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
Coen

LAST NAME
Purvis III

#### **Business Name**

Sidlyd Investments, LLC

### **ADDRESS**

9822 Tapestry Park Circle, Suite 201

CITYSTATEZIPJacksonvilleFL32246

**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 applying for and pursuing all permitting matters related to the proposed project.

Sincerely,

Coast to Coast Investment Properties LLC

Donald Wilson, its Manager

STATE OF FLORIDA COUNTY OF MAYTIM

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this \_\_23 \_\_\_ day of September, 2024, by Donald Wilson, as Manager of Coast to Coast Investment Properties, LLC, who [ ] is personally known to \_\_\_\_\_ as identification.

JAIME A. CASTELLANOS

Commission # HH 467441

Expires November 27, 2027

Notary Public Print Name:

My Commission expires:

11/27/27

**NOTARY SEAL**