

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Tuesday, May 2, 2023

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Deborah Beutel, Chair, Term 2 Expires 6/21/25

Alfreda Wooten, Vice Chair, Term 1 Expires 5/28/23

Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25

Peter Previte, At-Large, Term 1 Expires 7/12/25

Joseph Piechocki, At-Large, Term 1 Expires 7/12/25

Roberta Briney, At-Large, Term 1 Expires 7/12/25

Eric Reikenis, At-Large, Term 1 Expires 11/1/26

Melody Creese, Alternate, Term 1 Expires 11/1/26

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 - March 7, 2023 & April 4, 2023 [2023-318](#)

6. Consent Agenda

6.a P22-330 LTC Ranch West Phase 2 - Preliminary and Final Plat [2023-393](#)

7. Public Hearings - Non Quasi-Judicial

7.a P21-128 Wilson Groves - Large Scale Comprehensive Plan [2023-327](#)

Location: The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

Legal Description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.

This is a request for a Large Scale Comprehensive Plan Text Amendment to amend Figure 1-6 of the Future Land Use Element.

7.b P23-041 City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulations, Section 156.038 - Preliminary Plat [2023-323](#)

This is a staff-initiated amendment to Section 156.038 of the Subdivision Regulations regarding preliminary plats.

- 7.c** P23-061 G. Callas Holdings, LLC - Small-Scale Comprehensive Plan Amendment [2023-403](#)
Location: North of SW Gatlin Boulevard on the west side of SW Fondura Road
Legal Description: Port St. Lucie - Section 31, Tract B
This is a request to change the future land use designation of a 1.79 acre property from OSR (Open Space Recreation) to RL (Low Density Residential)
- 8. Public Hearing - Quasi-Judicial**
- 8.a** P21-127 Wilson Groves DRI Map Amendment [2023-328](#)
The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.
The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.
This is a request to amend the Wilson Groves DRI development order by amending Map H, the DRI master development plan, adopted Resolution 11-R01 on January 24, 2011.
- 8.b** P23-028 Adams Homes of NW Florida, Inc. - Rezoning [2023-333](#)
Location: 2136 and 2142 SW Madruga Street
Legal Description: Port St. Lucie Section 31, Block 1754, Lot 17.
This is a request to rezone a 0.46-acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2)
- 8.c** P23-044 Daniel and Beth Barense - Variance [2023-402](#)
Location: 132 SW Klee Circle
Legal Description: Port St. Lucie Section 34, Block 2406, Lot 22
This is a request to grant a variance of 15 feet to allow a rear yard setback of 10 feet for an addition to an existing single-family residence.
- 8.d** P23-053 Scott E. Kaapke - Variance [2023-391](#)
Location: 1549 SW Underwood Ave.
Legal Description: Port St. Lucie Section 31, Block 1669, Lot 18
This is a request for a variance of 6.06 feet to allow an 18.94-foot setback from the rear property line for a proposed home addition.

- 8.e** P23-062 G. Callas Holdings, LLC - Rezoning [2023-406](#)
Location: North of SW Gatlin Boulevard on the west side of SW Fondura Road.
Legal Description: Port St. Lucie Section 31, Tract B
This is a request to rezone a 1.79-acre property from OSR (RS-2 (Single-Family Residential)).
- 8.f** P23-065 - Eden at Tradition - Landscape Modification [2023-397](#)
Location: The property is located at the northwest corner of the intersection of SW Village Parkway and SW Hegener Drive (fka Paar Drive).
Legal Description: The legal description is Tradition SG-10, Parcel C.
This is a request for a landscape modification to allow for enhanced landscaping in lieu of providing a six (6) foot buffer wall along the west property line.
- 8.g** P23-067 Varian, Lisa - Variance [2023-394](#)
Location: 481 SE Faith Terrace
Legal Description: Port St. Lucie Section 2, Block 314, Lot 8
This is a request for a variance of 1.5 feet to allow an 8.5-foot side yard setback for a proposed screen enclosure and pool.

9. New Business

- 9.a** Traffic Review Summary [2023-389](#)

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
2023-318

Agenda Date: 5/2/2023

Agenda Item No.: 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - March 7, 2023 & April 4, 2023

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

Executive Summary: March 7, 2023 & April 4, 2023 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 direction.

Background: NA

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: March 7, 2023 & April 4, 2023 minutes.

City of Port St. Lucie
Planning and Zoning Board
Meeting Minutes - Draft

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

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Tuesday, March 7, 2023

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 Chair Deborah Beutel at 6:02 PM, on March 8, 2023 at the Port St. Lucie City Hall, Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Deborah Beutel, Chair
Alfreda Wooten, Vice Chair
Carol Taylor-Moore, Secretary
Peter Previte, At-Large
Joseph Piechocki, At- Large
Eric Reikenis, At-Large

Member Not Present:

Roberta Briney, At- Large

3. Determination of a Quorum

Chair Beutel determined there was a quorum.

4. Pledge of Allegiance

Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

- 5.a** Approval of Minutes - February 7, 2023 and February 21, 2023 [2023-236](#)

There being no discussion, Vice Chair Wooten moved to approve the minutes. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

- 6.a** P22-232 Verano South Pod G - Plat No. 2 - POD No. 2 - Replat No. 1 [2023-225](#)

Location: The property is west of Interstate 95, north of Crosstown Parkway, east of Glades Cut-off Road.

Legal Description: Being A Replat of all of POD 2, Verano South PUD 1 - POD G - Plat No. 2.

The application is for a Preliminary Plat with Construction Plans that is 18.5 acres in area. The project proposes a total of 220 multi-family lots.

There being no discussion, Mr. Piechocki moved to recommend approval of P22-232 Verano South Pod G – Plat No. 2 – POD No. 2 – Replat No.1. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

7. Public Hearings - Non Quasi-Judicial

- 7.a** P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale [2023-232](#)

Location: Generally bordered by Glades Road Cut Off to the south, Interstate I-95 to the east, and Midway Road to the north.

Legal Description: A portion of Sections 20 & 21, Township 36 South, Range 39 East.

This is a request to change the Future Land Use of 464.5 acres known as Lulfs Grove Business Park, to Low Density Residential (RL), Medium Density Residential (RM) and Recreation Open Space (OSR).

There being no discussion, Mr. Previte moved to table P22-336 Lulfs Grove - Comprehensive Plan Amendment-Large Scale to the Planning and Zoning Meeting of April 4, 2023. Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

- 7.b** P22-356 St. Lucie Lands/Veranda - Comprehensive Plan Amendment - Large Scale [2023-233](#)

Location: The properties are generally located south of Becker Road, North of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Preserve.

