



REVISED (08.16.23)

July 6, 2023

Ms. Mary Savage-Dunham, AICP
Director of Planning & Zoning
City of Port St. Lucie
121 S.W. Port St. Lucie Blvd.
Port St. Lucie FL 34984

Our ref. # 2022-10

RE: Comprehensive Plan Amendment – Toscana SLC LLC, U.S. Hwy 1 - 1.55 acres

Dear Ms. Savage-Dunham:

Please accept this letter and the enclosed materials for our Comprehensive Plan Amendment application for 1.55-acre site from RH (Residential, High Density)/CG (Commercial General)/OSC (Open Space Conservation) to RH/CS (Residential, High Density/Commercial Service) for property located on the west side of S. U. S. Hwy. 1, south of SE Lyngate Drive, and east of SE Morningside Boulevard. As required the following items have been uploaded to the City’s Fusion program:

1. Completed application
2. Check made out to the City of PSL in the amount of \$4,465.00.
3. Cover letter
4. Agent authorization letter, if applicable
5. Deed(s)
6. Survey
7. Location map
8. FEMA flood plain information
9. Environmental Assessment Report
10. Florida Land Use and Cover Classification System (FLUCCS) map
11. Traffic analysis
12. Market study (commercial categories only)
13. Capacity analysis, locations and service descriptions for the following public services: water and sewer, solid waste, drainage, fire and emergency services, and police.

Following your review of the application please let us know if you need any additional copies or have any questions. Thank you for your assistance with this application. We look forward to working with you and your staff.

Sincerely,

Michael Houston ASLA
HJA Design Studio, LLC



Justification Statement (Revised)

Toscana SLC LLC – Comprehensive Plan Amendment for 1.55 acres (Parcel 3, Second Replat of Tract “E” South Port St. Lucie Unit Fifteen)

The Toscana project is located on the west side of S. U. S. Hwy 1, east of SE Morningside Boulevard, and south of SE Lyngate Drive. The overall project includes 252 luxury apartments on 14.59 acres and 2.3 acres of commercial development. This 1.55-acre commercial property is adjacent to the abovementioned apartments and in close proximity to the hospital, medical and business offices, MIDFLORIDA Event Center and other apartment complexes.

The existing future land use designations of the entire site (16.89 acres) site are RH (Residential, High Density)/CG (Commercial General)/OSC (Open Space Conservation). This application proposes to amend the future land use map amendment for the 1.55 acres to include are **RH (Residential, High Density)**/Commercial Services (RH/CS). The proposed land use will allow for a self-storage facility with retail uses on the 1.55-acre parcel. The zoning is Planned Unit Development (PUD) and that PUD will be amended to reference the proposed use and architecture of the building.

**JUSTIFICATION STATEMENT FOR A
COMPREHENSIVE PLAN AMENDMENT TO INCLUDE THE COMMERCIAL SERVICE (CS)
FUTURE LAND USE DESIGNATION FOR
PARCEL 3, SECOND REPLAT OF TRACT "E" SOUTH PORT ST. LUCIE UNIT FIFTEEN**

Site Information

The subject property is 1.55 acres and is located on the west side of South U.S. Highway 1 and the east side of SE Morningside Blvd, just south of SE Lyngate Dr. The property currently has existing future land use designations of RH (Residential, High Density)/CG (Commercial General)/OSC (Conservation Open Space). This request would amend the future land use designation to Residential, High Density/Commercial Service (RH/CS).

The development is to be comprised of 4-story storage building with 94,661 square feet. The facility will provide the area, including the recently constructed apartments and the medical and business offices in the vicinity with self-storage. This site is in close proximity to many jobs, community activities such as the Port St. Lucie Civic Center and miles from the Treasure Coast beaches.

There are two access points into the project are proposed off of U.S. Highway 1. The project's northerly most entrance will be a shared access with Atria Port St. Lucie to the north of the site. Approximately 385' south of the north access is the main entrance to the commercial parcels and the arrival drive to the multi-family clubhouse.

