

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			
2.21			
NON-RESIDENTIAL SQ. FOOTAGE		NO. OF RESIDENTIAL UNITS	
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 ☒ 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 me or ☐ has produced _____ as identification.



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

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

NOTARY SEAL