Legal Description: Portions of Veranda Plat No. 3, Veranda Gardens

West Phase 1; Portions of Veranda Plat No. 4, Veranda Gardens West Phase 2; Portions of Veranda Plat No. 5, Veranda Gardens West Phase 3; and Veranda Plat No. 2, Parcel 7.

This is a request to approve a large-scale future land use map amendment for approximately 84 acres in size acres from Residential, Office and Institutional (ROI) and Commercial General/Residential, Office, Institutional (CG/ROI) to Residential Golf Course (RGC).

Stephen Mayer, Planner, Planning and Zoning, presented a PowerPoint Presentation to the Board regarding the Large-Scale Comprehensive Plan Amendment to change the land use for 84 acres. He stated the amendment would change the land use of 65.27 acres from Residential, Office, and Institutional (ROI) and 18.6 acres from Commercial General/Residential, Office and Institutional (ROI) to Residential Golf Course (RGC).

Dennis Murphy, Culpepper & Terpening, addressed the Board and explained they are not changing the residential densities for the community. The Board did not have any questions.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no discussion, Mr. Piechocki moved to recommend approval of P22-356 St. Lucie Lands/Veranda Comprehensive Plan Amendment – Large Scale to the City Council. Secretary Taylor- Moore seconded the motion, which passed unanimously by roll call vote.

7.c P22-357 St. Lucie Lands (VF II, LLC) - Comprehensive Plan Amendment - Small Scale

[2023-234](#)

Location: South of Becker Road, north of the St. Lucie County line, east of the Florida Turnpike, and west of Veranda Landings.

Legal Description: Veranda Plat No. 8, Tract 2

This request is to approve a small-scale Future Land Use Map amendment for 12.4 acres from Residential Office and Institutional (ROI) to (RGC) Residential Golf Course.

Planner Mayer presented a PowerPoint Presentation to the Board regarding the Small-Scale Comprehensive Plan Amendment to change the land use for 12.4 acres. He stated the amendment would change the land use of 12.4 acres from Residential, Office, and Institutional (ROI) to Residential Golf Course (RGC).

Dennis Murphy, Culpepper & Terpening, addressed the Board and asked them to consider his comments as previously stated on Item 7.b.

The Board did not have any questions.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

There being no discussion, Mr. Piechocki moved to recommend approval of P22-357 St. Lucie Lands (VF II, LLC) – Comprehensive Plan Amendment – Small Scale to the City Council. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

7.d P22-364 Brizon Investments, LLC - Comprehensive Plan
Amendment - Small Scale

[2023-231](#)

Location: Northeast corner of SW Aviation Avenue and SW Port St. Lucie Boulevard.

Legal Description: Port St. Lucie Section 41, Block 2894, Lots 10, 11, 12 and 13

This is a request to change the Future Land Use designation from Residential, Office, Institutional (ROI) to General Commercial (CG).

Planner Mayer presented a PowerPoint Presentation to the Board regarding the Small-Scale Comprehensive Plan Amendment. He stated the amendment would change the land use of 1.06 acres from Residential, Office, and Institutional (ROI) to General Commercial (CG).

Cannon Maki and Matt Peterson, Estacado Interests, and Chris Stephens, Stephens Barrios Engineering, addressed the Board regarding the application. Mr. Peterson reported they intend to purchase the property and have Starbucks sign a lease for 30 years. Mr. Maki reported on the number of trips generated for this establishment.

Chair Beutel opened Public to be Heard.

Susan Cedeno, 755 SW Tupper Lane, vocalized her concern regarding traffic at the intersection located on Port St. Lucie Boulevard and Aviation Avenue and the roundabout located on Tulip and College Park Road in the event this establishment comes to the location.

Rosemary Vivas, 917 SW College Park Road, vocalized her safety concern with regards to the secondary entrance being located on Aviation Avenue. She stated her children have bus stops on Aviation Avenue. Ms. Vivas expressed there was a problem regarding the roundabout located on College Park Road.

Mary Beth Johnson, 993 SW College Park Road, spoke via Zoom and against the establishment.

Chair Beutel closed Public to be Heard.

Chair Beutel and Mr. Piechocki expressed concern about traffic generated in the subject location.

Chris Stephens, Stephens Barrios Engineering, 605 Delaney Avenue, Suite C, Orlando, Florida, stated he visited the site and spent 3 hours observing the traffic patterns and drove through the neighborhood behind the site. He addressed the traffic concerns previously voiced. Chair Beutel inquired if there were plans to have a neighborhood meeting, to which Mr. Stephens stated they already had one previously.

Mr. Previte asked if it was possible to only have the shared driveway without the need for an entrance on Aviation Avenue, to which Mr. Stephens replied in the negative. Elizabeth Hertz, Senior Deputy City Attorney, reminded the Board that this was a Comprehensive Plan Amendment relating to changing the Land Use. She stated the Site Plan was not tied to this application. Mary Savage-Dunham, Planning and Zoning Director, confirmed that the Applicant had not yet submitted a Site Plan to review.

There being no further discussion, Vice Chair Wooten moved to recommend approval of P22-364 Brizon Investments, LLC Comprehensive Plan Amendment – Small Scale to the City Council. Mr. Piechocki seconded the motion, which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

Attorney Hertz explained the Quasi-Judicial Rules into the record for the items under Section 8 of the Agenda.

The Deputy City Clerk administered the Oath of Testimony to staff, applicants, and the members of the audience present.

- 8.a** P22-155 Gatlin Boulevard Car Wash - Special Exception Use
Location: 1837 SW Gatlin Boulevard
Legal Description: Port St. Lucie Section 31, Tract P, Lots 9 and 10
This is a request for a special exception to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances.

[2023-241](#)

There being no discussion, Vice Chair Wooten moved to table P22-155 Gatlin Boulevard Car Wash – Special Exception Use to the Planning and Zoning Meeting of April 4, 2023. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

8.b P22-269 Jared & Emily Greenberg - Variance

[2023-240](#)

Location: 702 SW Abode Avenue

Legal Description: Port St. Lucie - Section 33, Block 2326, Lot 21

This is a request to grant a variance of 9.51 feet to allow a 0.49-foot setback from the rear property line for an existing 21.50-foot by 24-foot (516 sf2) covered playhouse.

Chair Beutel inquired if the Board had any ex-parte communications to disclose, to which each member responded in the negative.

Bethany Grubbs, Planner, Planning and Zoning, presented the Board with a PowerPoint Presentation regarding the Variance submitted by Jared and Emily Greenberg. She provided the details as to the variance and explained it related to Section 158.217 (c)(1) to allow .49- foot setback from the rear property line for an existing 21.50-foot by 24-foot (516 square feet) covered playhouse. Planner Grubbs confirmed there was a pending Code Compliance case for this matter and showed photographs to the Board.

Attorney Hertz advised that any abandonment of easement would require the approval of the City Council.

Jared Greenberg, 702 SW Abode Avenue, Port St. Lucie, presented the Board with a PowerPoint Presentation and explained his application.

Mr. Previte asked Mr. Greenberg if he placed footings for the structure, to which Mr. Greenberg responded in the affirmative. He inquired if he received instructions from the City, which Mr. Greenberg explained the City did not give him instructions as the initial Code Compliance case started the issue

Mr. Previte asked how the case was initially reported to the City, to which Wesley Armstrong, Code Compliance Acting Manager, Neighborhood Services Department, stated this was a result of the South Florida Water Management District (SFWMD), who contacted the City as they would be rebuilding a berm in the area and asked the City to address any properties with issues accessing the berm. He

indicated the berm rebuild was expected in 2024 or 2025. Mr. Piechocki inquired if there were numerous requests, to which Manager Armstrong confirmed this was the first property they have received from the SFWMD. Vice Chair Wooten asked if the utility easement was for all utilities or just for the SFWMD, to which Manager Armstrong stated he was unsure however Planner Grubbs clarified the easement was a split easement used for drainage and utilities. Planner Grubbs indicated there were originally approximately 20 items to be removed from the easement. Manager Armstrong reported there were a total of 23 items to be removed on the easement of SFWMD.

Mr. Greenberg reported that the fence had an active permit with SFWMD and had not been revoked. He stated they revoked the tree permit. At this time, Chair Beutel reminded Mr. Greenberg they are only addressing the structure relating to the variance requested.

Chair Beutel opened Public to be Heard. There being no comments, she closed Public to be Heard.

The Board held a discussion relating to the permitting of the structure.

There being no further discussion, Mr. Piechocki moved to deny P22-269 Jared & Emily Greenberg – Variance. Mr. Reikenis seconded the motion, which passed unanimously by roll call vote.

8.c P22-327 Bayshore Boulevard Plaza - Special Exception Use
(Fitness Center)

[2023-237](#)

Location: East side of Bayshore Blvd. and north of SW Thornhill Dr.

Legal Description: Port St. Lucie Section 13, Block 628, Lots 25-29

This is a request for a Special Exception Use to allow on enclosed assembly area over 3,000 square feet for a recreational use totaling 3,187 square feet.

Francis Forman, Planner, Planning and Zoning, presented a PowerPoint Presentation of the Special Exception Use Application for P22-327 Bayshore Boulevard Plaza – Special Exception Use (Fitness Center) to the Board.

Melissa Corbett, The MilCor Group, was present on behalf of the Applicant.

Chair Beutel opened Public Comment. There being no comments, she closed Public to be Heard.

There being no discussion, Mr. Previte moved to approve P22-327 Bayshore Boulevard Plaza – Special Exception Use (Fitness Center). Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

8.d P22-328 Bayshore Boulevard Plaza - Special Exception Use (Vehicle Repair & Maintenance)

[2023-239](#)

Location: East side of Bayshore Blvd. and north of SW Thornhill Dr.

Legal Description: Port St. Lucie Section 13, Block 628, Lots 25-29

This is a request for a Special Exception Use to allow a repair and maintenance of vehicles use within the General Commercial zoning district.

Chair Beutel inquired if the Board had any ex-parte communications to disclose, to which each member responded in the negative.

Planner Forman presented a PowerPoint Presentation of the Special Exception Use Application for P22-328 Bayshore Boulevard Plaza – Special Exception Use (Vehicle Repair & Maintenance) to the Board.

Melissa Corbett, The MilCor Group, was present on behalf of the Applicant.

Chair Beutel opened Public Comment. There being no comments, she closed Public to be Heard.

There being no discussion, Mr. Reikenis moved to approve P22- 328 Bayshore Boulevard Plaza – Special Exception Use (Vehicle Repair & Maintenance). Vice Chair Wooten seconded the motion, which passed unanimously by roll call vote.

8.e P22-365 Brizon Investments, LLC - Rezoning

[2023-230](#)

Location: Generally, on the northeast corner of SW Aviation Avenue and SW Port St. Lucie Boulevard

Legal Description: Port St. Lucie Section 41, Block 2894, Lots 10, 11, 12, and 13

This is a request to rezone a 1.06-acre property from Professional Office (P) to General Commercial (CG).

Chair Beutel inquired if the Board had any ex-parte communications to disclose, to which each member responded in the negative.

Planner Mayer presented a PowerPoint Presentation of the Rezoning Application for P22-365 Brizon Investments, LLC to the Board. He explained the application would rezone a 1.06-acre property from

Professional Office (P) to General Commercial (CG) for a proposed Starbucks coffee shop at the location. Planner Mayer reported there was no site plan or conceptual.

Cannon Maki and Matt Peterson, Estacado Interests, and Chris Stephens, Stephens Barrios Engineering, were present on behalf of the Applicant.

Chair Beutel opened Public Comment. There being no comments, she closed Public to be Heard.

There being no discussion, Vice Chair Wooten moved to recommend approval of P22-365 Brizon Investments, LLC – Rezoning to the City Council. Mr. Piechocki seconded the motion, which passed unanimously by roll call vote.

8.f [2023-243](#)

P23-005 Crb of Florida - Caribbean American Club - Special Exception Use

Location: 3771 SE Jennings Road

Legal Description: A portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1

The request is for the approval of a Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet in the Service Commercial (CS) Zoning District as per Section 158.126(D)(2) for the Zoning Code for a 5,022 square foot cultural club.

(Clerk’s Note: This item was withdrawn from the Agenda.)

8.g [2023-242](#)

P23-015 Weun Geem, Kim - Emerald Plaza at Darwin, LLC - Landscape Modification

Location: 3201 SW Yale Street

Legal Description: Darwin Plaza Lot 1

This is a request to substitute landscaping in lieu of an architectural buffer wall per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

Chair Beutel inquired if the Board had any ex-parte communications to disclose, to which each member responded in the negative.

Planner Grubbs presented the Board with a PowerPoint Presentation regarding the Landscape Modification Request for Kim Weun Geem – Emerald Plaza Darwin, LLC. She indicated it was a request to substitute landscaping in lieu of architectural buffer wall per Section 154.12 of the City of Port St. Lucie Code of Ordinances.

Brad Currie, Engineering, Design and Construction, Inc., was present on behalf of the Applicant and presented a brief PowerPoint Presentation to the Board regarding the Landscape Modification Application. He indicated the subject location would be a Hulett Environmental Professional Office and will have some storage of vehicles in the rear of the property. Mr. Currie reported he spoke to the Steve Garrett, Agent to the Applicant for the property located to the north of this location. He explained that Mr. Garrett was not against this request.

Chair Beutel asked how Hulett intends to secure their products, to which Mr. Currie stated that they will be proposing a fence on the back end of the property. He stated there would be gates opened during business hours and closed off during non-business hours.

Chair Beutel opened Public Comment. There being no comments, she closed Public to be Heard.

There being no discussion, Mr. Piechocki moved to approve P23-015 Wuen Geem, Kim – Emerald Plaza at Darwin, LLC – Landscape Modification to the City Council. Mr. Previte seconded the motion, which passed unanimously by roll call vote.

9. New Business

Mr. Piechocki expressed concern over the previously requested presentation to the Board relating to reoccurring traffic and safety concerns. He stated he would submit key topics to Director Savage-Dunham to provide a presentation for the Board to review. Chair Beutel stated the presentation could be scheduled as a Special Meeting.

Mr. Piechocki spoke about the Wawa project previously voted on by the Board and the City Council. He requested more information relating to the issue brought up by Mayor Martin during the City Council Meeting relating to the Wawa. The Board discussed the importance of taking traffic safety into consideration when approving items. Director Savage-Dunham explained the City can require mitigation of impacts from a particular development. Chair Beutel inquired how the Board should go about processing the resident traffic infrastructure feedback received during the meetings, to which Director Savage-Dunham stated that Staff would pay close attention throughout the granular level detail of the projects in question. She stated the Board had the right to make comments and suggestions during each item.

Mr. Piechocki reserved his report regarding the Site Plan Review Committee until the next meeting.

10. Old Business

(Clerk's Note: There were no items discussed during this section of the Agenda.)

11. Public to be Heard

Chair Beutel advised she had a comment card from Peter Miller to discuss the Wawa. She indicated there was no member of the public present in the Council Chambers.

12. Adjourn

There being no further business the meeting adjourned at 8:01 PM.

Carol Taylor-Moore, Secretary

Daisy Ruiz, Deputy City Clerk

City of Port St. Lucie
Planning and Zoning Board
Meeting Minutes

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Tuesday, April 4, 2023

6:00 PM

Council Chambers, City Hall

Addition of Item 7C

1. Meeting Called to Order

A Regular (Virtual) Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Beutel at 6:02 p.m., on April 4, 2023, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Deborah Beutel, Chair

Alfreda Wooten, Vice Chair

Carol Taylor-Moore, Secretary

Eric Reikenis

Joseph Piechocki

Roberta Briney

Members Not Present:

Peter Previte

3. Determination of a Quorum

4. Pledge of Allegiance

Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

There being no discussion, Vice Chair Wooten moved to approve the March 7, 2023 minutes. Ms. Briney seconded the motion which passed unanimously by roll call vote.

(Clerk's Note: There were no minutes presented on the Agenda, but a motion was called to approve the March minutes.)

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P22-336 Lulfs Grove - Comprehensive Plan Amendment - [2023-232](#)
 Large Scale

Location: The property is generally located on the west side of Glades Cut Off Road, east of the C-24 Canal and south of Midway Road.

Legal Description: A portion of Sections 20 & 21, Township 36 South, Range 39 East.

This is a request to change the Future Land Use of 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) to 389.24 acres of Low Density Residential (RL), 29.70 of Medium Density Residential (RM), and 11.56 acres of Recreation Open Space (OSR) for the Lulfs Groves property.

There being no discussion, Mr. Reikenis moved to table P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale to the June 6, 2023, Planning & Zoning meeting. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

7.b P23-041 City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulation, Section 156.038 - Preliminary Plat [2023-323](#)

This proposed amendment to Section 158.038 of the Zoning Code is a staff-initiated text amendment. The purpose and intent of this amendment is to provide an accelerated and streamlined approval process for preliminary plat approval

(Clerk's Note: A PowerPoint presentation was shown at this time.) Anne Cox, Planning & Zoning Assistant Director, presented to the Board and stated that the proposal was for a text amendment to shorten and streamline the time it takes for projects to receive a preliminary plat approval. She discussed the type of plats, the preliminary plat approval process, and the effect of modifications to the preliminary plat approval

process, as well as provided the language for the amendment.

Mr. Piechocki inquired as to which circumstances had necessitated this amendment, to which Ms. Cox replied that plats that had regular land use categories took longer to get through the process, and the applicants for those type of projects were in favor of this change. Mary Savage-Dunham, Planning & Zoning Director, added that some of the applicants had the benefit of an expedited process which could be challenging for other applicants. Mr. Piechocki expressed his concern for the short amount of time it took for this item to be brought to the Board, noting that the Board had been asking for a traffic study presentation that had not yet been received and questioned why this took precedence. Assistant City Manager Teresa Lamar-Sarno addressed the Board on this concern and apologized for the delay, and Chair Beutel suggested that having more time to review would be beneficial.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no further discussion, Mr. Piechocki moved to table P23-041 City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulation, Section 156.038 - Preliminary Plat to the May 2, 2023, Planning & Zoning meeting. Mr. Reikenis seconded the motion which passed unanimously by roll call vote.

- 7.c** P21-128 Wilson Groves - Large Scale Comprehensive Plan
 The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.
 The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.
 This is a request for a Large Scale Comprehensive Plan Text Amendment to amend Figure 1-6 of the Future Land Use Element.

[2023-327](#)

There being no discussion, Vice Chair Wooten moved to table P21-128 Wilson Groves - Large Scale Comprehensive Plan to the May 2, 2023, Planning & Zoning meeting. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

The Senior Deputy City Attorney Elizabeth Hertz read the Quasi-Judicial Rules into the record for Items 8 a.) through 8 g.) and the Deputy City Clerk swore in staff and

applicants.

8.a P22-155 Gatlin Boulevard Car Wash - Special Exception Use

[2023-241](#)

Location: 1837 SW Gatlin Boulevard

Legal Description: Port St. Lucie Section 31, Tract P, Lots 9 and 10

This is a request for a special exception to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances.

Planner Bethany Grubbs advised that the applicant was still preparing their traffic analysis to the satisfaction of Public Works and were requesting to table the item.

There being no discussion, Mr. Reikenis moved to table P22-155 Gatlin Boulevard Car Wash - Special Exception Use to an unknown date. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.b P22-337 Greco Park 18, LLC - Limited Mixed Use (LMD) -
Conceptual Plan Amendment

[2023-321](#)

Location: The property is located on the northeast corner of SW Port St. Lucie Boulevard and SW Greco Park Lane

Legal Description: Lots 1-5 & 12-16, Block 1282, Port St. Lucie Section 12

This is a request to change the conceptual plan for the 2.37-acre LMD Site.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Francis Forman, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Board and stated that the request was for approval to reconfigure the 2.37-acre Limited Mixed Use (LMD) Site Conceptual Plan, noting that the proposed project would be two 8,760 square foot office and retail buildings. He then provided information on future land uses, surrounding uses, future land use compatibility, and proposed conceptual plan.

Mr. Piechocki inquired about privacy for the housing next to the buildings, to which Mr. Forman advised that it would be included in the next phase of the project. Jose Chavez of StoryBook Holdings, LLC appeared on behalf of the applicant, and clarified that this project was

for retail space and project P22-338 was for office space.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Vice Chair Wooten moved to recommend approval of P22-337 Greco Park 18, LLC - Limited Mixed Use (LMD) - Conceptual Plan Amendment to the City Council. Mr. Piechocki seconded the motion which passed unanimously by roll call vote.

8.c P22-338 Greco Park - Special Exception Use [2023-322](#)

Location: Northeast corner of SW Port St Lucie Blvd. and SW Greco Ln.

Legal Description: Port St. Lucie Section 12, Block 1282, Lots 1-5 & 12-16

The request is for the approval of a Special Exception Use (SEU) to allow retail or personal service uses exceeding 50% of the buildings' gross floor area and to allow any one use to exceed 5,000 square feet in the Limited Mixed Use (LMD) Zoning District as per Sections 158.155(D)(4 & 5) of the Zoning Code.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Francis Forman, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Board and stated that the request was for approval to allow for a proposed retail plaza consisting of 2 buildings containing over 50% retail and office space uses in the Limited Mixed Use (LMD) Zoning District. He provided a site plan and information on the evaluation of SEU criteria.

Secretary Taylor-Moore inquired as to the type of businesses that would be in the buildings, to which Mr. Chavez replied that there were no set tenants, but they would be small, local businesses.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Mr. Piechocki moved to recommend approval of P22-338 Greco Park - Special Exception Use to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.d P23-028 Adams Homes of NW Florida, Inc. - Rezoning [2023-333](#)

Location: 2136 and 2142 SW Madrugá Street

Legal Description: Port St. Lucie Section 31, Block 1754, Lot 17.

This is a request to rezone a 0.46-acre property from Residential Single

Family (RS-1) to Residential Single Family (RS-2)

Chair Beutel inquired if there was any ex-parte communication, to which Chair Beutel responded in the affirmative, and Vice Chair Wooten, Secretary Taylor-Moore, Mr. Reikenis, Mr. Piechocki, and Ms. Briney responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Anne Cox, Planning & Zoning Assistant Director, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Board and stated that the request was for a rezoning of a 0.46-acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2), and she provided information on the existing future land use, zonings, and staff analysis, noting that staff found this request to be inconsistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan. She recommended denial of this project.

(Clerk's Note: The Applicant was not present for this meeting.)

There being no discussion, Mr. Piechocki moved to table P23-028 Adams Homes of NW Florida, Inc. - Rezoning to an unknown date. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

- 8.e** P23-032 Romanelli, Rocco (TR) - Up on Top Volleyball -
Special Exception Use

[2023-325](#)

Location: East of I-95 & west of NW Interpark Place

Legal Description: St. Lucie West Plat #14 Commerce Park Phase 2

This is a request for a Special Exception Use to allow an expansion of an enclosed assembly area over 3,000 square feet for recreational use totaling 12,354 square feet.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bianca Lee, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Board and stated that the project was to seek allowance of an expansion of the existing enclosed assembly area over 3,000 square feet for recreational use, totaling 12,354 square feet for developed property,

and she noted that the facility was for children's volleyball, travel leagues, and open gym activities in the community. She also discussed the surrounding uses and the evaluation of SEU criteria.

Brad Curry, Engineering Design & Construction, represented the applicant and spoke in favor of the project, noting that they had no additional comments.

Chair Beutel opened the Public Hearing and Resident Steve Carroll spoke in opposition of the Torino expansion, expressing concern of the size of the expansion. Resident Charlie Glover expressed concern regarding the traffic and parking. There being no further public to be heard, Chair Beutel closed the Public Hearing.

Mr. Curry clarified that Mr. Carroll's comments were concerning the property for the Torino project, which was the future home of the business, but the project being heard was only for the property in the Peacock Industrial Park. He also informed that the parking agreement was already signed and met the requirements.

There being no further discussion, Ms. Briney moved to recommend approval of P23-032 Romanelli, Rocco (TR) - Up on Top Volleyball - Special Exception Use to the City Council with the staff recommendation that a parking agreement shall be approved by the City Attorney's Office prior to the issuance of any building permits or occupancy of the additional 3,654 sq. ft. of enclosed assembly area (whichever occurs first), and that the SEU shall expire if there is not a valid parking agreement in effect. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.f P23-038 Tommy C. Creel - Custom Welding Diversified, Inc. -

[2023-324](#)

Variance

Location: 1983 SW Biltmore St.

Legal Description: Port St Lucie Section 13, Block 628 S, ½ Lot 14 and all lots 15 and 16.

This is a request for a variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

Bianca Lee, Planner, was present for the project. (Clerk's Note: The Applicant was not present for this meeting.)

There being no discussion, Mr. Reikenis moved to table P23-038 Tommy C. Creel - Custom Welding Diversified, Inc. – Variance to an unknown date. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.g P23-040 Crb of Florida - Caribbean American Club Parking - [2023-326](#)
Variance

Location: 3771 SE Jennings Road

Legal Description: A portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1

This is a request to grant a variance to allow a reduction of 21 parking spaces in the required number of parking spaces to allow for an enclosed assembly use.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.)
Bethany Grubbs, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Board and stated that the request was to grant a variance to allow a reduction of 21 parking spaces in the required number of parking spaces to allow for an enclosed assembly use. She provided information on the land use, zoning, and constraints of the property. She advised that there were no plans to develop any additions, and the proposal would be for 54 parking spaces.

Brandon Craegan, Redtail Design Group, represented the applicant and provided an overview of the parking situation and nature of the request. He stated that it would be around 50-80 club members and they would have events at the location. Ms. Grubbs advised that upon concerns, a point of consideration could be to tie it with the Cultural Club Use itself so that it did not run with the land variance, and Mr. Craegan noted that if parking happened to get out of hand, there were parameters in place in the Zoning Code that could address it. Ms. Grubbs also informed that based on the square footage of the building, it required 75 spaces. Chair Beutel inquired on if the Board could approve with the condition that the general assembly area did not exceed 2,999 sq ft, to which Ms. Grubbs responded in the affirmative, noting that if it did, they would need a Special Exception Use.

Chair Beutel opened the Public Hearing. There being no public to be

heard, she closed the Public Hearing. The Board held further discussion on the concern of parking at events, and Mr. Craegan advised that they had not explored the possibility of a shared parking agreement due to there being no availability for it in the area, and that a future possibility could be that they could ask the property owners to the North of them, but due to buffers and vegetations around the site, there could be no other areas to explore.

There being no further discussion, Mr. Reikenis moved to approve P23-040 Crb of Florida - Caribbean American Club Parking - Variance. Ms. Briney seconded the motion which passed unanimously by roll call vote.

9. New Business

The Board agreed to reserve the discussion on Vice Chair Wooten's term for the next meeting when all Board members are present.

10. Old Business

Mr. Piechocki provided a Site Plan Review Update for March, and requested information on various projects, to which Ms. Savage-Dunham provided information. Mr. Piechocki then requested the traffic study be presented at the May Planning & Zoning meeting, to which Ms. Savage-Dunham advised that staff was working on the presentation and the goal was to have it for May.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 7:25 p.m.

Carol Taylor-Moore, Secretary

Jasmin De Freese, Deputy City Clerk



Agenda Summary

2023-393

Agenda Date: 5/2/2023

Agenda Item No.: 6.a

Placement: Consent Agenda

Action Requested: Motion / Vote

P22-330 LTC Ranch West Phase 2 - Preliminary and Final Plat

Submitted By: Anne Cox, Assistant Director of Planning and Zoning

Executive Summary: A boundary plat to create school and park sites and tracts for future development.

Presentation Information: Staff may provide a presentation if requested.

Staff Recommendation: Move that the Board recommend approval of the preliminary and final plat as recommended by the Site Plan Review Committee.

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 at their December 14, 2022 meeting.

Issues/Analysis: See staff report.

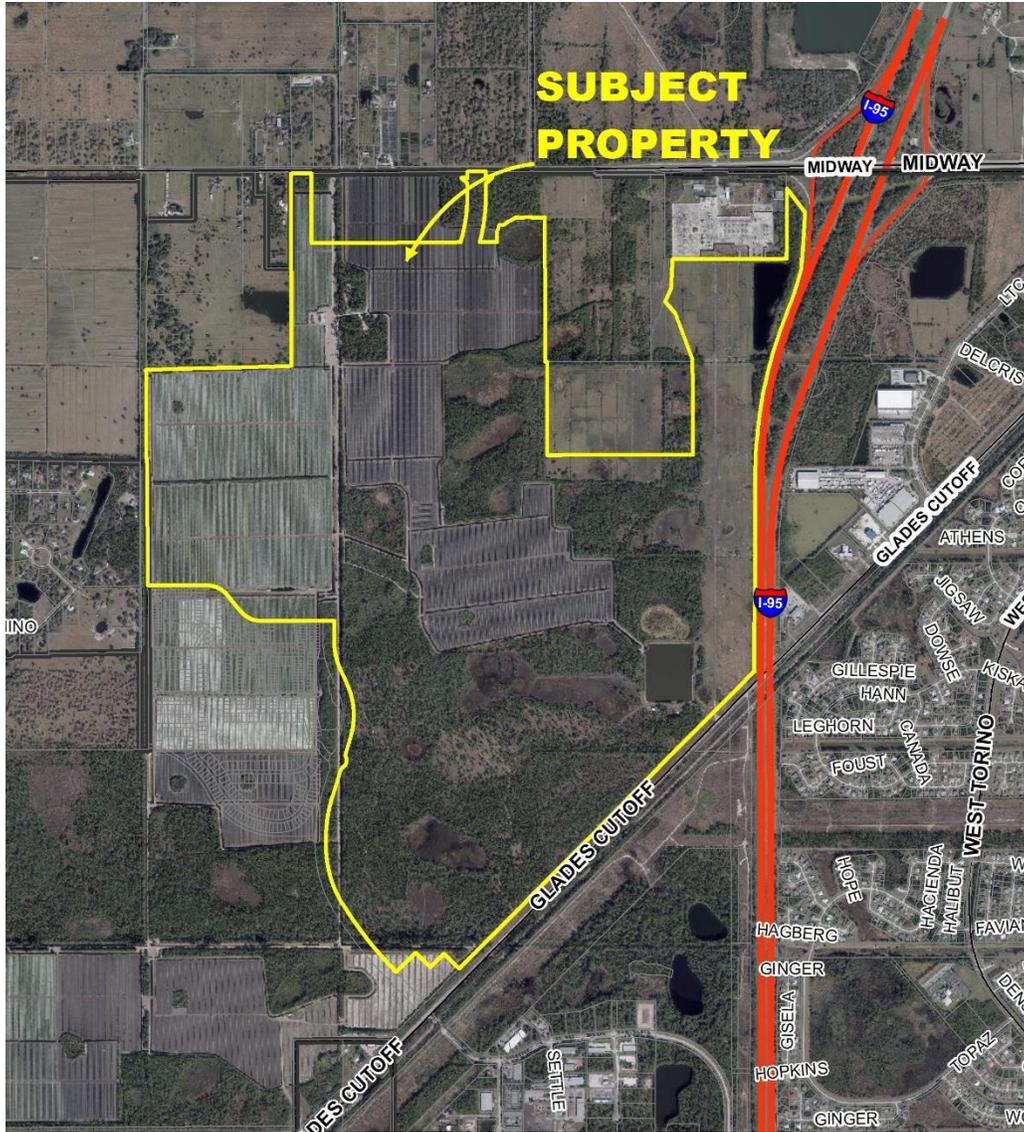
Special Consideration: N/A

Location of Project: The property is located west of I-95 and south of West Midway Road.

Attachments: 1. Staff Report, 2. Preliminary and Final Plat, 3. Application, 4. Staff Presentation



**LTC Ranch West Phase 2
Preliminary and Final Subdivision Plat
P22-330**



Project Location Map

SUMMARY

Applicant's Request:	The Applicant is requesting approval of a preliminary and final plat for LTC Ranch West Phase 2.
----------------------	--

Applicant:	Kinan Husainy, P.E.
Property Owner:	Midway Glades Developers, LLC
Location:	The property is located west of I-95 and south of West Midway Road.
Address:	n/a
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

Previous Actions and Prior Reviews

The preliminary and final plat was reviewed by the Site Plan Review Committee on December 14, 2022.

Project Description

This preliminary and final plat application will create a future school site (52.693 acres), future City park site (111.848 acres), and two (2) tracts totaling 1,059.816 acres for future development.

Location and Site Information

Parcel ID	3302-705-0037-000-8
Property Size:	Approximately 1,224 acres
Legal Description:	Tract "A" of the Plat of LTC Ranch West Phase 1, as recorded in Plat Book 111, page 1, Public Records of St. Lucie County, Florida.
Future Land Use:	ROI (Residential, Office, Institutional)
Existing Zoning:	PUD (Planned Unit Development) and SLC-AG 2.5
Existing Use:	Unimproved farmland and vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC-AG	SLC-AG-5	St. Lucie County Agricultural land
South	CS/LI/ROI/CG and U	SLC-AG-2.5 and U	Vacant land and electric substation
East	U	U	Railroad line and FPL Easements
West	U, RM, RL and SLC-AG-2.5	U	PSL Utilities, vacant land and residential ranchettes

AG: Agricultural (County Classification)

CS: Commercial Service

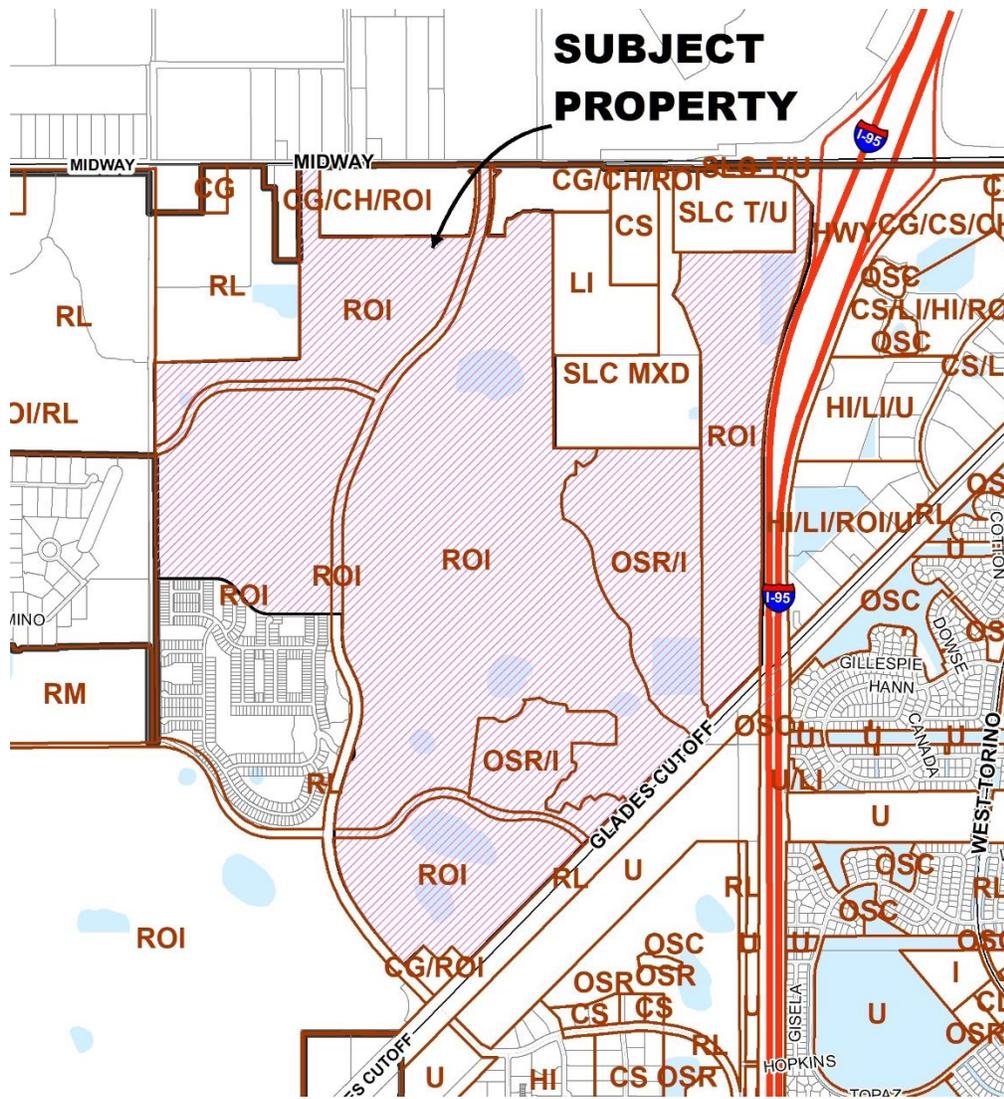
LI: Light Industrial

ROI: Residential, office, institutional

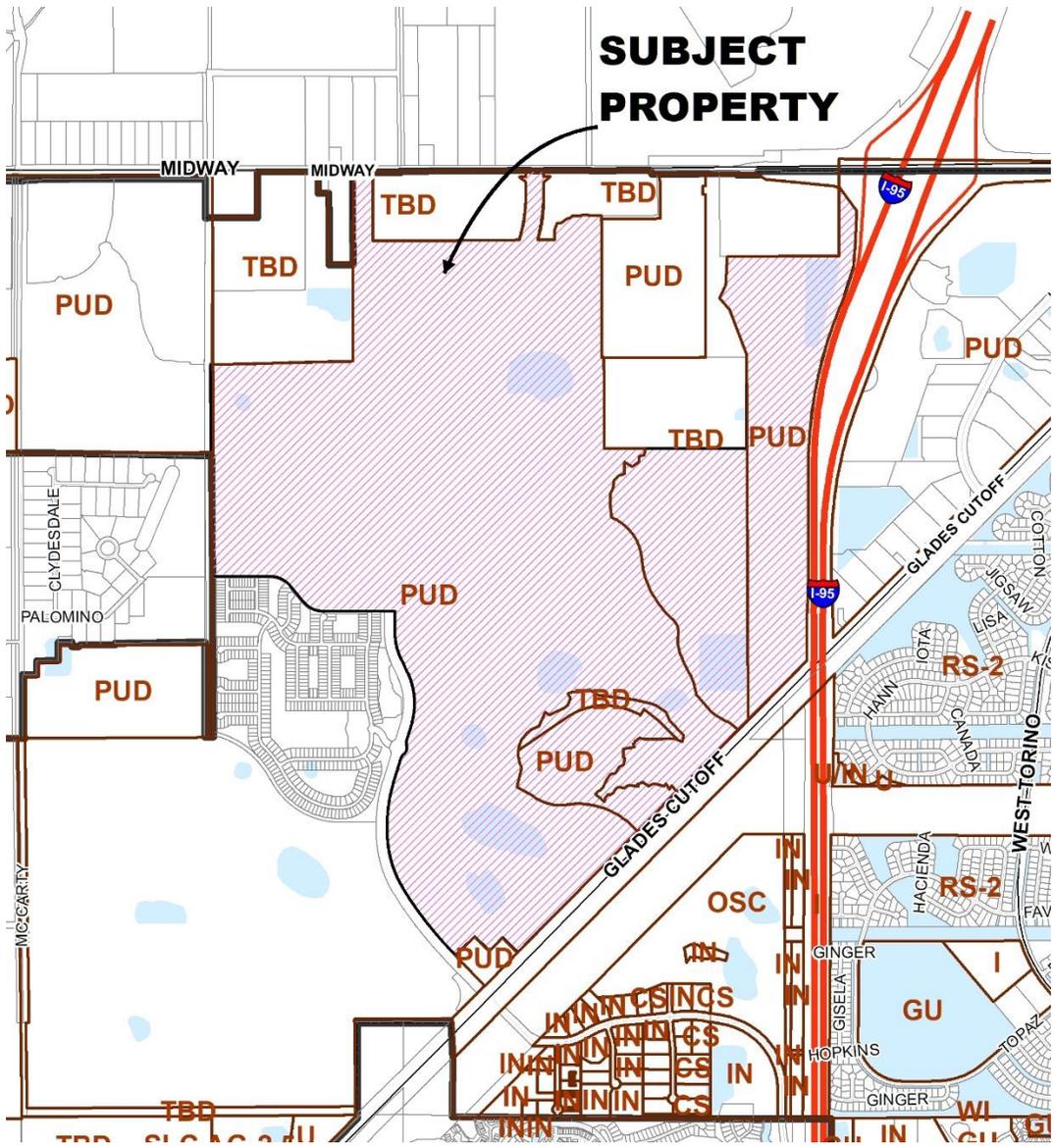
U: Utility

RM: Medium Density Residential

RL: Low Density Residential



Future Land Use



Zoning

IMPACTS AND FINDINGS

CONCURRENCY REVIEW (CHAPTER 160)

The project has been reviewed for compliance with Chapter 160, City Code and the LTC Ranch DRI development order, regarding provision of adequate public facilities and documented as follows:

<i>Sanitary Sewer and Potable Water Facilities</i>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer’s agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<i>Traffic Circulation</i>	Traffic impacts will be reviewed in conjunction with any future land development applications for this property to ensure compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
<i>Parks and Recreation Facilities</i>	The LTC Ranch DRI requires the dedication of the park site to the City.
<i>Stormwater Management Facilities</i>	Paving and drainage plans which meet the required level of service are required in conjunction with future land development applications.
<i>Solid Waste</i>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<i>Public School Concurrency Analysis</i>	Per Policy PSFE 2.4.1 of the City’s Comprehensive Plan, final subdivision plat approvals for residential development are subject to the availability of adequate school capacity. The LTC Ranch DRI requires the dedication of a 52-acre school site.

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The future development of this property will comply with the requirements of LTC Ranch DRI development order and Chapter 157, Natural Resources Protection Code for the preservation or mitigation of impacts to any native habitat.

OTHER

Fire District: The St. Lucie County Fire District will review any future development applications for safety purposes.

Public Art: Any future land development applications are subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of the final subdivision plat with construction plans on December 14, 2022.

LTC RANCH WEST PHASE 2

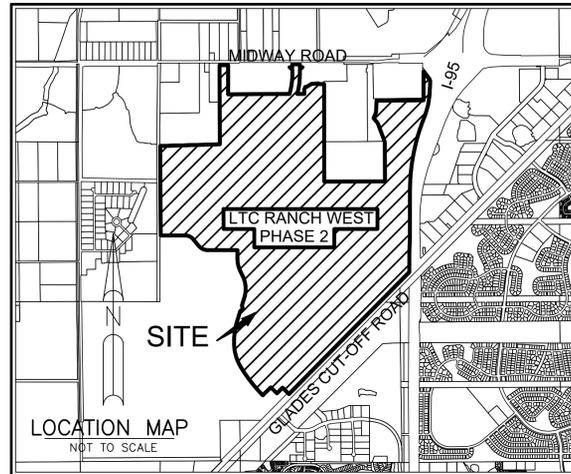
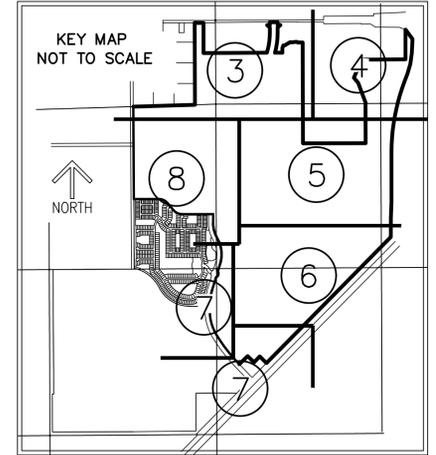
BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
AS RECORDED IN PLAT BOOK 111, PAGE 1,
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN
SECTIONS 2, 3, 4, 9, 10, 11, 15 AND 16,
TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK _____

PAGE _____

SHEET 1 OF 8



LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "LTC RANCH WEST PHASE 2", BEING A REPLAT OF TRACT "A" OF THE PLAT OF LTC RANCH WEST PHASE 1, AS IN PLAT BOOK 111, PAGE 1, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1224.357 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & RESERVATIONS:

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "LTC RANCH WEST PHASE 2", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- "TRACT A1", "TRACT B1", "TRACT C1" AND "TRACT D1" ARE RESERVED FOR OWNER, MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 2023.

MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME

BY: _____
R. AUSTIN BURR
VICE PRESIDENT

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY R. AUSTIN BURR, VICE PRESIDENT, ON BEHALF OF MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

COMMISSION NO. & NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE

PRINT NAME: _____

MORTGAGEE'S JOINDER AND CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CONSTRUCTION MORTGAGE AND FIXTURE FILING, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS CONSTRUCTION MORTGAGE AND FIXTURE FILING WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4920, AT PAGE 2974 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2023.

WESTERN ALLIANCE BANK,
AN ARIZONA CORPORATION

WITNESS: _____

BY: _____
NAME
TITLE

WITNESS: _____

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ ON BEHALF OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEY NOTES:

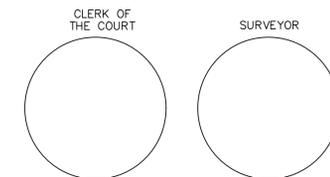
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEAST LINE OF THE PLAT OF "LTC RANCH WEST PLAT PHASE 1", AS RECORDED IN PLAT BOOK 111, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 44°45'15" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- Lines intersecting curves are non-radial unless shown otherwise noted (R) for radial.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.
- NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS _____