10/29/2023 - 11/04/2023	1.03	1.11
45	11/05/2023 - 11/11/2023	1.03	1.11
46	11/12/2023 - 11/18/2023	1.02	1.10
47	11/19/2023 - 11/25/2023	1.02	1.10
48	11/26/2023 - 12/02/2023	1.01	1.09
49	12/03/2023 - 12/09/2023	1.01	1.09
50	12/10/2023 - 12/16/2023	1.00	1.08
51	12/17/2023 - 12/23/2023	0.98	1.05
52	12/24/2023 - 12/30/2023	0.97	1.04
53	12/31/2023 - 12/31/2023	0.95	1.02

* PEAK SEASON

09-MAR-2024 18:41:41 830UPD 4_9401_PKSEASON.TXT

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5376261 OR BOOK 5194 PAGE 1993, Recorded 08/20/2024 03:49:48 PM Doc Tax: $8400.00

Prepared by and return to:
Sultana DeJesus
Keys to Close Title
195 Wekiva Springs Road, Suite 151
Longwood, FL 32779
(407) 220-0634
File Number: **2024-PW-2**
Parcel Identification No. **3420-590-0008-000-9**

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture made this **19th day of August, 2024** between **Adam's Cresindo, Inc., a Florida Corporation** whose post office address is **908 Spring Island Way, Orlando, FL 32828** of the County of **Orange**, State of **Florida, and Winston Bailey** whose post office address is **532 N. Division Street, Oviedo, FL 3276** of the County of **Seminole**, State of **Florida**, grantor*, and **Savona Blvd, LLC, a Florida Limited Liability Company** whose post office address is **625 N. Flagler Drive, Suite 605, West Palm Beach, FL 33401** of the County of **Palm Beach**, State of **Florida** , grantee*,

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 **St. Lucie County, Florida**, to-wit:

Tract H, PORT ST. LUCIE SECTION NINETEEN, according to the Plat thereof, as recorded in Plat Book 13, Page 19, Public Records of St. Lucie County, Florida.

Parcel Number: 3420-590-0008-000-9

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor(s) reside thereon.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Adam's Cresindo, Inc., a Florida Corporation

By: _____
Arif Parupia, President

Witness
Printed Name: Sultana DeJesus
Witness Address: 5101 Mystic Point Ct.
Orlando, FL 32812

Witness
Printed Name: Marco DeJesus
Witness Address: 5101 Mystic Point Ct.
Orlando, FL 32812

_____
Winston Bailey

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence, this 16th day of August, 2024 by Arif Parupia, President of Adam's Cresindo, Inc. and Winston Bailey who have produced drivers' licenses as identification.

[Seal]

SULTANA L DEJESUS
Notary Public - State of Florida
Commission # HH 304496
My Comm. Expires Oct 1, 2026
Bonded through National Notary Assn.

_____
Notary Public
Print Name: Sultana DeJesus, Esq.
My Commission Expires: October 1, 2026

Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
redtaildg.com
todm@redtaildg.com

AGENT AUTHORIZATION

Project: Savona Blvd. and Paar Dr.
Owner: Savona Blvd, LLC
Parcel IDs: 3420-590-0008-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED HASHEM KHORASSANI WHO BEING DULY SWORN, DEPOSE AND SAY THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to all City, County and State permits for the project indicated above.

Furthermore, we hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the project indicated above.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 4TH day of OCTOBER, 2024 by HASHEM KHORASSANI (Name of Person Acknowledging) who is personally known to me or who has produced DRIVERS License (type of identification) as identification and who did (did not) take an oath.

Notary Signature

ANGELICA BASSARAGH
Printed Name of Notary

(Notary Seal)

ANGELLA BASSARAGH
Notary Public - State of Florida
Commission # HH 477572
My Comm. Expires Jan 3, 2028

My commission expires

Owners' Signatures

SAVONA BLVD LLC
Owners' Names

3116 N Flagler Dr
Street Address

West Palm Beach FL 33407
City, State, Zip

561-351-0308
Telephone / Email

HAKHORASSANI@Gmail.com

Savona Plaza – Drive Thru Window

Special Exception Use

Project No. P25-002

Planning and Zoning Board Meeting

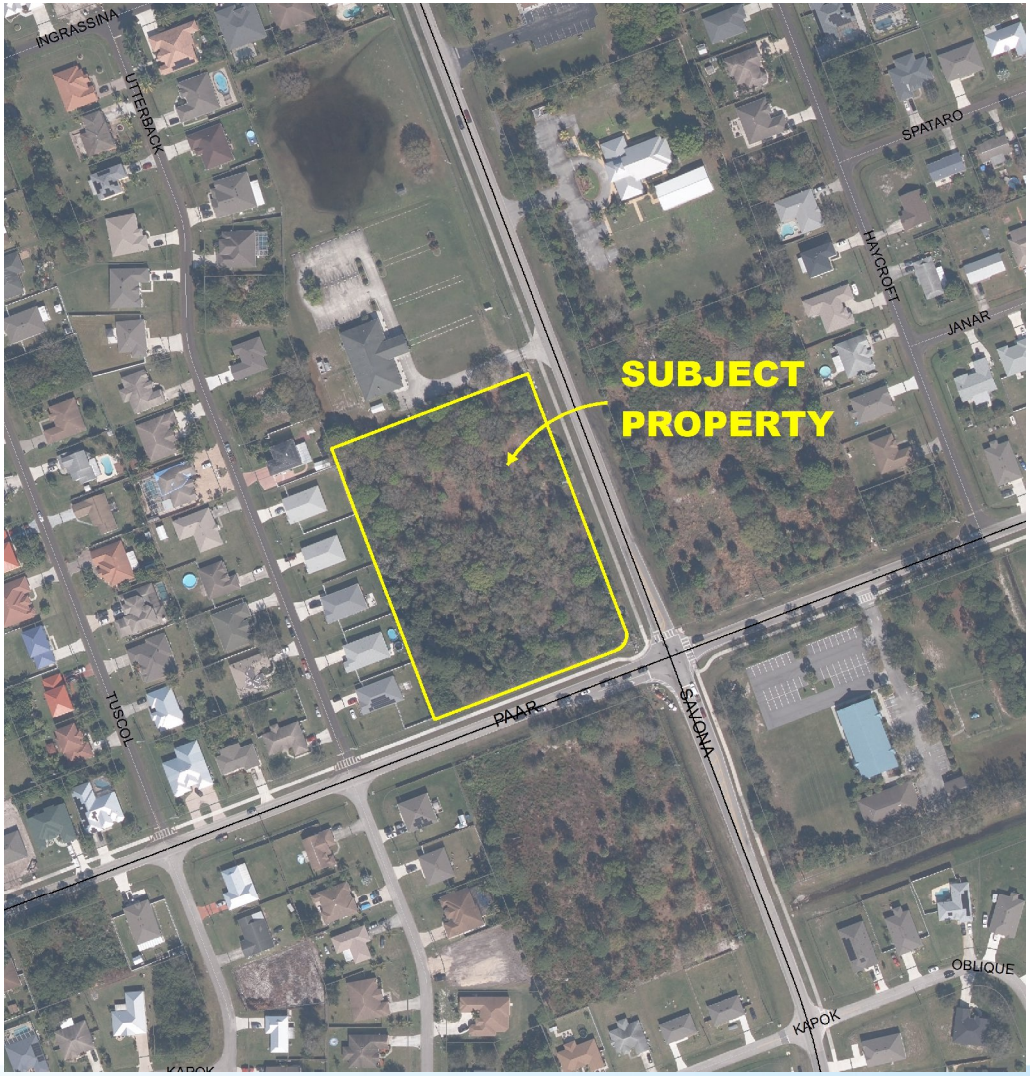
Francis Forman, Planner III

October 7, 2025

Request Summary

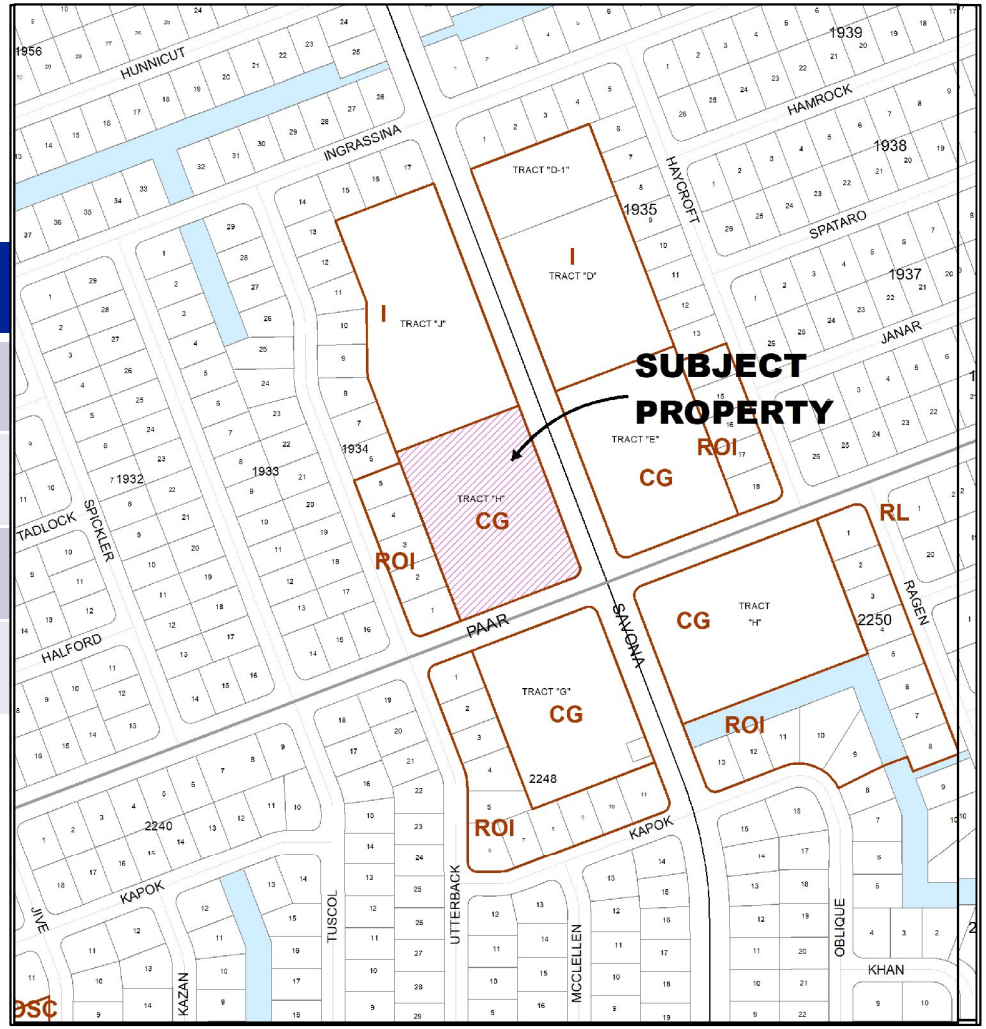
- Owner/Applicant: Savona Blvd, LLC
- Agent: Redtail Design Group, Inc.
- Location: The property is generally located on the northwest corner of SW Savona Boulevard and SW Paar Drive.
- Request: Approval of a Special Exception Use (SEU) to allow two (2) restaurants with drive-through service lanes in the General Commercial (CG) zoning district, per Section 158.214(C)(14) of the Zoning Code.

Aerial

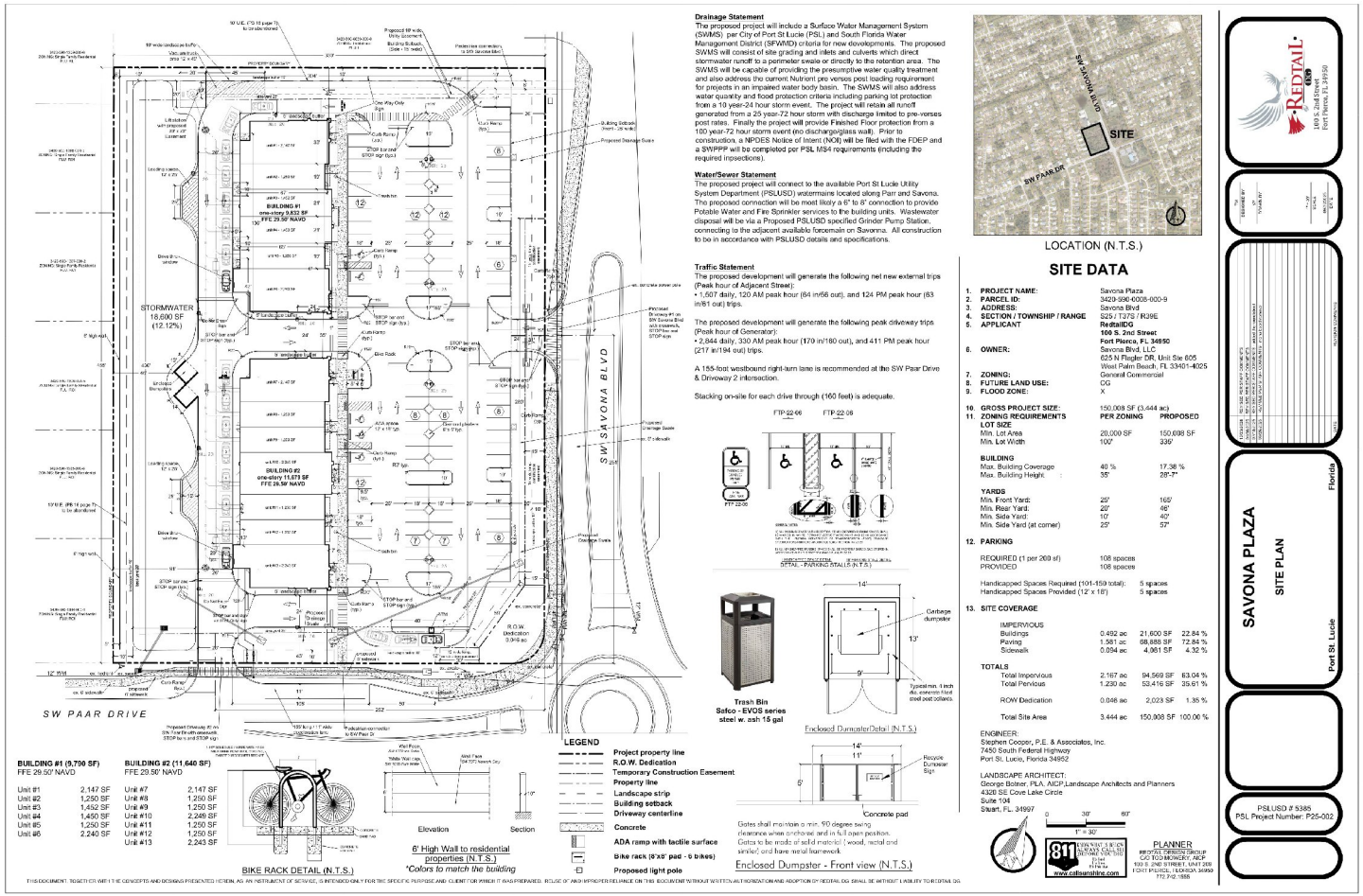

INGRASSINA
UTTERBACK
SPATARO
HAYCROFT
JANAR
SUBJECT
PROPERTY
PAAR
TUSCOL
SAVONA
OBLIQUE
KAPOK
KAPOK

Surrounding Areas

Direction	Future Land Use	Zoning	Existing
North	I	I	Religious Institution
South	CG	CG	Vacant
East	CG	CG	Vacant
West	ROI	RS-2	Single-Family Residential



Conceptual Plan



Drainage Statement
The proposed project will include a Surface Water Management System (SWMS) per City of Port St Lucie (PSL) and South Florida Water Management District (SFWMD) criteria for new developments. The proposed SWMS will consist of site grading and inlets and culverts which direct stormwater runoff to a perimeter swale or directly to the retention area. The SWMS will be capable of providing the presumptive water quality treatment and also address the current Nutrient pre verses post loading requirement for projects in an impaired water body basin. The SWMS will also address water quantity and flood protection criteria including parking lot protection from a 10 year-24 hour storm event. The project will retain all runoff generated from a 25 year-72 hour storm with discharge limited to pre-verses post rates. Finally the project will provide Finished Floor protection from a 100 year-72 hour storm event (no discharge/glass wall). Prior to construction, a NPDES Notice of Intent (NOI) will be filed with the FDEP and a SWPPP will be completed per PSL MS4 requirements (including the required inspections).

Water/Sewer Statement
The proposed project will connect to the available Port St Lucie Utility System Department (PSLUSD) watermains located along Parr and Savona. The proposed connection will be most likely a 6" to 8" connection to provide Potable Water and Fire Sprinkler services to the building units. Wastewater disposal will be via a Proposed PSLUSD specified Grinder Pump Station, connecting to the adjacent available forcemain on Savonna. All construction to be in accordance with PSLUSD details and specifications.

Traffic Statement
The proposed development will generate the following net new external trips (Peak hour of Adjacent Street):
• 1,507 daily, 120 AM peak hour (64 in/56 out), and 124 PM peak hour (63 in/61 out) trips.

The proposed development will generate the following peak driveway trips (Peak hour of Generator):
• 2,844 daily, 330 AM peak hour (170 in/160 out), and 411 PM peak hour (217 in/194 out) trips.

A 155-foot westbound right-turn lane is recommended at the SW Paar Drive & Driveway 2 intersection.

Stacking on-site for each drive through (160 feet) is adequate.

LOCATION (N.T.S.)

SITE DATA

1.	PROJECT NAME:	Savona Plaza	
2.	PARCEL ID:	3420-596-0008-000-9	
3.	ADDRESS:	Savona Blvd	
4.	SECTION / TOWNSHIP / RANGE	525 / T37S / R39E	
5.	APPLICANT	RedtailDG 106 S. 2nd Street Fort Pierce, FL 34950	
6.	OWNER:	Savona Blvd, LLC 625 N Flagler DR, Unit Ste 605 West Palm Beach, FL 33401-4025	
7.	ZONING:	General Commercial	
8.	FUTURE LAND USE:	CG	
9.	FLOOD ZONE:	X	
10.	GROSS PROJECT SIZE:	150,008 SF (3.444 ac)	
11.	ZONING REQUIREMENTS	PER ZONING	PROPOSED
	LOT SIZE		
	Min. Lot Area	20,000 SF	150,008 SF
	Min. Lot Width	100'	335'
	BUILDING		
	Max. Building Coverage	40 %	17.36 %
	Max. Building Height	35'	29'-7"
	YARDS		
	Min. Front Yard:	25'	165'
	Min. Rear Yard:	20'	46'
	Min. Side Yard:	10'	40'
	Min. Side Yard (at corner)	25'	57'
12.	PARKING		
	REQUIRED (1 per 200 sf)	108 spaces	
	PROVIDED	108 spaces	
	Handicapped Spaces Required (101-150 total):	5 spaces	
	Handicapped Spaces Provided (12' x 18')	5 spaces	
13.	SITE COVERAGE		
	IMPERVIOUS		
	Buildings	0.492 ac	21,600 SF 22.84 %
	Paving	1.581 ac	68,888 SF 72.84 %
	Sidewalk	0.094 ac	4,961 SF 4.32 %
	TOTALS		
	Total Impervious	2.167 ac	94,569 SF 63.04 %
	Total Pervious	1.230 ac	53,416 SF 35.61 %
	ROW Dedication	0.046 ac	2,023 SF 1.35 %
	Total Site Area	3.444 ac	150,008 SF 100.00 %

ENGINEER:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

LANDSCAPE ARCHITECT:
George Bolner, PLA, AICP,Landscape Architects and Planners
4326 SE Cove Lake Circle
Suite 104
Stuart, FL. 34997

PLANNER
BRYDEN GROUP
C/O TOD MONCRIEF, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.242.1888

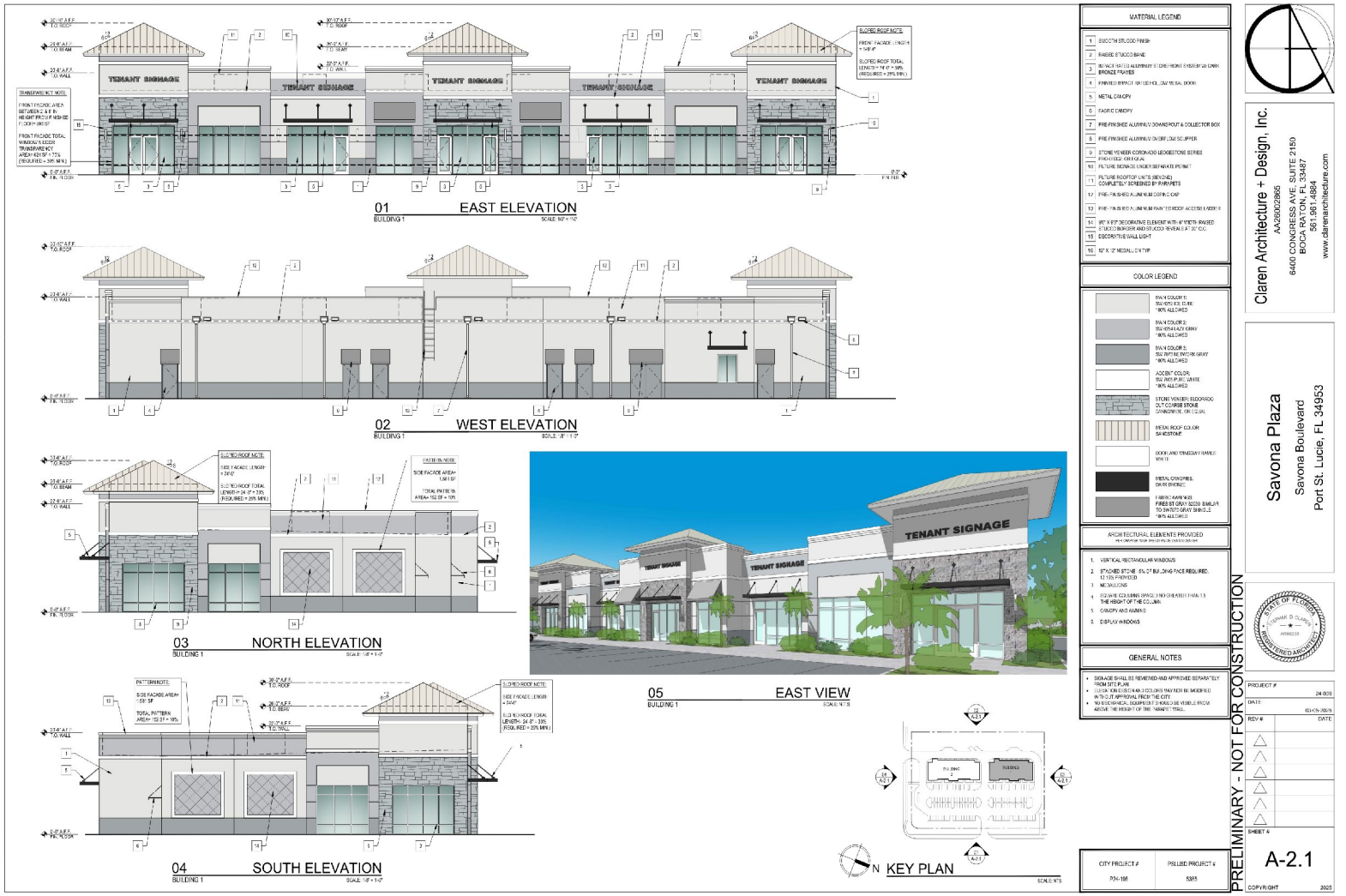
REDTAIL
106 S. 2nd Street
Fort Pierce, FL 34950

SAVONA PLAZA
SITE PLAN
Port St. Lucie Florida

PSLUSD # 5385
PSL Project Number: P25-002

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 ADOPTION BY REDTAIL DG SHALL BE WITHOUT LIABILITY TO REDTAIL DG.

Conceptual Elevation Plan



Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The site has adequate ingress and egress for automotive and pedestrian safety, associated crosswalks, and traffic control devices which allow for adequate internal circulation and traffic flow. The site will have two points of access
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	The use requires 1 parking space per 200 square feet of gross floor area requiring a total of 108 parking spaces. The proposed conceptual plan provides 108 total parking spaces of which 5 spaces will be ADA compliant. Two off-street loading spaces are provided, for each building adequately addressing the requirements of this section.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development. The site will require electrical services from FPL.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	An 8-foot in height continuous wall will be constructed to screen the commercial plaza from the adjacent residential.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All exterior lighting shall be in conformance with Section 158.221 of the City Zoning Code and all signage shall be in accordance with Chapter 155 of the City Sign Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The proposed drive-through service is in an area designated for commercial development. The site is adjacent to commercial properties on the east and south sides and residential uses to the west. An 8-foot-high architectural wall and landscaping are proposed along the south (rear) of the site to screen the view from residential uses

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council with the following condition:
  - The drive-through service lanes are for mobile orders only. If menu boards are proposed, a new special exception use application is required.
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table

Agenda Summary

2025-813

Agenda Date: 10/7/2025 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-125 Anthony J. & Danielle N. Farinato - Variance

Location: The property is located at 4002 SW Melbourne Street.

Legal Description: Port St. Lucie Section 37, Block 2489, Lot 17 (PB 15, PG 16)

This is a request for a variance of 750 square feet to allow a 1,150 square foot accessory carport within the Single-Family Residential (RS-1) zoning district.

Submitted By: Francis Forman, Planner III

Executive Summary: The City of Port St. Lucie has received a request from DVD Enterprises, LLC, acting as agent for Anthony and Danielle Farinato, Owners, for a variance of 750 square feet to allow a 1,150 square foot accessory carport. Section 158.217(C)(2)(p), Accessory Uses and Structures, of the City's Code of Ordinances allows a maximum carport size of 400 square feet for any property greater than 18,500 square feet.

Presentation Information: N/A

Staff Recommendation: Move that the Board review the request and vote to approve or deny the variance.

Background: The variance was previously tabled at the September 2nd Planning & Zoning board meeting to allow the applicant time to correct the initial application. The variance site contains an existing single-family home with an attached 690 square foot 3-car garage. The applicant and owner previously stated the proposed structure would be a detached garage and would require a variance to Section 158.217(C)(2)(i) of the City's Code for 910 square feet, however, the proposed structure is a carport and is subject to Section 158.217(C)(2)(p), for allowable carport sizes.

Issues/Analysis: The applicant's responses to the variance criteria and the staff findings are outlined in the staff report.

Special Consideration: N/A

Location of Project: The property is generally located on the west side of SW Melbourne Street, east of SW Darwin Boulevard.

Attachments:

1. Staff Report

2. Survey
3. Variance Application and Criteria Responses
4. Conceptual Floor Plan
5. Agent Authorization
6. Warranty Deed
7. Staff Presentation

Anthony J. & Danielle N. Farinato
Variance (Size Relief)
P25-125

Project Location Map

SUMMARY

Applicant's Request:	A request for a variance of 750 square feet to allow for a 1,150 square foot accessory carport within the Single-Family Residential (RS-1) zoning district.
Application Type:	Variance, Quasi-Judicial
Applicant:	DVD Enterprises, LLC
Property Owner:	Anthony Farinato
Address:	4002 SW Melbourne Street
Location:	The property is generally located on the west side of SW Melbourne Street, east of SW Darwin Boulevard.
Project Planner:	Francis Forman, Planner III

Project Description

The City of Port St. Lucie received a request from DVD Enterprises, LLC, acting as agent for Anthony and Danielle Farinato, Owner, for a variance of 750 square feet to Section 158.217(C)(2)(p), Accessory Uses and Structures of the City's Code of Ordinances, to allow for a 1,150 square foot accessory carport. The Code of Ordinances allows a maximum carport size of 400 square feet for any property greater than 18,500 square feet. The lot is 20,900 square feet in size.

Background

The proposed structure is a total of 1,380 square feet and consists of both the proposed 1,150 square foot carport and a 230 square foot storage shed. The proposed attached storage shed meets all City Code requirements and therefore is not subject to any variances.

The variance was previously tabled at the September 2nd Planning & Zoning board meeting to allow the applicant time to correct the initial application. The subject property contains an existing single-family home with an attached 690 square foot 3-car garage. The applicant and owner previously stated the proposed structure would be a detached garage and would require a variance to Section 158.217(C)(2)(i) of the City's Code for 910 square feet, however, the proposed structure is a carport and is subject to Section 158.217(C)(2)(p), for allowable carport sizes.

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 21, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

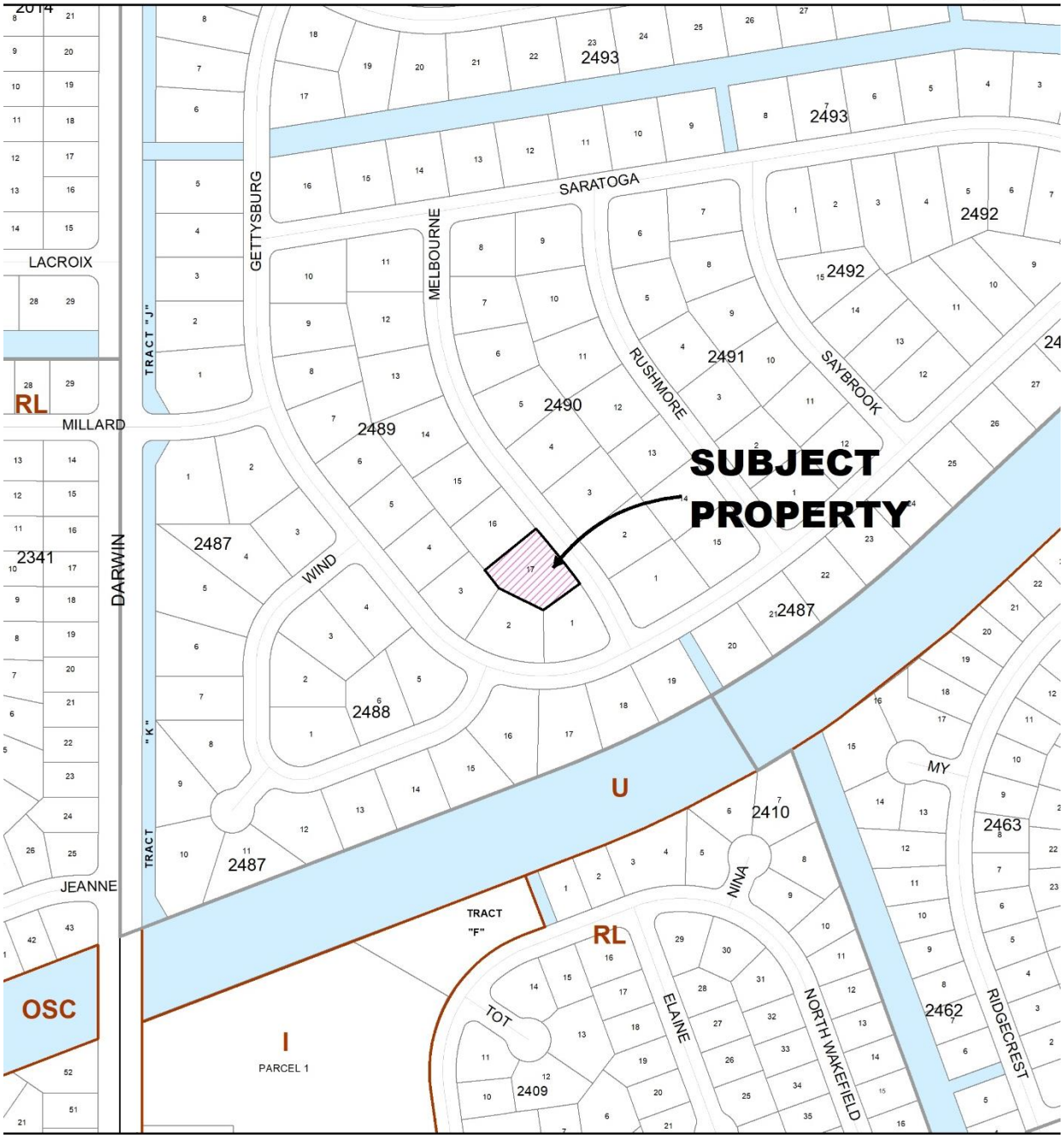
Parcel Number:	3420-680-0479-000-7
Property Size:	+/- 0.48 acres
Legal Description:	Port St. Lucie Section 37, Block 2489, Lot 17
Address:	4002 SW Melbourne Street
Future Land Use:	RS-1 (Single-Family Residential)
Existing Zoning:	RS-1 (Single-Family Residential)
Existing Use:	Single-Family Residential Home

Surrounding Uses

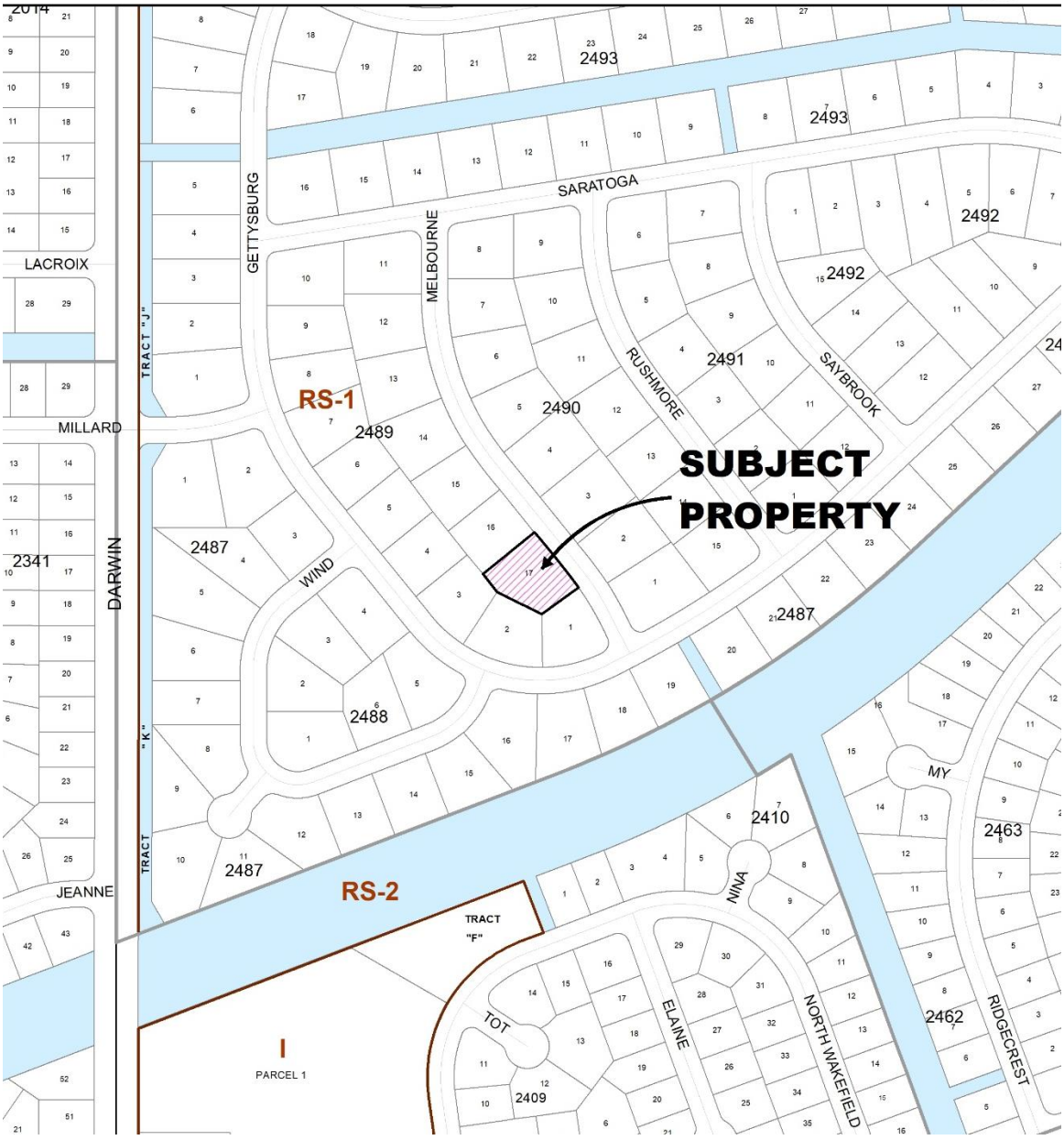
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-1	Single-Family Residential
South	RL	RS-1	Single-Family Residential
East	RL	RS-1	Single-Family Residential
West	RL	RS-1	Single-Family Residential

RL – Low Density Residential RS-1 – Single-Family Residential

FUTURE LAND USE



EXISTING 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 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.