A public transit stop exists 0.15 miles north of the site at the intersection of SE Lyngate Drive and South U.S. Highway 1. Another transit stop is located 0.75 mile south of the site, across South U.S. Highway 1 on Jennings Rd.

Over 50% of the site has been allocated for Open Space. The landscape buffers widths vary. The east landscape buffer is 10 feet wide, the north buffer is 25 feet wide, the west side of the site has a 50 foot wide native buffer will be preserved along SE Morningside Blvd and the south landscape buffer is 30 feet.

Proposed Development Uses: The Toscana at Port Saint Lucie PUD is a residential multifamily community. The 14.59 acre community will include several compatible such as recreation areas, lake tracts, preservation areas and open space. There will be 2.3 acres of general commercial development.

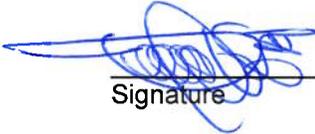
June 27, 2023

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie FL 34984

Toscana SLC, LLC
101 Pugliese's Way, FL 2
Delray Beach FL 33444

RE: Toscana Comprehensive Plan Amendment and PUD Amendment

Please be advised that David Cloran of TOSCANA SLC, LLC hereby authorizes HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process, and to submit any applications or related materials with respect thereto.

 VP

Signature

David Cloran _____
Print Name

Vice President _____
Title

June 27, 2023 _____
Date

To be filled out by Notary:

The foregoing instrument was acknowledged before me this 27th day of June

2023 by David Cloran _____, as Vice President _____ of
(Name) (Title)

TOSCANA SLC, LLC _____, a Delaware _____ Limited Liability Company, on
(Company Name) (State)

behalf of the company who is personally known to me or has produced proper identification.

(Notary Seal or Stamp)



Signature  _____

Notary Public-State of Florida

Print Name _____

My Commission Expires _____

Prepared by, Record and Return to
Doug Marek, Esq.
Doug Marek, P.A.
101 Pineapple Grove Way, 2nd Floor
Delray Beach, FL 33444
561 454-1610

Parcel ID #3422-576-0002-000/9

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 9th day of October 2020, by SIX DIAMONDS REALTY, LLC, a Florida limited liability company whose post office address is 9580 South Federal Highway, Port St. Lucie, FL 34952 ("Grantor"), to TOSCANA SLC, LLC, a Delaware limited liability company, whose post office address is 101 Pugliese's Way 2nd Floor, Delray Beach, FL 33444 ("Grantee"). (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in St. Lucie County, Florida, viz:

Parcel B, First Replat of Tract E, South Port St. Lucie Unit Fifteen, according to the map or plat thereof as recorded in Plat Book 37, Page 1, Public Records of St. Lucie County, Florida

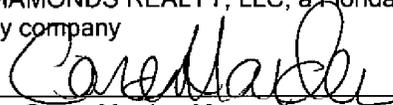
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

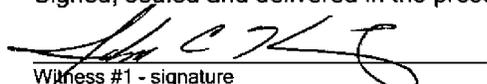
IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name, and its company seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

SIX DIAMONDS REALTY, LLC, a Florida limited liability company

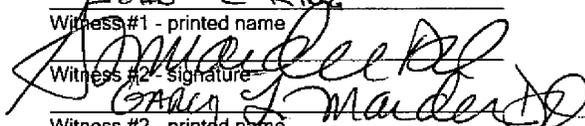
By: 

Caren Marder, Manager

Signed, sealed and delivered in the presence of:


Witness #1 - signature

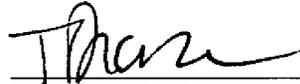
How C King
Witness #1 - printed name


Witness #2 - signature

Caren J. Marder
Witness #2 - printed name

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9th day of October 2020, by Caren Marder, as Manager of Six Diamonds Realty, LLC, a Florida limited liability company and who is personally known to me.



Notary Public, State of Florida



Tracey Prazer
State of Florida
My Commission Expires 06/20/2022
Commission No. GG 230730

1888-002 7470