    - *Applicant's Response: The subject property is a ½ acre lot, comparable in size to others in the neighborhood, but the owner requires covered storage for a boat and property maintenance items. The size of there exceeds what can reasonably fit within the 400 sq. ft. allowance. The lot configuration allows for this larger carport without affecting neighbors, easements, or setbacks.*

    - *Staff Findings: There are no special conditions or circumstances which are peculiar to this property, structure or building that are not applicable to other properties in the same zoning district. The subject property is a standard RS-1 zoned lot measuring 135 feet in width by 150 feet in depth, typical parcel size found throughout the zoning district, consistent with the typical parcel size found throughout the zoning district. There are no adverse hardships endured by the property owner. The proposed structure is classified as a carport due to it being a covered area open on three sides. According to Section 158.217(C)(2)(p), any property over 18,500 square feet is allowed to construct a detached carport up to 400 square feet in size, with the structure meeting all city design and setback requirements.*

2) That the special conditions and circumstances do not result from any action of the applicant.

    - *Applicant's Response: The need for this variance is not due to actions by the applicant. The existing 690 sq. ft. attached garage was part of the original home construction. The carport need arises strictly from practical storage requirements and maintaining an orderly property.*

    - *Staff Findings: No special conditions and circumstances which are peculiar to the land, structure, or building exist from the actions of the applicant. The property is a standard single-family lot within the RS-1 zoning district with no hardships endured by the property owner. The property has the necessary size and space to construct a detached carport within the 400 square foot size requirement.*

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.

    - *Applicant's Response: Granting this variance would not constitute a special privilege.*

Many properties of similar size have comparable needs, but the 400 sq. ft. cap on carports prevents accommodation of reasonable storage. This request is consistent with the property scale and community character.

- *Staff Findings: The granting of this variance request will grant a special privilege that is denied by this chapter to other lands in the Single-Family (RS-1) Zoning District. Properties within this zoning district are required to abide by Section 158.217(C)(2)(p), which restrict carports in size, so they do not exceed 400 square feet due to the lot size exceeding 18,500 square feet.*

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.

    - *Applicant's Response: Enforcing the 400 sq. ft. limit would prevent secure storage of a boat and equipment. Forcing reliance on outdoor exposure. This creates undue hardship when the property can easily accommodate the structure without negative impacts.*

    - *Staff Findings: The literal interpretation of the provisions of Chapter 158 of the Zoning Code would not deprive the applicant of rights commonly enjoyed by other properties in the RS-1 zoning district. The applicant may reduce the size of the proposed carport to meet the size requirements.*

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

    - *Applicant's Response: Yes, the request for an additional 750 sq. ft. (for a total of 1,150 sq. ft.) is the minimum needed to make reasonable use of the property. A smaller carport would not fulfill the intended lawful use.*

    - *Staff Findings: The request for this variance is not the minimum variance needed to make possible the reasonable use of the land. The proposed carport can be reduced in size to meet the code requirements for this accessory use as stated in answer #1. If the property owner were to reduce the overall size of the proposed carport to meet the code requirements, the variance would not be needed.*

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.

    - *Applicant's Response: The proposed carport is in harmony with the zoning ordinance. It is open-sided, less imposing than an enclosed garage and will complement the existing home. It will not encroach on setbacks or obstruct views.*

    - *Staff Findings: Granting the variance will not be in harmony with the general intent and purpose of the Zoning Code as it will infer special privileges to the property owner that other properties cannot commonly experience.*

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.

- *<u>Applicant's Response:</u> The applicant will comply with all reasonable conditions and safeguards set by the Planning and Zoning Board or Zoning Administrator, including design standards, drainage, inspections and construction timelines.*
- *<u>Staff Findings</u>: Acknowledged.*

RECCOMENDATION

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 make a:

- Motion to approve the variance
- 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 make a:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may make a:

- 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).

P# 0416961 43.56

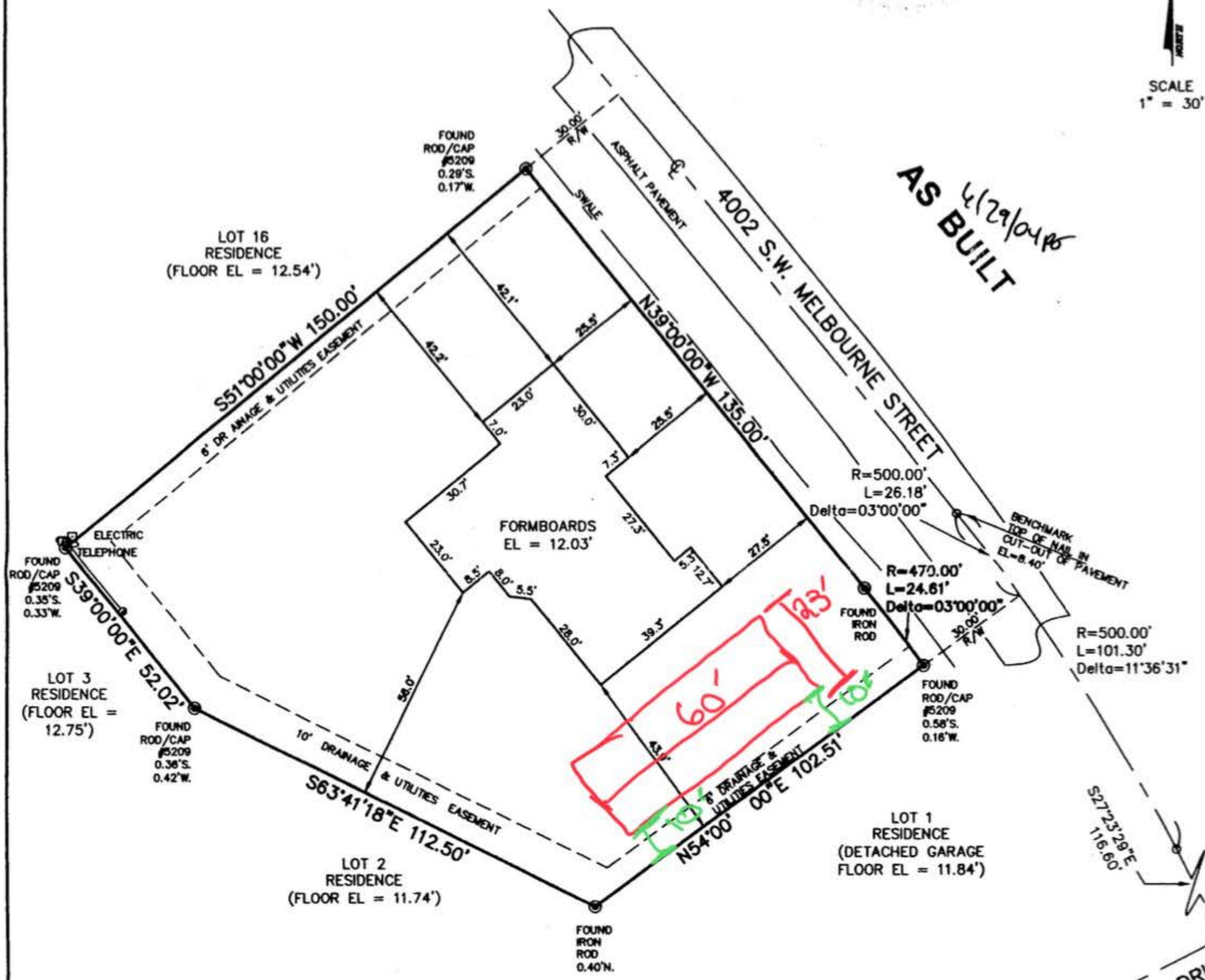
SURVEYOR'S NOTES:

1. BEARINGS REFER TO CENTERLINE S.W. MELBOURNE STREET
2. (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE "X", FEMA MAP #12111C0405F, 8-19-91.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES.
5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
6. P.C.P. = PERMANENT CONTROL POINT.
7. P.R.M. = PERMANENT REFERENCE MONUMENT.
8. EL = ELEVATION
9. MIN. = MINIMUM
10. COV'D = COVERED
11. TYP. = TYPICAL
12. CONC. = CONCRETE
13. ℄ = CENTERLINE OF ROAD; R/W = RIGHT-OF-WAY.
14. ⊡ = UTILITY BOX.
15. ☜ = POWER POLE; ◑ = GUY WIRE
16. ELEVATIONS ARE ASSUMED

JUN

SCALE
1" = 30'

AS BUILT 4/29/04 RB



BOUNDARY SURVEY

LOT 17, BLOCK 2489

PORT ST. LUCIE SECTION THIRTY SEVEN

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15 PAGE 16,16A-16L, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

CERTIFICATION VALID TO:

1. CHARLES W. & DIANE L. POPE
2. DIAMOND COURT CONSTRUCTION COMPANY
3. HARBOR FEDERAL SAVINGS BANK, IT'S SUCCESSORS AND/OR ASSIGNS, ATIMA
4. FIRST AMERICAN TITLE INSURANCE COMPANY

FOR:

CHARLES W. & DIANE L. POPE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY DONE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO SEARCH OF THE PUBLIC RECORDS MADE FOR ERRORS OR OMISSIONS OF SAID DESCRIPTION. EASEMENTS OF RECORD NOT SHOWN UNLESS FURNISHED. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH UNDER RULE 61G17-6 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

CHRISTIAN FENEX
PROFESSIONAL SURVEYOR AND MAPPER
1657 S. DIXIE HIGHWAY, STUART, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 FAX.(772)283-2979

FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

FORMBOARD TIE-IN: 6/8/04

PLAT BOOK	PAGE	DATE OF SKETCH	FIELD SURVEY DATE	F.B.	PG.	SCALE	W.O.#
15	16,16A-L	3/16/04	3/5/04	B2	77	1" = 30'	204013

SKETCH NO. lot17bk2489_204013.dwg

VARIANCE APPLICATION – CITY OF PORT ST. LUCIE

PRIMARY CONTACT EMAIL ADDRESS:	anthonyforinato@yabeo.com
PROPERTY OWNER:	Anthony J. Farinato
Address:	4002 Southwest Melbourne St. Port St. Lucie Florida 34953
Telephone No.:	561-339-1639
APPLICANT (IF OTHER THAN OWNER):	Shauntel Davis
Applicant Address:	332 Avenue B SW Suite 200-38, Winter Haven, FL 33880
Applicant Telephone No.:	877-383-3687
Applicant Email:	shauntel@permitsbysherwood.com
SUBJECT PROPERTY LEGAL DESCRIPTION:	Port St Lucie Section 37-Blk 2489 Lot 17
Parcel I.D. Number:	3420-680-0479-000-7
Property Address:	4002 Southwest Melbourne St. Port St. Lucie, FL 34953
Current Zoning Classification:	RS-1PSL

Description of Requested Variance and Justification

I am requesting a variance from the zoning code that limits detached carports on residential properties to 400 square feet. The proposed detached carport will be approximately 1,150 square feet, exceeding the allowed limit by 750 square feet. The variance is therefore needed to permit this additional square footage. The property is a ½-acre lot, consistent with others in the neighborhood, and is well-suited to accommodate a larger open structure without impacting setbacks, easements, or neighboring properties. The primary purpose of the detached carport is to provide covered protection for a boat and additional household and property maintenance storage. The 400 sq. ft. limit is insufficient for these needs. A thoughtfully designed carport offers a clean, functional, and aesthetically compatible solution that maintains an open appearance and is less imposing than a fully enclosed garage.

Variance Criteria Responses

1. Special conditions and circumstances:
The subject property is a ½-acre lot, comparable in size to others in the neighborhood, but the owner requires covered storage for a boat and property maintenance items. The size of these exceeds what can reasonably fit within the 400 sq. ft. allowance. The lot configuration allows for this larger carport without affecting neighbors, easements, or setbacks.

2. Applicant actions:
The need for this variance is not due to actions by the applicant. The existing 690 sq. ft. attached garage was part of the original home construction. The carport need arises strictly from practical storage requirements and maintaining an orderly property.

3. Special privilege:
Granting this variance would not confer a special privilege. Many properties of similar size have comparable needs, but the 400 sq. ft. cap on carports prevents accommodation of reasonable storage.

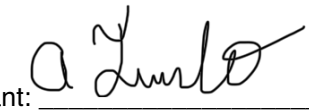
This request is consistent with the property scale and community character.

4. Hardship from literal interpretation:
Enforcing the 400 sq. ft. limit would prevent secure storage of a boat and equipment, forcing reliance on outdoor exposure. This creates undue hardship when the property can easily accommodate the structure without negative impacts.

5. Minimum variance necessary:
The request for an additional 750 sq. ft. (for a total of 1,150 sq. ft.) is the minimum needed to make reasonable use of the property. A smaller carport would not fulfill the intended lawful use.

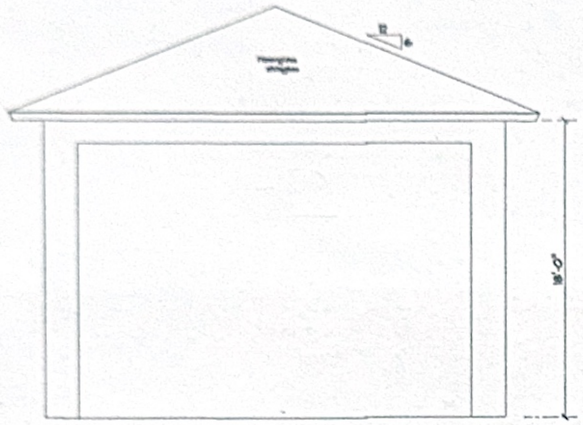
6. Harmony with zoning ordinance:
The proposed carport is in harmony with the zoning ordinance. It is open-sided, less imposing than an enclosed garage, and will complement the existing home. It will not encroach on setbacks or obstruct views.

7. Compliance with conditions:
The applicant will comply with all reasonable conditions and safeguards set by the Planning and Zoning Board or Zoning Administrator, including design standards, drainage, inspections, and construction timelines.

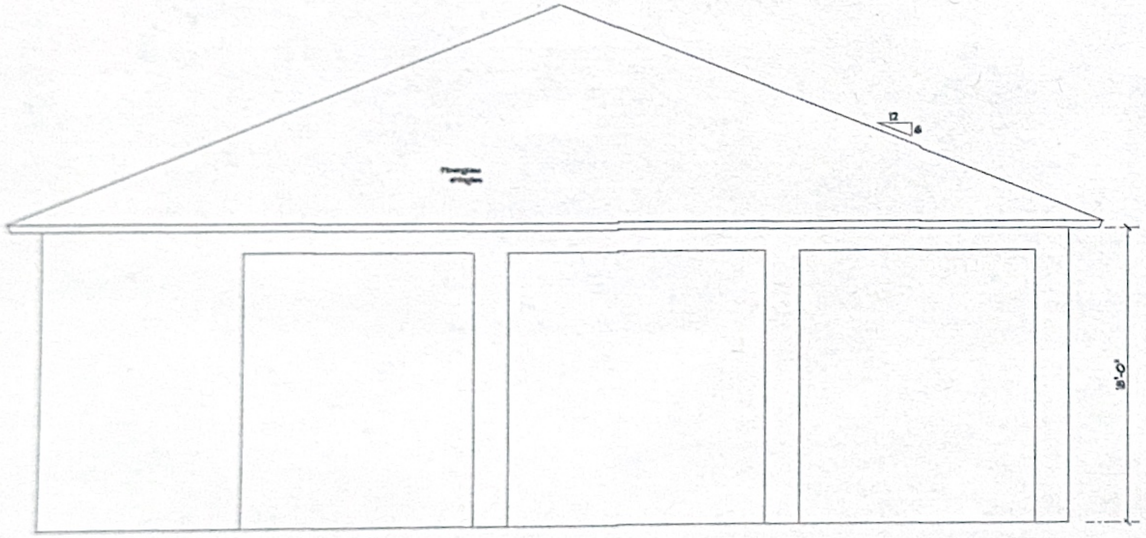
Signature of Applicant: 
Hand Print Name: Anthony J. Farinato
Date: _____

September-11-2025

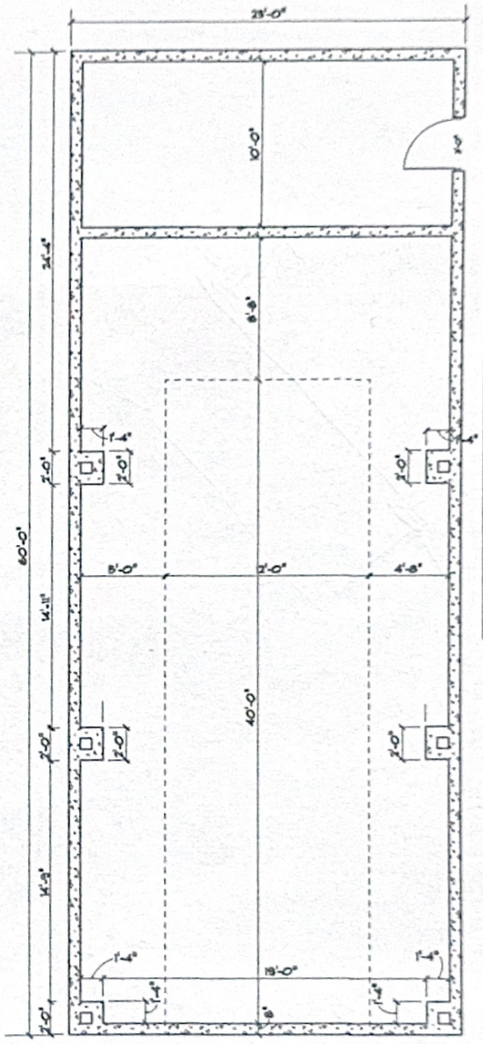
PROPOSED CARPORT



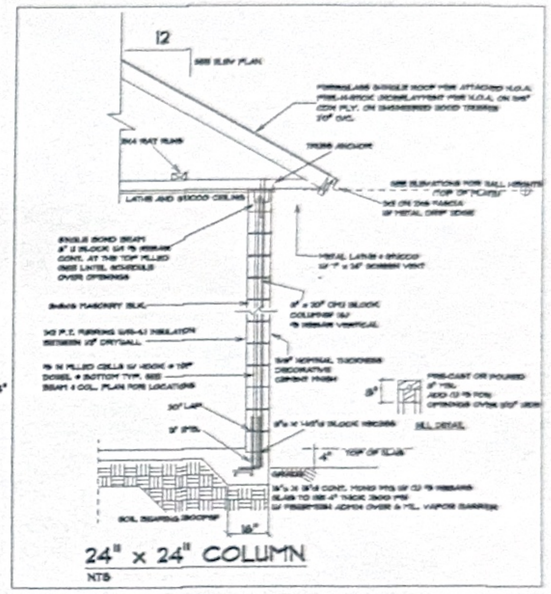
FRONT ELEVATION



LEFT ELEVATION



FLOOR PLAN
SCALE: 1/4" - 1'0"



24" x 24" COLUMN
NTS

FBC 2023, 8th EDITION
TO MPH 3-SEC GUST WIND SPEED
RISK CATEGORY: II
FBC 2023, 8th EDITION MECHANICAL CODE
FBC 2023, 8th EDITION PLUMBING CODE
NEC 2020, NFPA 70 ELECTRICAL CODE
BLDG CAT: VB
OCCUPANCY: R-3
EXPOSURE: C
INT. PRESS. COEF: +/- 0.18
BUILDING: ENCLOSED

OPENING PROTECTION: IMPACT GLASS

AREA TABS

GARAGE:	1,380 SQ FT
TOTAL AREA:	1,380 SQ FT

Coral Key Design, Inc.
605 BELVEDERE ROAD, SUITE 7
West Palm Beach, FL 33405
561-722-3600

BRYAN HOWARD, PE
FL. LIC. # 61403
10955 VIA PIEMONTE
CLARKSDALE, FL. 34711
407-468-0414

THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DATA AND INFORMATION, ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD.

REVISION:

DATE:

A PROPOSED NEW CARPORT

JOB ADDRESS:
TBD

CUSTOMER: ELITE HOMES & DEVELOPMENT LLC

FLOOR PLAN

JOB# XXXX

SHEET
01

281

Authorization Letter

I, Anthony Farinato, owner of Parcel ID: 3420-680-0479-000-7 located at 4002 SW Melbourne, FL 34953, do authorize the following person to act on my behalf to apply, sign, coordinate and execute all documents pertaining to Building, Enineering/Utilities, Planning & Zoning Departments. I am allowing the person listed below to act as my authorized agent representative.

Authorized Agent Individual within the State of Florida designated by Owner:

Shauntel Davis - DVD Enterprises, LLC 332 Avenue B SW Suite 200-38 Winter Haven, FL 33880.

Owner Signature

STATE OF FLORIDA
COUNTY OF MARTIN COUNTY

The foregoing instrument was acknowledged before me this 25 day of June, 2025 by Anthony Farinato who is personally known to me or has produced drivers license as identification.

NOTARY PUBLIC

HURGOLINE A. FLORVIL
Notary Public
State of Florida
Comm# HH232589
Expires 2/22/2026

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5455438 OR BOOK 5284 PAGE 866, Recorded 03/19/2025 10:20:48 AM Doc Tax: $3605.00

This Instrument Prepared By:
Michael Mandel
Attorney-at-Law
Capital Abstract & Title
10101 W. Sample Rd
Coral Springs, FL 33065

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **11th day of March, 2025** between **Diane L. Pope, a single woman** whose post office address is **1017 SW Eckard Avenue, Port Saint Lucie, FL 34953**, grantor, and **Anthony J. Farinato and Danielle N. Farinato, Husband and Wife** whose post office address is **4002 SW Melbourne St, Port Saint Lucie, FL 34953**, 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 **Five Hundred Fifteen Thousand and 00/100 ($515,000.00)** 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 **St. Lucie County, Florida** to-wit:

Lot 17, Block 2489, PORT ST. LUCIE SECTION THIRTY SEVEN, according to the map or plat thereof as recorded in Plat Book 15, Page 16, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 3420-680-0479-000-7

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 accruing subsequent to **December 31, 2025**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Witness
Printed Name: Michael Mandel
P.O. Address: 10101 W. Sample Rd.
Coral Springs, FL 33065

Witness
Printed Name: Sofia Lopez PA
P.O. Address: 1775 SW Gatlin Blvd
Port St Lucie FL 34953

Diane L. Pope

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 11th day of March, 2025 by Diane L. Pope who [_] is personally known or [X] has produced a driver's license as identification.

[Seal]

MICHAEL MANDEL
Notary Public-State of Florida
Commission # HH 230838
My Commission Expires
June 12, 2026

Notary Public
Print Name: Michael Mandel
My Commission Expires: _____

Farinato, Anthony & Danielle

Variance

(P25-125)

Planning & Zoning Board Meeting – October 7, 2025

Francis Forman, Planner III

Project Summary & Variance Request

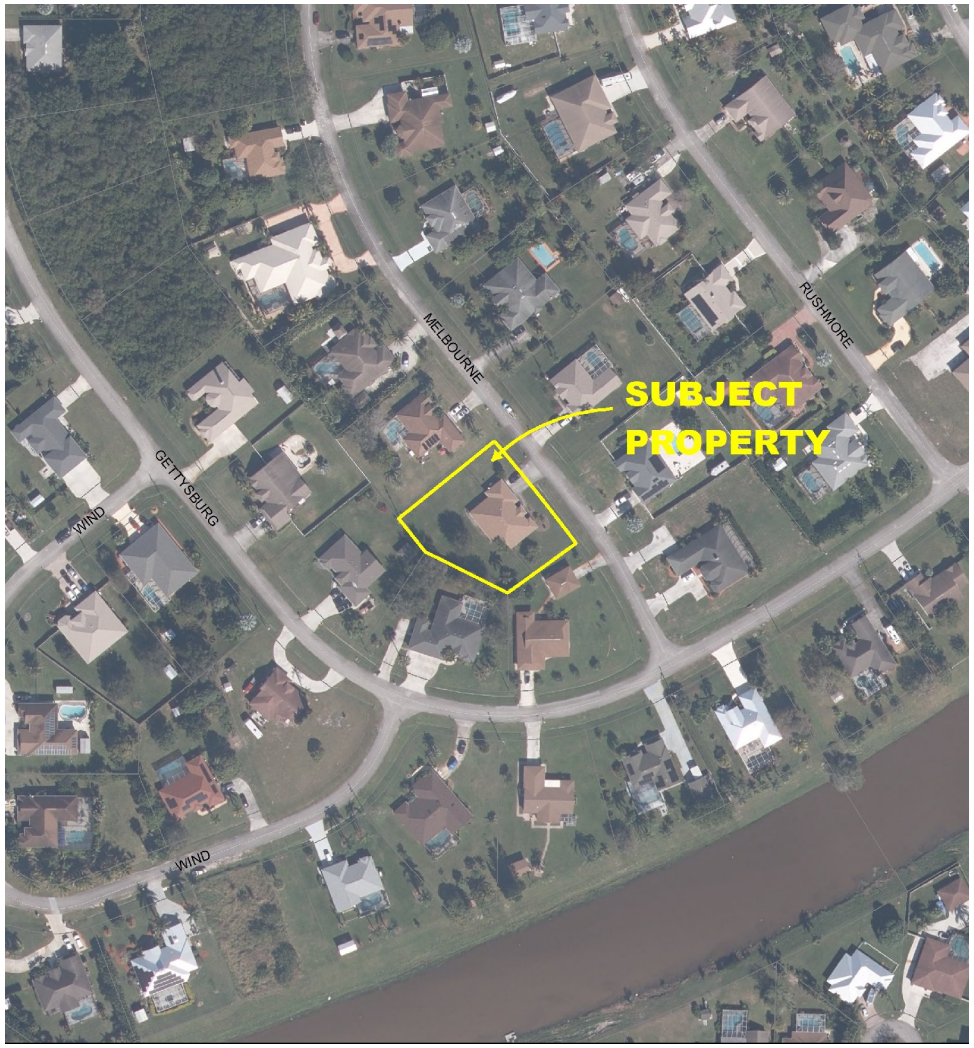
- A variance of 750 square feet to allow for a 1,150 square foot carport. Section 158.217(C)(2)(p), Accessory Uses and Structures, of the City's Code of Ordinances allows for 400 square foot carports on lots exceeding 18,500 square feet in size.
- This lot is approximately 20,900 square feet in size. The proposed structure is 1,380 square feet in size overall and includes a 230 square enclosed storage area (shed) which does not require a variance. For the purposes of this variance application please disregard the shed.

Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Applicant	DVD Enterprises, LLC
Property Owner	Anthony Farinato
Location	4002 SW Melbourne St
Existing Use	Single-Family Residence

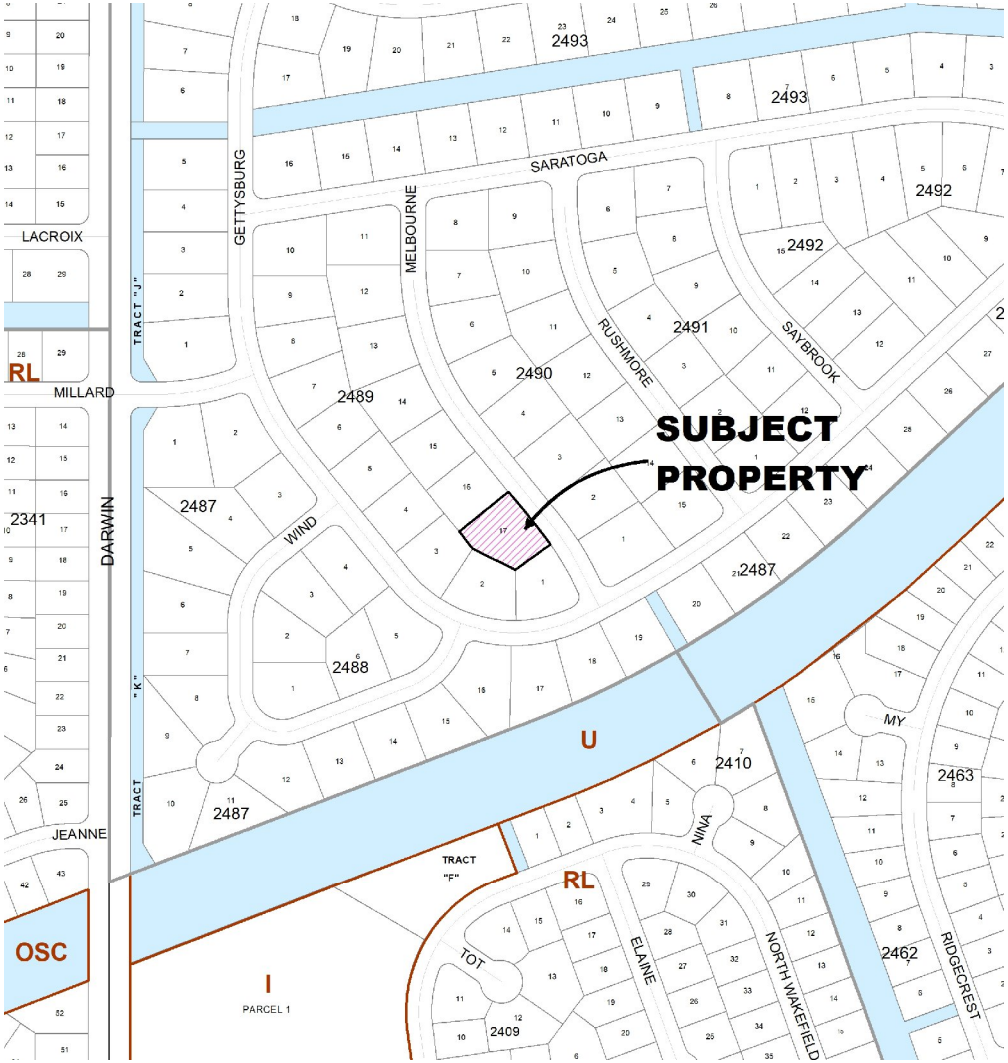
Aerial

Direction	Existing Use
North	Single-Family Residence
South	Single-Family Residence
East	Single-Family Residence
West	Single-Family Residence



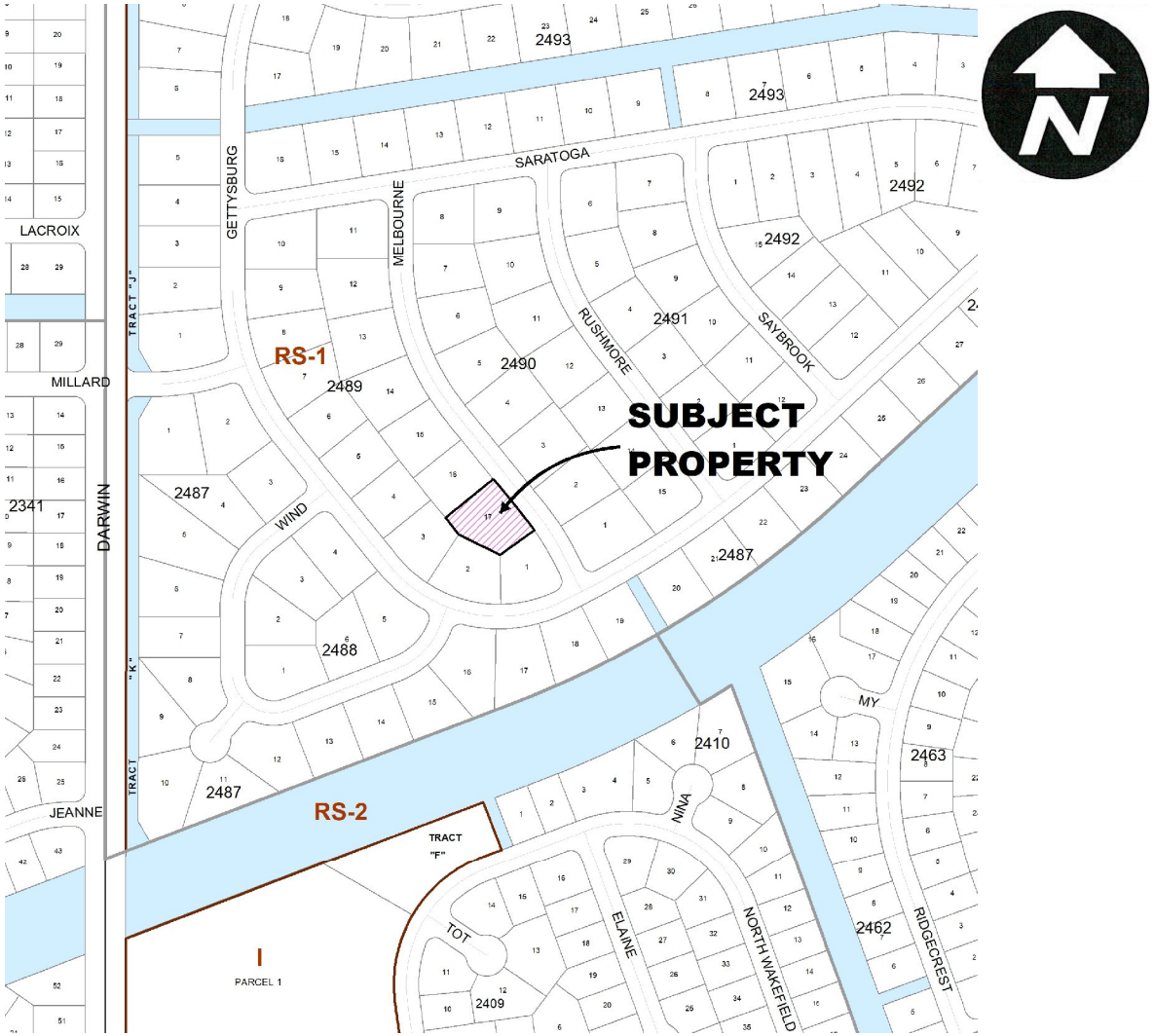
Future Land Use

Direction	Future Land Use
North	Low Density Residential (RL)
South	Low Density Residential (RL)
East	Low Density Residential (RL)
West	Low Density Residential (RL)

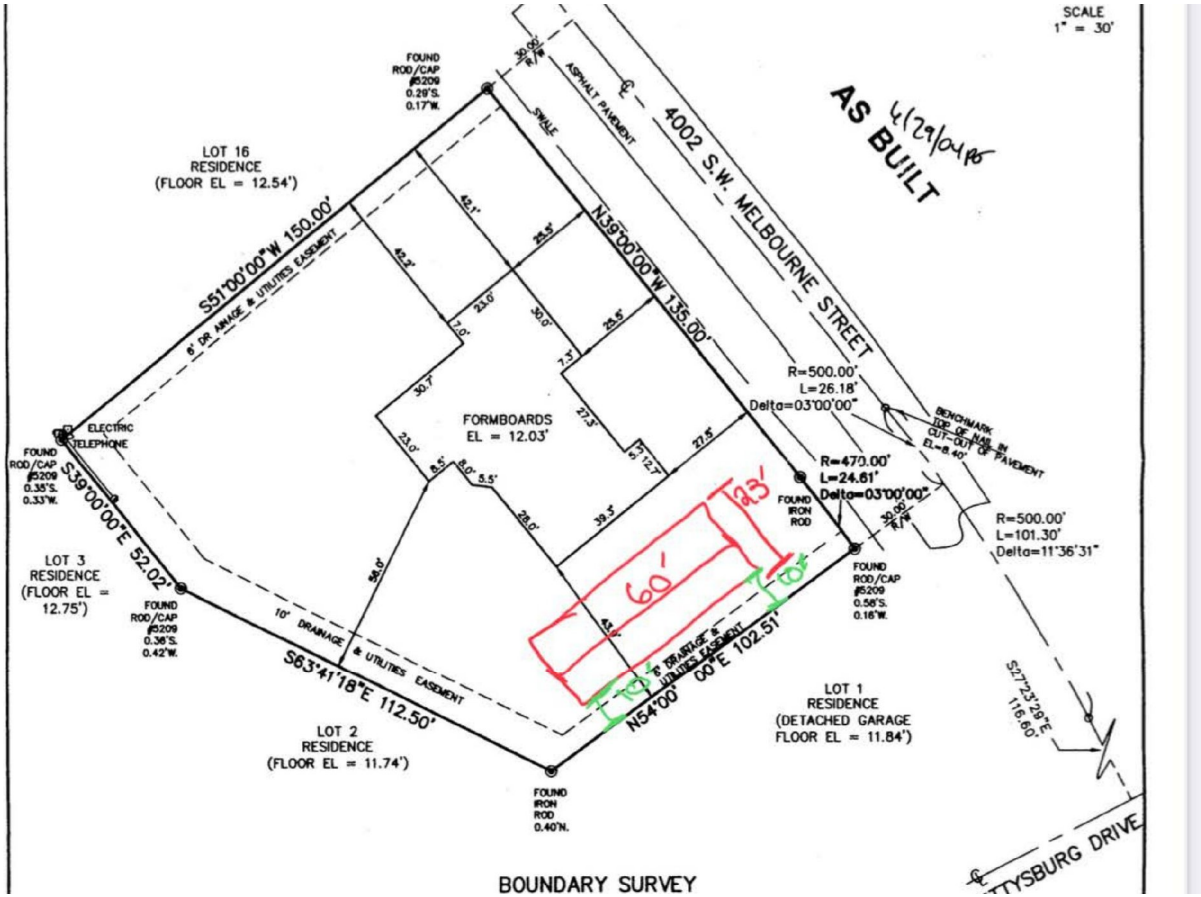


Zoning

Direction	Zoning
North	Single-Family Residential (RS-1)
South	Single-Family Residential (RS-1)
East	Single-Family Residential (RS-1)
West	Single-Family Residential (RS-1)

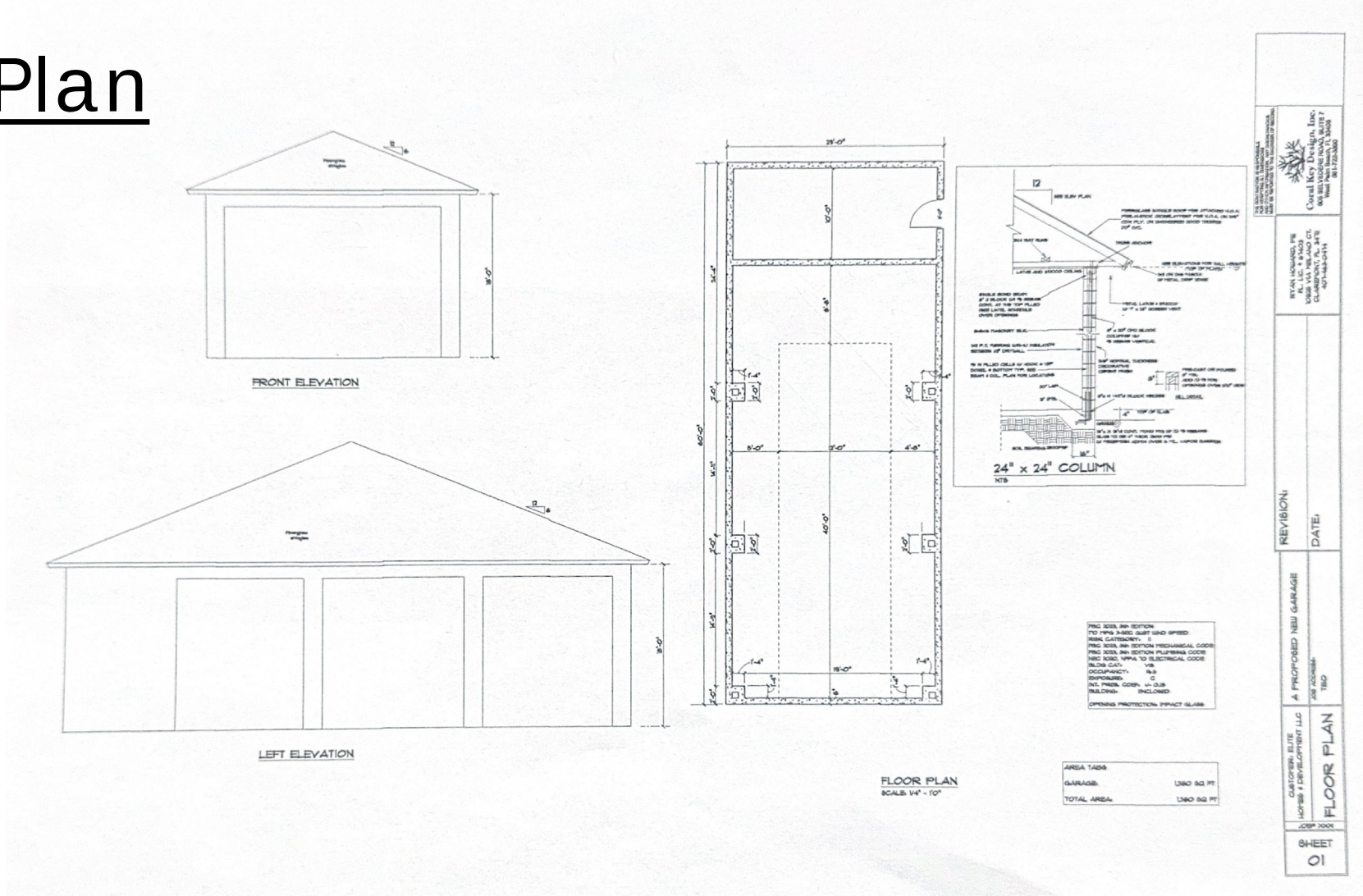


Survey


SCALE
1" = 30'
AS BUILT
4/29/04
4002 S.W. MELBOURNE STREET
ASPHALT PAVEMENT
SWALE
LOT 16
RESIDENCE
(FLOOR EL = 12.54')
FOUND ROD/CAP #5209 0.26'S. 0.17'W.
S51°00'00"W 150.00'
8' DRAINAGE & UTILITIES EASEMENT
N39°00'00"W 135.00'
R=500.00'
L=26.18'
Delta=03°00'00"
BENCHMARK TOP OF NAIL IN EDGE OF PAVEMENT EL=8.40'
FORMBOARDS
EL = 12.03'
ELECTRIC
TELEPHONE
FOUND ROD/CAP #5209 0.35'S. 0.33'W.
S39°00'00"E 52.02'
R=470.00'
L=24.61'
Delta=03°00'00"
FOUND IRON ROD
R=500.00'
L=101.30'
Delta=11°36'31"
LOT 3
RESIDENCE
(FLOOR EL = 12.75')
FOUND ROD/CAP #5209 0.36'S. 0.42'W.
10' DRAINAGE & UTILITIES EASEMENT
S63°41'18"E 112.50'
FOUND ROD/CAP #5209 0.58'S. 0.16'W.
N54°00'00"E 102.51'
8' DRAINAGE & UTILITIES EASEMENT
60'
35'
10'
LOT 1
RESIDENCE
(DETACHED GARAGE
FLOOR EL = 11.84')
S27°23'29"E 116.60'
LOT 2
RESIDENCE
(FLOOR EL = 11.74')
FOUND IRON ROD 0.40'N.
BOUNDARY SURVEY

Elevations

Floor Plan


FRONT ELEVATION
LEFT ELEVATION
FLOOR PLAN
SCALE: 1/4" = 1'0"
24" x 24" COLUMN
AREA TABS
GARAGE: 1,380 SQ FT
TOTAL AREA: 1,380 SQ FT
A PROPOSED NEW GARAGE
FLOOR PLAN
SHEET
01

Planning & Zoning Board Action Options

- Motion to approve the variance.
- Motion to approve the variance with a condition.
- Make a motion to deny.
- Make a motion to table.

Agenda Summary

2025-915

Agenda Date: 10/7/2025 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-148 Liana Marquis - Variance

Location: 2712 SW Fondura Road

Legal Description: Port St. Lucie Section 31, Block 1708, Lot 20

This is a request for a variance of 10,000 square feet to the lot area requirement and a variance of 20 feet to the lot width requirement to allow the property to be rezoned to Service Commercial (CS).

Submitted By: Ivan Betancourt, Planner I, Planning and Zoning Department

Executive Summary: The applicant, Pamela Misiano, on behalf of Liana Marquis, the property owner, has requested a variance of 10,000 square feet to the required lot area and a variance of 20 feet to the required lot width to allow the property to be rezoned to Service Commercial (CS). The lot is 10,000 square feet in size and 80 feet in width. Per Section 158.126 (F) of the City's Zoning Code, all properties located within the Service Commercial (CS) Zoning District must maintain a minimum lot size of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

Presentation Information: Staff will provide a presentation

Staff Recommendation: Move that the Board review the variance request and make a motion to approve, approve with conditions, or deny.

Background: On March 25, 2024, a variance (P23-239) was granted by the City Council to the City of Port St. Lucie Conversional Manual requirements for Area 24, to allow the rezoning of Lots 18 and 19 from the RS-2 zoning district to the Warehouse Industrial (WI) zoning district. This resulted in the isolation of Lot 20, so that it could not be combined with another lot to be rezoned. An application (P25-147) to rezone the subject property from Single-Family Residential (RS-2) to Service Commercial (CS) was submitted concurrently with this variance application.

Issues/Analysis: 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. 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. See the responses to the criteria in the attached staff report.

Special Consideration: N/A

Location of Project: 2712 SW Fondura Road

Attachments:

1. Staff Report
2. Agent Authorization
3. Application
4. Warranty Deed
5. Staff Presentation

Liana Marquis - Variance
Project No. P25-148

SUMMARY

Applicant's Request:	A request for a variance of 10,000 square feet to the required lot area of 20,000 square feet and a variance of 20 feet to the required lot width of 100 feet to allow the property to be rezoned to Service Commercial (CS).
Application Type:	Variance, Quasi-Judicial
Applicant/Agent:	Pamela Misiano, Remax Gold
Property Owner:	Liana Marquis
Location:	2712 SW Fondura Road
Project Planner:	Ivan Betancourt, Planner I

Project Description

The applicant, Pamela Misiano, on behalf of Liana Marquis, the property owner, has submitted a request for a variance of 10,000 square feet to the required lot area and a variance of 20 feet to the required lot width to allow the property to be rezoned to Service Commercial (CS). The lot is 10,000 square feet in size and 80 feet in width. Per Section 158.126 (F) of the City's Zoning Code, all properties located within the Service Commercial (CS) Zoning District must maintain a minimum lot size of 20,000 square feet and a minimum width of 100 feet. The property subject to the variance request is located at 2712 SW Fondura Road and is legally described as Port St. Lucie Section 31, Block 1708, Lot 20.

Background

The property lies within Conversion Area 24 and has a CS future land use designation. The CS zoning district is compatible with the CS future land use designation. The entirety of block 1708 lies within this conversion area, and lot 20 is the only parcel within the block that is still zoned Single-Family Residential (RS-2).

An application (P25-147) to rezone the subject property from Single-Family Residential (RS-2) to Service Commercial (CS) was submitted concurrently with this variance application.

On March 25, 2024, a variance (P23-239) was granted by the City Council to the City of Port St. Lucie Conversional Manual requirements for Area 24, to allow the rezoning of Lots 18 and 19 from the RS-2 zoning district to the Warehouse Industrial (WI) zoning district. The resulted in the isolation of Lot 20, so that it could not be combined with another lot to be rezoned.

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))

Public notice was mailed to owners within 750 feet on June 19, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

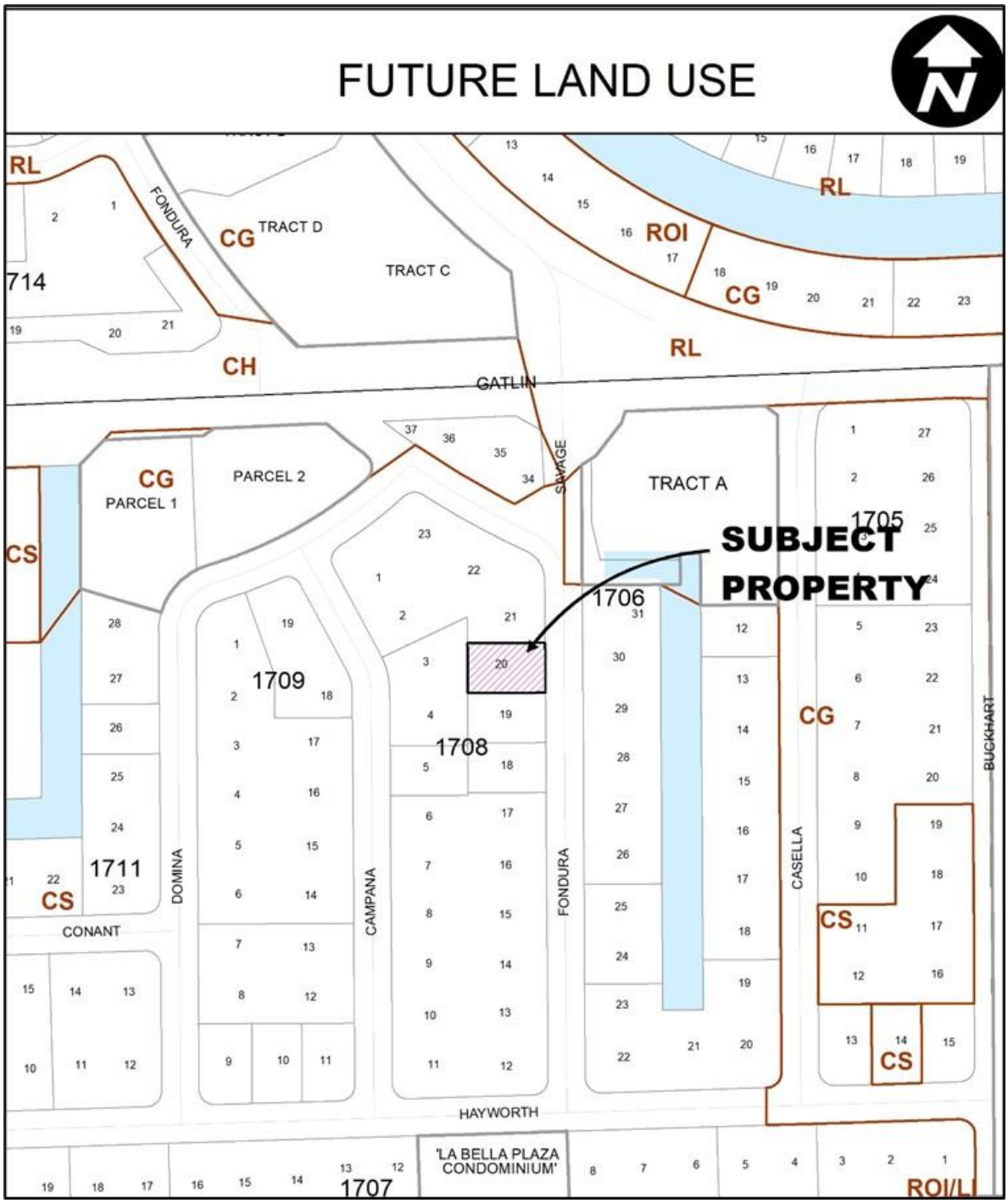
Location and Site Information

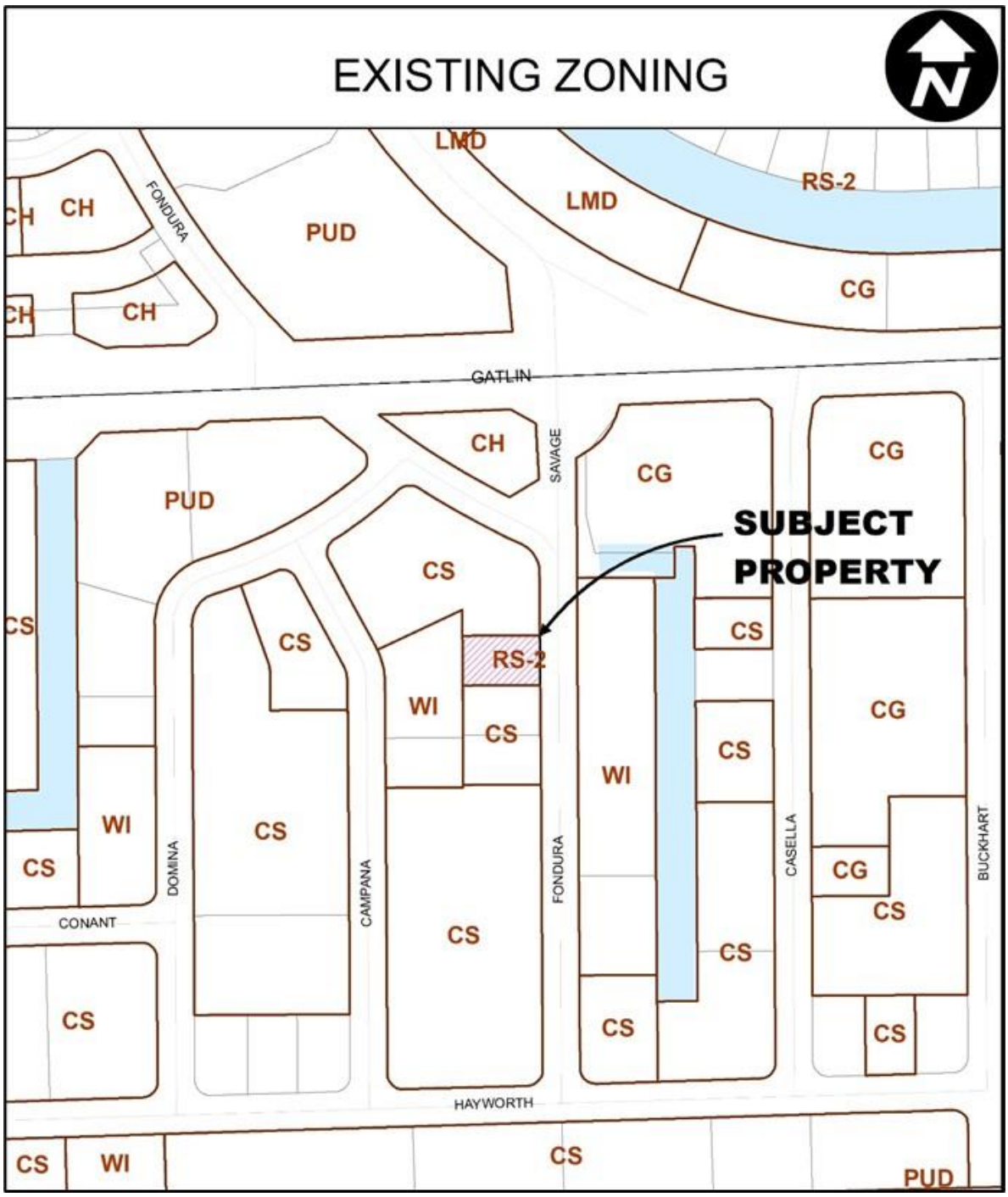
Parcel Number:	3420-650-1098-000-6
Property Size:	+/- 0.23 acres (10,000 SF)
Legal Description:	Port St. Lucie Section 31, Block 1708, Lot 20
Address:	2712 SW Fondura Rd
Future Land Use:	Service Commercial (CS)
Existing Zoning:	Single Family Residential (RS-2)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Vacant
South	CS	CS	Self-Storage Business
East	CS	WI	Warehouse
West	CS	WI	Vacant

CS - Service Commercial, WI – Warehouse Industrial




EXISTING ZONING
N
LMD
RS-2
LMD
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CH
FONDURA
PUD
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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.

    - *Applicant's Response: Last Residential lot on the block.*

    - *Staff Findings: On March 25, 2024, a variance (P12-239) was granted by the City Council to the City of Port St. Lucie Conversional Manual requirements for Area 24, to allow the rezoning of Lots 18 and 19 from the RS-2 zoning district to the Warehouse Industrial (WI) zoning district. This resulted in the isolation of Lot 20, so that it could not be combined with another lot to be rezoned to Service Commercial (CS).*

2) That the special conditions and circumstances do not result from any action of the applicant.

    - *Applicant's Response: No, never resolve to commercial.*

    - *Staff Findings: The special conditions and circumstances do not result from any action of the applicant. The lot was isolated due to a variance being approved on March 25, 2024, which allowed the adjacent two lots to be rezoned from the RS-2 zoning district to the Warehouse Industrial (WI) zoning district.*

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.

    - *Applicant's Response: Variance will allow for use compatible with surrounding areas.*
    - *Staff Findings: The granting of this variance will confer special privileges on the current owner by allowing the property to be rezoned despite the lot not meeting the minimum lot requirements required by Sec. 158.126 (F) of the City's Zoning Code.*

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.

    - *Applicant's Response: Residential use not compatible with this area.*

- *Staff Findings: The property lies within Conversion Area 24 and has a CS future land use designation. The CS zoning district is compatible with the CS future land use designation. The entirety of block 1708 lies within this conversion area, and Lot 20 is the only parcel within the block that is still zoned Single-Family Residential (RS-2).*

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

- *Applicant's Response: Yes, this is the minimum, there is no suitable use for the parcel.*
- *Staff Findings: The granting of this request is the minimum that will allow the current owner to rezone the property to the Service Commercial (CS) zoning district.*

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.

- *Applicant's Response: It will make the parcel compatible with surrounding areas.*
- *Staff Findings: Granting the variance will not be injurious to the area involved or be otherwise detrimental to the public welfare. The variance requested will facilitate the rezoning of the property to Service Commercial (CS) zoning, which would allow for a use that is compatible with the surrounding areas.*

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.

- *Applicant's Response: Acknowledged.*
- *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 make a:

- Motion to approve the variance of 10,000 square feet of lot area and a variance of 20 feet of lot width to allow the property to be rezoned to Service Commercial (CS).

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 make a:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may make a:

- 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).

AUTHORIZATION TO ACT AS AGENT

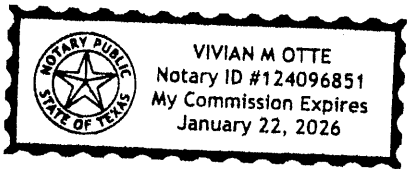
I, Liana A. Marquis, authorize Pamela Misiano (140 NW California Blvd, Port St Lucie, FL 34086) to represent me in the Variance and Rezoning Application with the City of Port St. Lucie.

Liana A. Marquis

Liana A. Marquis

4440 Red Barn Drive

Richardson, TX 75082



Notarized by Vivian Otte, August 5, 2025.

My commission expires January 22, 2025.

Vivian M Otte

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: tucurus@hotmail.com

PROPERTY OWNER:

Name: Liana Marquis

Address: 4440 Red Barn Drive, Richardson, TEXAS 75082

Telephone No. (469) 879-5800

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Pamela Misiano

Address: 140 N.W. California Blvd, Port St. Lucie, FL 34986

Telephone No. (772)224-9691 Email pamsellsre4u@gmail.com

SUBJECT PROPERTY:

Legal Description: Port St Lucie - Plat Book 14, Page 22

Parcel I.D. Number: Section 31 - Blk 1708 Lot 20 (Map 43/14N)

Address: 2712 Fondura Road

Current Zoning Classification Single - Family Residential

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.

Variance to property frontage and size.

Liana A Marquis
Signature of Applicant

LIANA A MARQUIS
Hand Print Name

8/8/2025
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

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;

LAST RESIDENTIAL LOT ON the bLOCK.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

NO, NEVER RESOLVE TO COMMERCIAL.

(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;

VARIANCE WILL ALLOW. FOR USE COMPATIBLE WITH SURROUNDING AREAS.

(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;

RESIDENTIAL USE NOT COMPATIBLE WITH THIS AREA.

(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, THIS IS THE MINIMUM; THERE IS NO SUITABLE USE FOR THE PARCEL.

(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;

IT WILL MAKE THE PARCEL COMPATIBLE WITH SURROUNDING AREAS.

(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.

ACKNOWLEDGE

Liana A. Marquis
Signature of Applicant

LIANA A. MARQUIS
Hand Print Name

8/8/2025
Date

FILE # 5330865 OR BOOK 5141 PAGE 1513, Recorded 04/29/2024 09:32:41 AM Doc Tax: $0.70

Prepared by and return to:
Peter Del Toro, Esq.
Del Toro Law
514 Colorado Avenue
Stuart, FL 34994
772-444-0101

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Quit Claim Deed

This Quit Claim Deed made this 18th day of **April, 2024**, between **Alfonso J. Marquis, a married man,** whose post office address is **602 Dove Cove Port, Murphy, TX 75094, Alexander F. Marquis, a/k/a Dr. Alejandro F. Marquis, a married man,** whose post office address is **15514 Waldwick Drive, Tomball, TX 77377 and George Alberto Marquis, a/k/a Dr. Jorge A. Marquis, a married man,** whose post office address is **14943 Dunwoody Bend, Cypress, TX 77429,** grantor, and **Liana Marquis, an unremarried widow,** whose post office address is **4440 Red Barn Drive, Richardson, TX 75082,** 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 TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lot 20, Block 1708 of Port St. Lucie Section 31, a Subdivision to the Plat thereof, recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-650-1098-000/6

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' nor the Grantors' spouses' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantors and Grantors' spouses' residence and homestead addresses are as stated above.

THE PREPARER OF THIS DEED, Del Toro Law (the "Preparer"), was neither furnished with, nor requested by the Grantor, to obtain or review a title search of the Property; therefore, the Preparer did not obtain or conduct a title examination of the Property and expresses no opinion as to the condition of the title of the same. Grantor hereby acknowledges and agrees to the foregoing statements of the Preparer of this Deed, that it was prepared without the benefit of title examination and is not approved in any way whatsoever by Del Toro Law. Grantee, by acceptance of this Deed, also hereby acknowledges and agrees to the foregoing statement of the Preparer of this Deed, that it was prepared without the benefit of title examination and is not approved in any way whatsoever by Del Toro Law.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Kayla Hundley
P.O. Address: 1111 Princeton Dr
Richardson, Tx 75080

Witness Name: Geetika Pahuja
P.O. Address: 8008 Streckerlane
Plano TX 75025

Alfonso J. Marquis (Seal)
Alfonso J. Marquis

State of TEXAS
County of DALLAS

The foregoing instrument was acknowledged before me this 11th day of April, 2024, by **Alfonso J. Marquis**, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

VIVIAN M OTTE
Notary ID #124096851
My Commission Expires
January 22, 2026

Notary Public

Printed Name: Vivian M Otte

My Commission Expires: 1/22/26

Signed, sealed and delivered in our presence:

Witness Name: Tanya Miller
P.O. Address: 40235 Hize Rd
Hempstad, Tx. 77445

Witness Name: Susan Boehnke
P.O. Address: 911 Walling
Houston TX 77009

(Seal)
Alexander F. Marquis, a/k/a
Dr. Alejandro F. Marquis

State of Texas
County of Harris

The foregoing instrument was acknowledged before me this 16th day of April, 2024, by **Alexander F. Marquis, Dr. Alejandro F. Marquis,** who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Carolyn Powers

My Commission Expires: July 27, 2026

CAROLYN POWERS
My Notary ID # 125768588
Expires July 27, 2026

Signed, sealed and delivered in our presence:

Witness Name: Melissa Cardenas
P.O. Address: 25207 Bright Horizon Katy Tx 77494

Witness Name: SANDRA PENA
P.O. Address: 6037 N. Fry #162 Katy Tx 77449

Jorge A Marquis (Seal)
George Alberto Marquis, a/k/a
Dr. Jorge A. Marquis

State of TEXAS
County of HARRIS

The foregoing instrument was acknowledged before me this 12th day of April, 2024, by **George Alberto Marquis, a/k/a Dr. Jorge A. Marquis**, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Krystle Ortiz

My Commission Expires: 1/3/2026

Krystle Ortiz
My Commission Expires
1/3/2026
Notary ID
133510020

Doub

FILE # 5330865 OR BOOK 5141 PAGE 1513, Recorded 04/29/2024 09:32:41 AM Doc Tax: $0.70

Prepared by and return to:
Peter Del Toro, Esq.
Del Toro Law
514 Colorado Avenue
Stuart, FL 34994
772-444-0101

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(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 TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lot 20, Block 1708 of Port St. Lucie Section 31, a Subdivision to the Plat thereof, recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-650-1098-000/6

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' nor the Grantors' spouses' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantors and Grantors' spouses' residence and homestead addresses are as stated above.

THE PREPARER OF THIS DEED, Del Toro Law (the "Preparer"), was neither furnished with, nor requested by the Grantor, to obtain or review a title search of the Property; therefore, the Preparer did not obtain or conduct a title examination of the Property and expresses no opinion as to the condition of the title of the same. Grantor hereby acknowledges and agrees to the foregoing statements of the Preparer of this Deed, that it was prepared without the benefit of title examination and is not approved in any way whatsoever by Del Toro Law. Grantee, by acceptance of this Deed, also hereby acknowledges and agrees to the foregoing statement of the Preparer of this Deed, that it was prepared without the benefit of title examination and is not approved in any way whatsoever by Del Toro Law.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Kayla Hundley
P.O. Address: 1111 Princeton Dr
Richardson, Tx 75080

Witness Name: Geetika Pahuja
P.O. Address: 8008 Steckerlane
Plano TX 75025

Alfonso J. Marquis (Seal)
Alfonso J. Marquis

State of TEXAS
County of DALLAS

The foregoing instrument was acknowledged before me this 11th day of April, 2024, by **Alfonso J. Marquis**, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

VIVIAN M OTTE
Notary ID #124096851
My Commission Expires
January 22, 2026

Notary Public

Printed Name: Vivian M Otte

My Commission Expires: 1/22/26

Signed, sealed and delivered in our presence:

Witness Name: Tanya Miller
P.O. Address: 40225 Hise Rd
Hempstad, Tx. 77445

Witness Name: Susan Boehnke
P.O. Address: 911 Walling
Houston TX 77009

(Seal)
Alexander F. Marquis, a/k/a
Dr. Alejandro F. Marquis

State of Texas
County of Harris

The foregoing instrument was acknowledged before me this 18th day of April, 2024, by **Alexander F. Marquis, Dr. Alejandro F. Marquis**, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Carolyn Powers

My Commission Expires: July 27, 2026

CAROLYN POWERS
My Notary ID # 125768588
Expires July 27, 2026

Signed, sealed and delivered in our presence:

Witness Name: Melissa Cardenas
P.O. Address: 25207 Bright Hollow
Katy Tx 77494

Witness Name: SANDRA PENA
P.O. Address: 6037 N. Fry #162
KATY TX 77449

Jorge A Marquis (Seal)
George Alberto Marquis, a/k/a
Dr. Jorge A. Marquis

State of TEXAS
County of HARRIS

The foregoing instrument was acknowledged before me this 18th day of April, 2024, by George Alberto Marquis, a/k/a Dr. Jorge A. Marquis, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Krystle Ortiz
My Commission Expires
1/3/2026
Notary ID
133510020

Notary Public
Printed Name: Krystle Ortiz
My Commission Expires: 1/3/2026

Doub

Marquis, Liana

Variance

Project No. P25-148

Planning and Zoning Board Meeting

Ivan Betancourt, Planner I

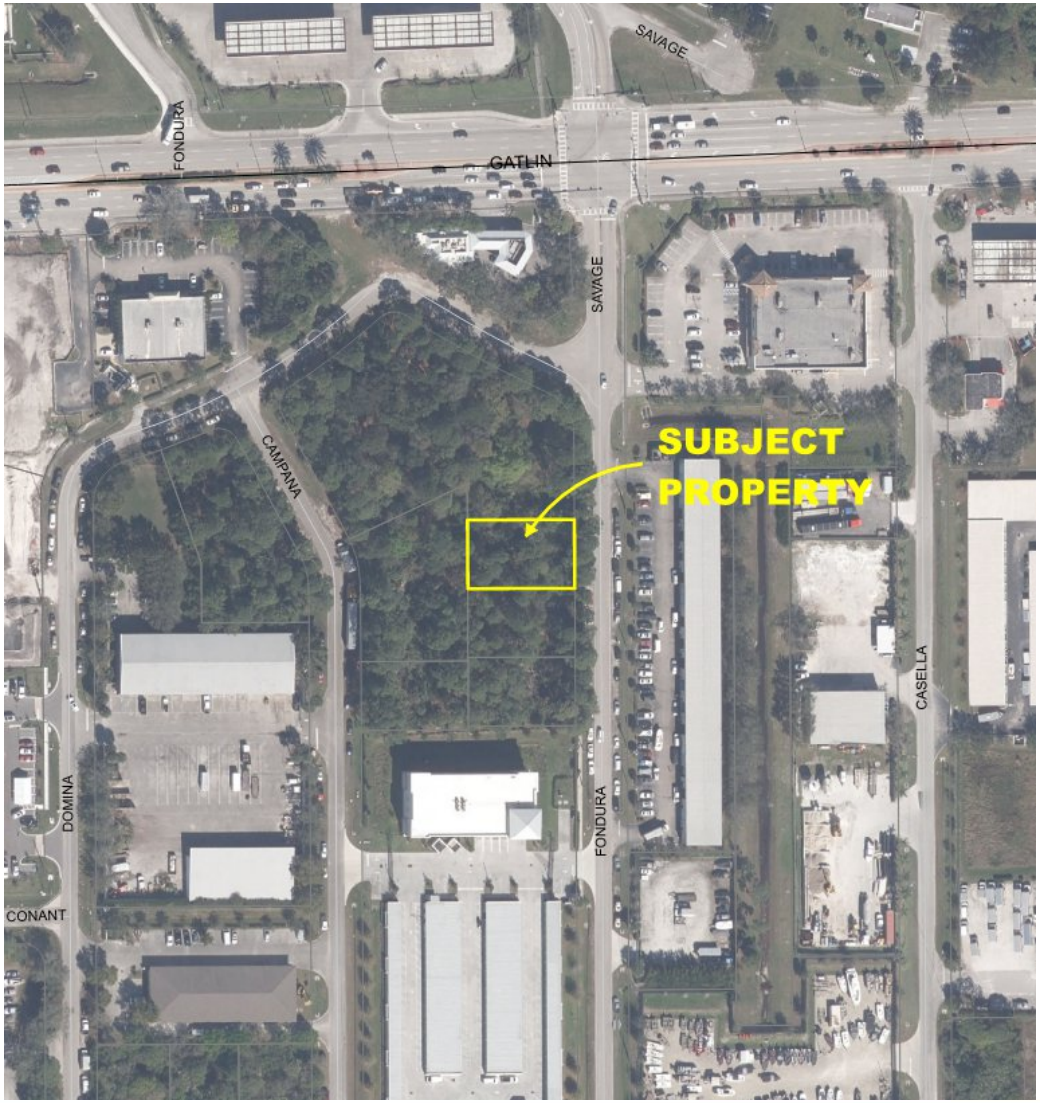
October 7, 2025

Variance Request

- A request for a variance of 10,000 square feet to the required lot area of 20,000 square feet and a variance of 20 feet to the required lot width of 100 feet to allow the property to be rezoned to Service Commercial (CS).

Applicant/Property Owner & Location

Applicant/Property Owner:	Pamela Misiano, Remax Gold, Liana Marquis
Location:	2712 SW Fondura Road

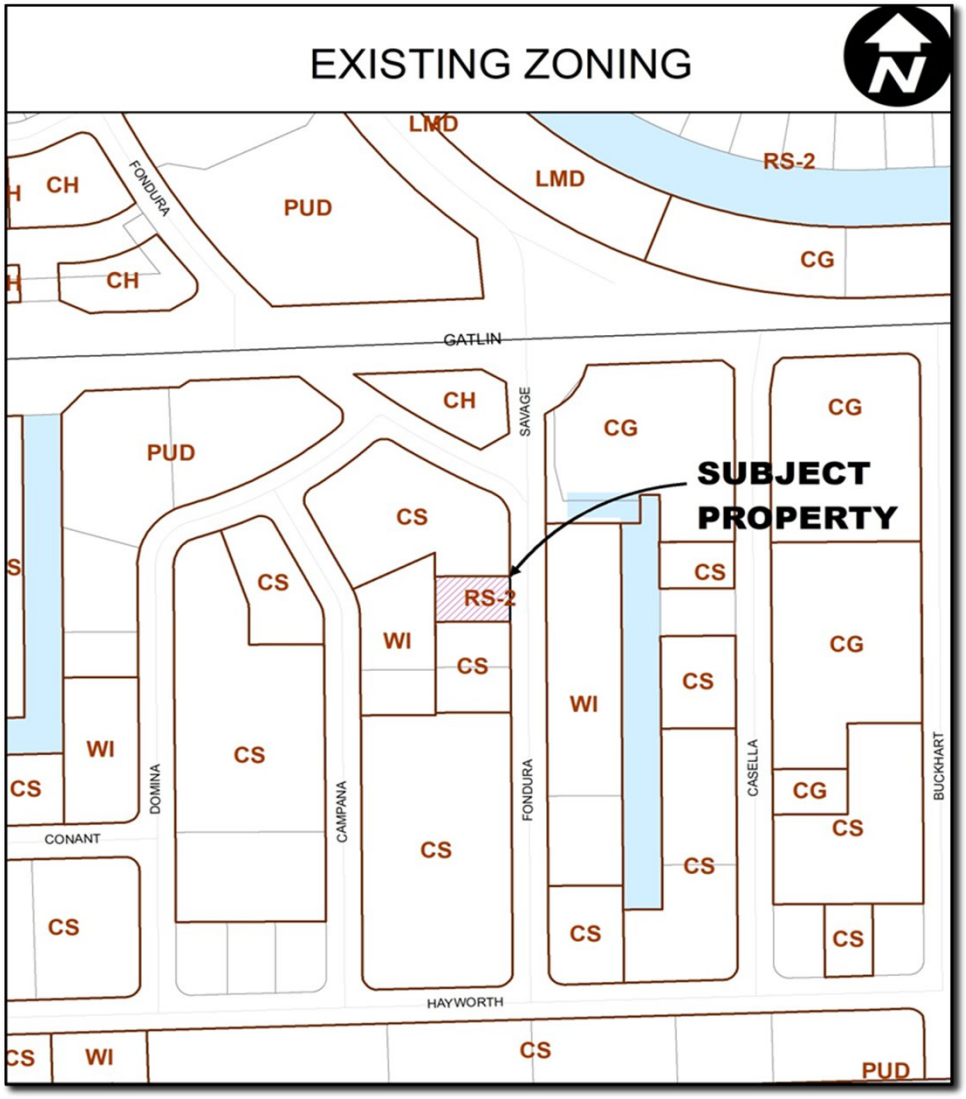


Project Background

- On March 25, 2024, a variance (P23-239) was granted by the City Council to the City of Port St. Lucie Conversional Manual requirements for Area 24, to allow the rezoning of Lots 18 and 19 from the Single Family Residential (RS-2) zoning district to the Warehouse Industrial (WI) zoning district. The resulted in the isolation of Lot 20, so that it could not be combined with another lot to be rezoned.
- An application (P25-147) to rezone the subject property from Single-Family Residential (RS-2) to Service Commercial (CS) zoning district was submitted concurrently with this variance application.
- This is the last remaining parcel within block 1708 to be rezoned from RS-2 to a zoning district that is compatible with the CS future land use designation.

Future Land Use/Zoning

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Vacant
South	CS	CS	Self-Storage Business
East	CS	WI	Warehouse
West	CS	WI	Vacant



Planning & Zoning Board Action Options

- Make a motion to approve the variance.
- Make a motion to approve the variance with conditions.
- Make a motion to deny.
- Make a motion to table.

Agenda Summary

2025-901

Agenda Date: 10/7/2025 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-147 Liana Marquis - Rezoning

Location: 2712 SW Fondura Road

Legal Description: Port St. Lucie Section 31, Block 1708, Lot 20

This is a request for the rezoning of a 0.23-acre parcel from Single-Family Residential (RS-2) to Service Commercial (CS).

Submitted By: Sofia Trail, Planner I, Planning and Zoning Department

Executive Summary: The applicant, Pamela Misiano, on behalf of the owner, Liana Marquis, is requesting the rezoning of a 0.23-acre lot from Single-Family Residential (RS-2) to Service Commercial (CS). The property has a CS Future Land Use Designation which is compatible with the CS zoning district.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the rezoning to the City Council.

Background: On March 25, 2024, a variance (P23-239) was granted by the City Council to the City of Port St. Lucie Conversional Manual Area 24 requirements to allow the rezoning of Lots 18 and 19 from the Single-Family Residential (RS-2) zoning district to the Warehouse Industrial (WI) zoning district. This resulted in the isolation of the subject property, Lot 20, since the lots to the north had already been rezoned. Lot 20 does not meet the minimum size requirement for the Service Commercial (CS) zoning district. An application (P25-148) for a variance to the City of Port St. Lucie lot size requirements for the Service Commercial (CS) zoning district was submitted concurrently with this rezoning application. This is the last remaining parcel within block 1708 to be rezoned from RS-2 to a zoning district that is compatible with the CS future land use designation.

Issues/Analysis: The rezoning complies with the direction and intent of the City's Comprehensive Plan. The Service Commercial (CS) Zoning District is compatible with CS Future Land Use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan.

Special Consideration: N/A

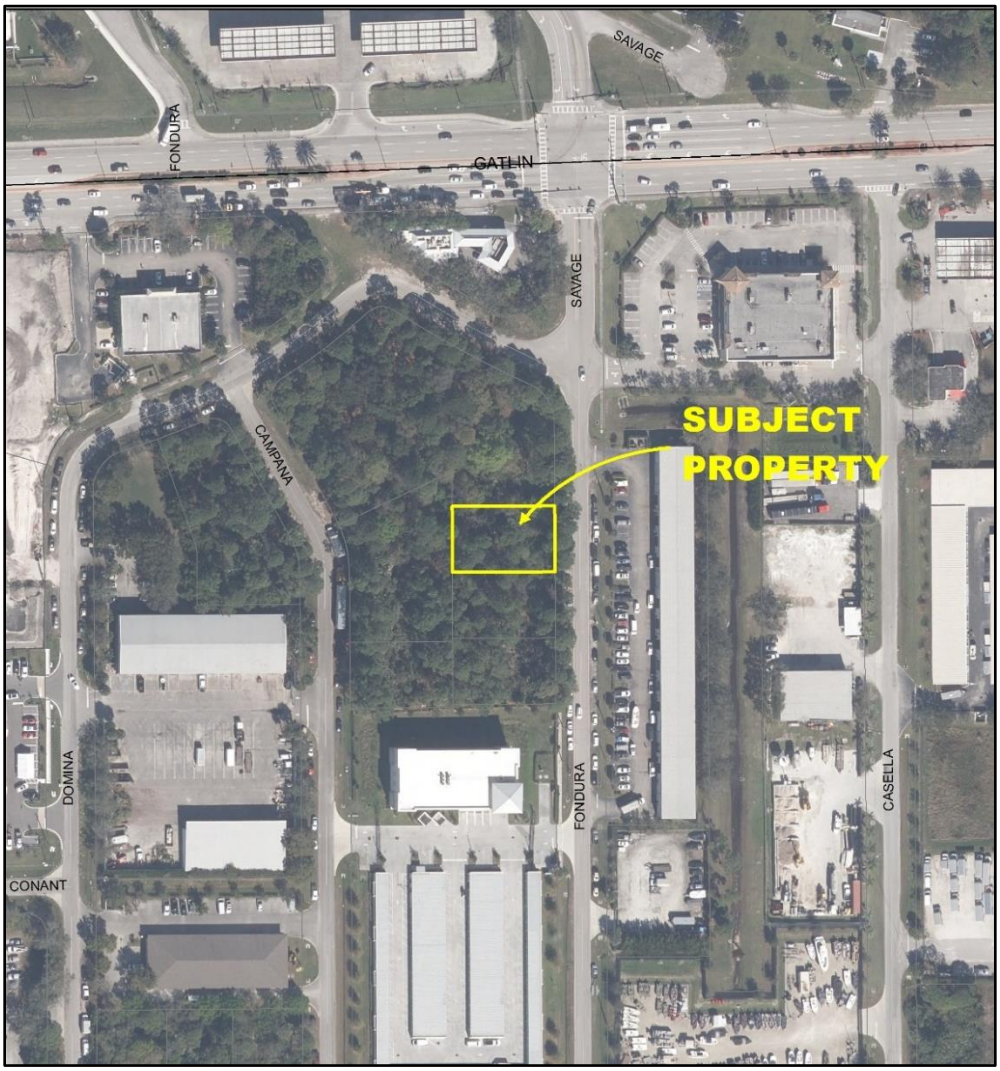
Location of Project: 2712 SW Fondura Road

Attachments:

1. Staff Report

2. Agent Authorization
3. Application
4. Warranty Deed
5. Staff Presentation

Liana Marquis, Liana
Rezoning
P25-147



SUMMARY

Applicant's Request:	An application to rezone a 0.23-acre parcel from Single-Family Residential (RS-2) to Service Commercial (CS).
Applicant/Agent:	Pamela Misiano, Remax Gold
Property Owner:	Liana Marquis
Location:	South of SW Gatlin Boulevard on the west side of SW Fondura Road
Address:	2712 SW Fondura Road
Project Planner:	Sofia Trail, Planner I

Project Description

The applicant, Pamela Misiano, on behalf of the owner, Liana Marquis, is requesting the rezoning of a 0.23-acre lot legally described as Port St. Lucie Section 31, Block 1708, Lot 20 from Single-Family Residential (RS-2) to Service Commercial (CS). The property address is 2712 SW Fondura Road.

The property lies within Conversion Area 24 and has a CS future land use designation. The CS zoning district is compatible with the CS future land use designation. The entirety of block 1708 lies within this conversion area, and lot 20 is the only parcel within the block that is still zoned Single-Family Residential (RS-2).

On March 25, 2024, a variance (P23-239) was granted by the City Council to the City of Port St. Lucie Conversional Manual Area 24 requirements to allow the rezoning of Lots 18 and 19 from the RS-2 zoning district to the Warehouse Industrial (WI) zoning district. This resulted in the isolation of Lot 2, since the lots to the north have already been rezoned. This single lot does not meet the minimum size requirement for rezoning.

An application (P25-148) for a variance to the City of Port St. Lucie lot size requirements for the Service Commercial (CS) zoning district was submitted concurrently with this rezoning application.

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 October 7, 2025, Planning & Zoning Board meeting.

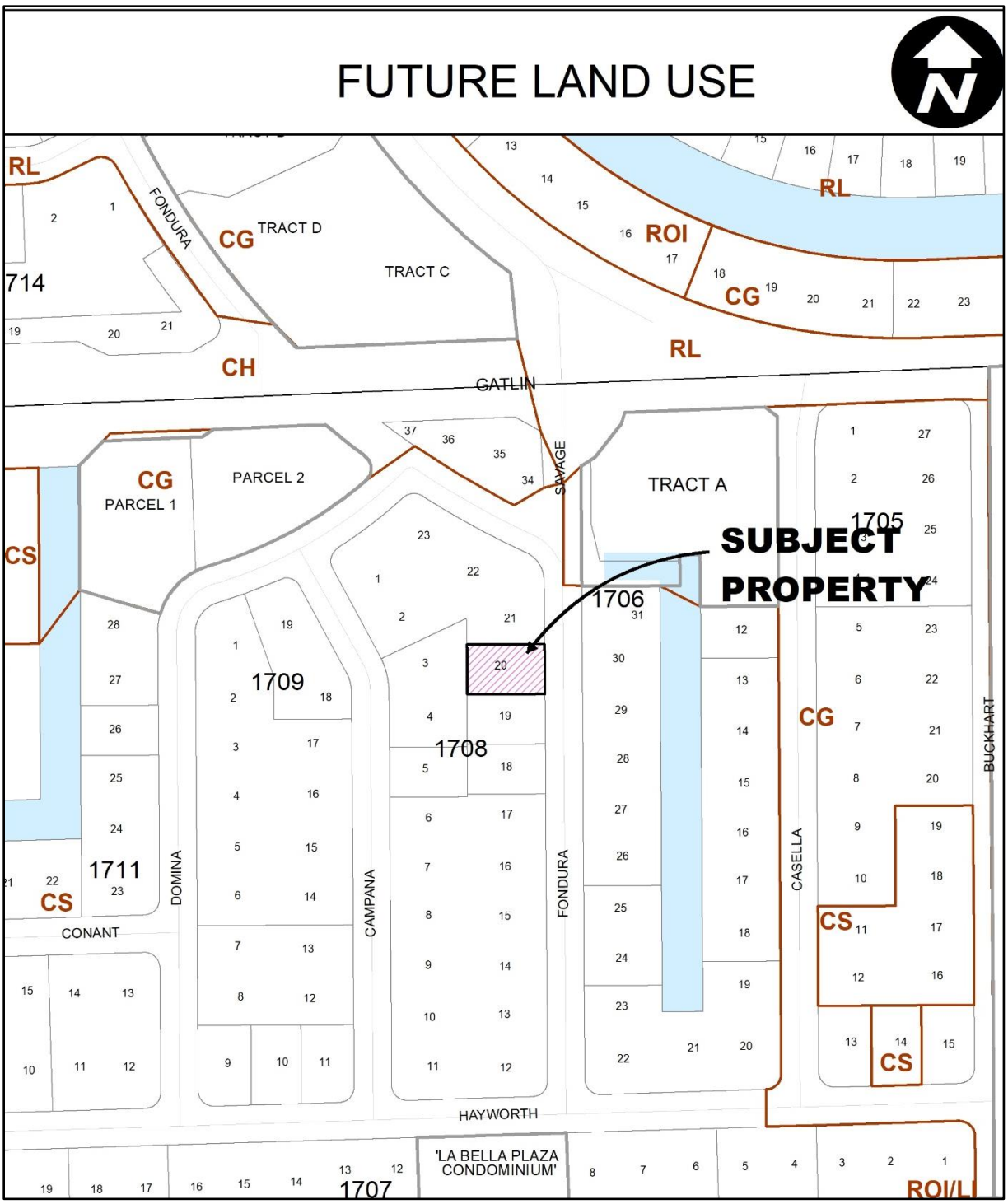
Location and Site Information

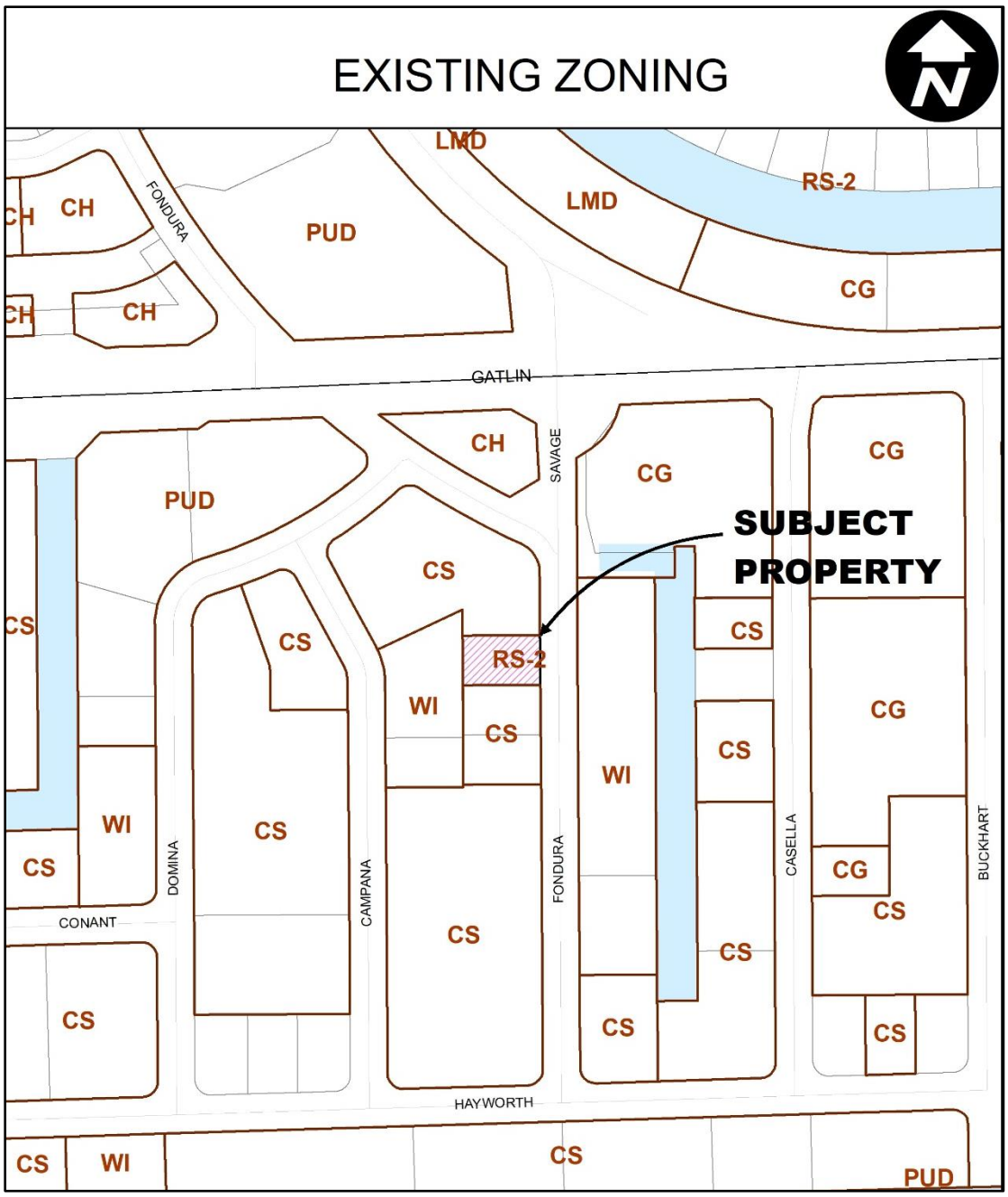
Parcel Number(s):	3420-650-1098-000-6
Property Size:	+/- 0.23 acres
Legal Description:	Port St. Lucie Section 31, Block 1708, Lot 20
Future Land Use:	Service Commercial (CS)
Existing Zoning:	Single Family Residential (RS-2)
Existing Use:	Vacant
Requested Zoning:	Service Commercial
Proposed Use:	None

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Vacant
South	CS	CS	Self-Storage Business
East	CS	WI	Warehouse
West	CS	WI	Vacant

CS - Service Commercial, WI – Warehouse Industrial


FUTURE LAND USE
N
RL
FONDURA
CG
TRACT D
TRACT C
714
CH
ROI
CG
RL
GATLIN
SAVAGE
CG
PARCEL 1
PARCEL 2
TRACT A
SUBJECT PROPERTY
1705
1706
1709
1708
1711
CS
DOMINA
CAMPANA
FONDURA
CASELLA
BUCKHART
CONANT
HAYWORTH
'LA BELLA PLAZA CONDOMINIUM'
1707
ROI/LI


EXISTING ZONING
LMD
RS-2
CH
CH
FONDURA
PUD
LMD
CG
CH
CH
GATLIN
CH
SAVAGE
CG
CG
PUD
SUBJECT
PROPERTY
CS
CS
CS
RS-2
CS
WI
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CS
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CG
WI
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DOMINA
CS
CAMPANA
FONDURA
CASELLA
BUCKHART
CG
CONANT
CS
CS
CS
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CS
HAYWORTH
CS
WI
CS
PUD

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policies 1.1.4.2 and 1.1.4.13): Policy 1.1.4.2 of the Future Land Use Element states the City shall provide the CS Future Land Use Designation Intended for the most intensive commercial development including wholesale, warehouses, vehicle sales, lumber yards, etc. Adequate buffering may be required based on subsequent site plan reviews. In addition, the proposed rezoning is consistent with Policy 1.1.4.13 in which the Commercial Services (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)
Service Commercial (CS)	**CS**, GU (General Use), & WI (Warehouse Industrial)

ZONING REVIEW

***Applicant's Justification Statement*:** The applicant requests to rezone the parcels from RS-2 to CS to be consistent with the adjacent parcels within the area. All other parcels within Block 1708 have been rezoned to a zoning district that is compatible with the CS future land use designation. This is the last parcel within the block that remains RS-2.

***Staff Analysis*:** The proposed rezoning to CS is consistent with the future land use CS and surrounding zoning designations including WI and CS. In addition, the current RS-2 is not compatible with the CS land use designation in the conversion area.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	24	
Is all property within planning area?	Yes	
Type of Conversion Area	CS	
Proposed rezoning	CS	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	N/A	
	Required	**Proposed**
Minimum Frontage	160'	80'
Minimum Depth	240' (Single lot depth, 125' may be used if the entire rear lot line is bounded by a major drainage right-of way or non-residential use and sufficient frontage exists for development)	125' (abutting a non-residential use) single lot depth
Landscape Buffer Wall	Not required	

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed rezoning.

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.

AUTHORIZATION TO ACT AS AGENT

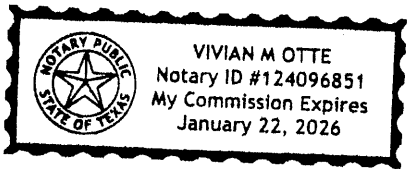
I, Liana A. Marquis, authorize Pamela Misiano (140 NW California Blvd, Port St Lucie, FL 34086) to represent me in the Variance and Rezoning Application with the City of Port St. Lucie.

Liana A. Marquis

Liana A. Marquis

4440 Red Barn Drive

Richardson, TX 75082



Notarized by Vivian Otte, August 5, 2025.

My commission expires January 22, 2025.

Vivian M Otte

P25-147 Marquis, Liana

TYPE	STATUS	BUILDING TYPE
R	P&Z MEETING SCHEDULED	

ASSIGNED TO

Sofia Trail

ADDRESS

2712 Fondura Rd

SECTION	BLOCK	LOT
31	1708	20

LEGAL DESCRIPTION

Port St. Lucie - Plat Book 14, Page 22
Section 31 - Block 1708 Lot 20 (Map 43/14N)
0.23 acres

SITE LOCATION

PARCEL #

3420-650-1098-000-6

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
ROI		RS-2	CS

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
0.23		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

I would like to change my property from being zoned as RS-2 to CS so that it is the same as my neighbors as I wish to sell the land soon.

Primary Contact Email

tucurus@hotmail.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Pamela	Misiano

Business Name

Remax Gold

ADDRESS

140 N.W. California Blvd.,

CITY	STATE	ZIP
Port St. Lucie	FL	34986

EMAIL	PHONE
pamsellsre4u@gmail.com	7722249691

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		
Liana A Marquis		
ADDRESS		
4440 Red Barn Drive		
CITY	**STATE**	**ZIP**
Richardson	TX	75082
EMAIL	**PHONE**	
tucurus@hotmail.com	(469) 879-5800	
FINAL PERMIT INSPECTION REQUIRED BY:		

FILE # 5330865 OR BOOK 5141 PAGE 1513, Recorded 04/29/2024 09:32:41 AM Doc Tax: $0.70

Prepared by and return to:
Peter Del Toro, Esq.
Del Toro Law
514 Colorado Avenue
Stuart, FL 34994
772-444-0101

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Quit Claim Deed

This Quit Claim Deed made this 18th day of **April, 2024**, between **Alfonso J. Marquis, a married man,** whose post office address is **602 Dove Cove Port, Murphy, TX 75094, Alexander F. Marquis, a/k/a Dr. Alejandro F. Marquis, a married man,** whose post office address is **15514 Waldwick Drive, Tomball, TX 77377 and George Alberto Marquis, a/k/a Dr. Jorge A. Marquis, a married man,** whose post office address is **14943 Dunwoody Bend, Cypress, TX 77429,** grantor, and **Liana Marquis, an unremarried widow,** whose post office address is **4440 Red Barn Drive, Richardson, TX 75082,** 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 TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lot 20, Block 1708 of Port St. Lucie Section 31, a Subdivision to the Plat thereof, recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-650-1098-000/6

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' nor the Grantors' spouses' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantors and Grantors' spouses' residence and homestead addresses are as stated above.

THE PREPARER OF THIS DEED, Del Toro Law (the "Preparer"), was neither furnished with, nor requested by the Grantor, to obtain or review a title search of the Property; therefore, the Preparer did not obtain or conduct a title examination of the Property and expresses no opinion as to the condition of the title of the same. Grantor hereby acknowledges and agrees to the foregoing statements of the Preparer of this Deed, that it was prepared without the benefit of title examination and is not approved in any way whatsoever by Del Toro Law. Grantee, by acceptance of this Deed, also hereby acknowledges and agrees to the foregoing statement of the Preparer of this Deed, that it was prepared without the benefit of title examination and is not approved in any way whatsoever by Del Toro Law.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Kayla Hundley
P.O. Address: 1111 Princeton Dr
Richardson, Tx 75080

Witness Name: Geetika Pahuja
P.O. Address: 8008 Steckerlane
Plano TX 75025

Alfonso J. Marquis (Seal)
Alfonso J. Marquis

State of TEXAS
County of DALLAS

The foregoing instrument was acknowledged before me this 11th day of April, 2024, by **Alfonso J. Marquis**, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

VIVIAN M OTTE
Notary ID #124096851
My Commission Expires
January 22, 2026

Notary Public

Printed Name: Vivian M Otte

My Commission Expires: 1/22/26

Signed, sealed and delivered in our presence:

Witness Name: Tanya Miller
P.O. Address: 40225 Hwy 290 Rd
Hempstead, Tx. 77445

Witness Name: Susan Boehnke
P.O. Address: 911 Walling
Houston TX 77009

(Seal)
Alexander F. Marquis, a/k/a
Dr. Alejandro F. Marquis

State of Texas
County of Harris

The foregoing instrument was acknowledged before me this 18th day of April, 2024, by **Alexander F. Marquis, Dr. Alejandro F. Marquis**, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Carolyn Powers

My Commission Expires: July 27, 2026

CAROLYN POWERS
My Notary ID # 125768588
Expires July 27, 2026

Signed, sealed and delivered in our presence:

Witness Name: Melissa Cardenas
P.O. Address: 25207 Bright Hollow
Katy Tx 77494

Witness Name: SANDRA PENA
P.O. Address: 6037 N. Fry #162
KATY TX 77449

Jorge A Marquis (Seal)
George Alberto Marquis, a/k/a
Dr. Jorge A. Marquis

State of TEXAS
County of HARRIS

The foregoing instrument was acknowledged before me this 18th day of April, 2024, by George Alberto Marquis, a/k/a Dr. Jorge A. Marquis, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Krystle Ortiz
My Commission Expires
1/3/2026
Notary ID
133510020

Notary Public
Printed Name: Krystle Ortiz
My Commission Expires: 1/3/2026

Doub

Marquis, Liana

Rezoning

Project No. P25-147

Planning and Zoning Board Meeting

Sofia Trail, Planner I

October 7, 2025

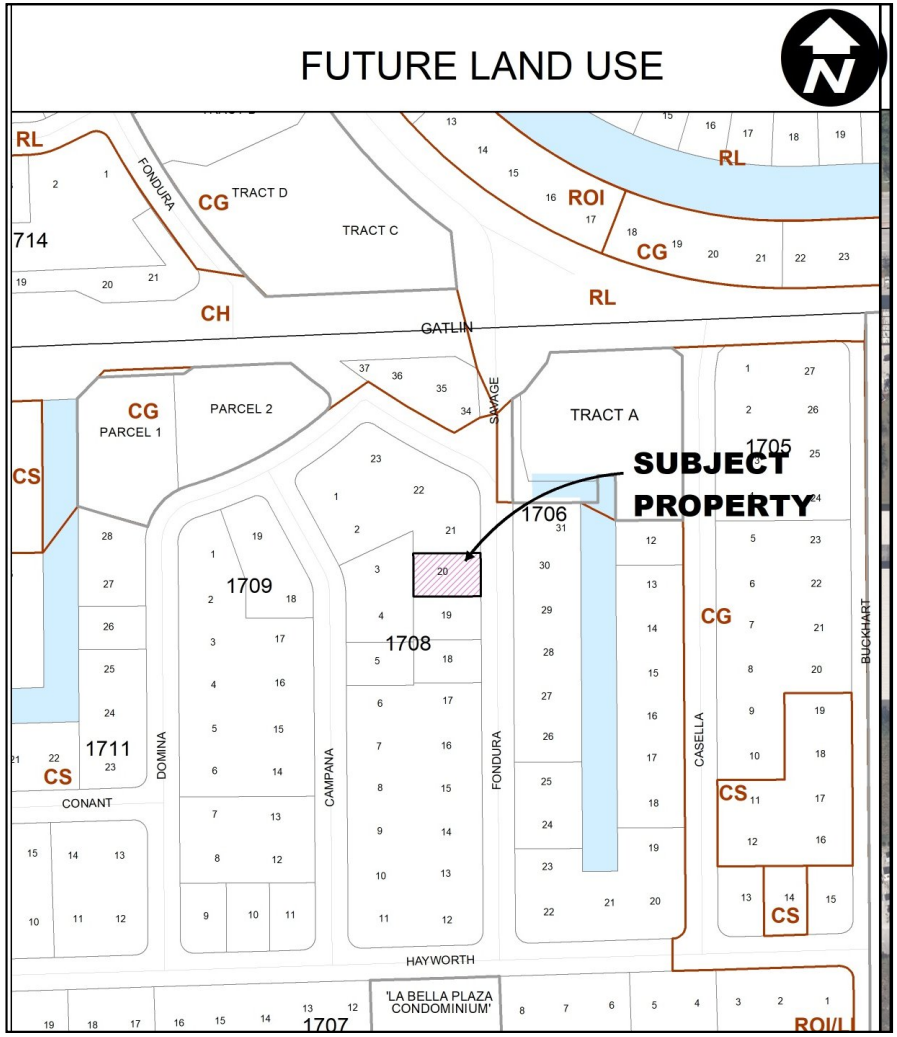
Request Summary

Owner:	Liana Marquis
Applicant:	Pamela Misiano, Remax Gold
Property Address:	2712 SW Fondura Road
Location:	South of SW Gatlin Boulevard and on the west side of SW Fondura Road
Request:	A request to rezone a 0.23-acre parcel from Single-Family Residential (RS-2) to Service Commercial (CS).

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant	CS	CS
South	Self-Storage	CS	CS
East	Warehouse	CS	WI
West	Vacant	CS	WI

CS – Service Commercial, WI – Warehouse Industrial



Project Background

- Conversion Area 24
- On March 25, 2024, a variance (P23-239) was granted by the City Council to the City of Port St. Lucie Conversional Manual Area 24 requirements to allow the rezoning of Lots 18 and 19 from the Single-Family Residential (RS-2) zoning district to the Warehouse Industrial (WI) zoning district. This resulted in the isolation of the subject property, Lot 20, since the lots to the north had already been rezoned. Lot 20 does not meet the minimum size requirement for the Service Commercial (CS) zoning district.
- An application (P25-148) for a variance to the City of Port St. Lucie lot size requirements for the Service Commercial (CS) zoning district was submitted concurrently with this rezoning application.
- This is the last remaining parcel within block 1708 to be rezoned from RS-2 to a zoning district that is compatible with the CS future land use designation.

Land Use Conversion Manual

FACTOR	ISSUE	
Planning Area Location	Conversion Area #24	
Is all property within planning area?	Yes	
Type of Conversion Area	CS	
Proposed rezoning	CS	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Not applicable	
	Required	Proposed
Minimum Frontage	160’	80’
Minimum Depth	240’ (Single lot depth, 125’ may be used if the entire rear lot line is bounded by a major drainage right-of way or non-residential use and sufficient frontage exists for development)	125’ (abutting a non-residential use) single lot depth.
Landscape Buffer Wall	Not required	

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 Service Commercial (CS) Zoning District is listed as a compatible zoning district under CS future land use classification.

POLICY 1.1.4.13 FUTURE LAND USE ELEMENT	
FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT
Service Commercial (CS)	CS (Service Commercial), GU (General Use), and WI (Warehouse Industrial)

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.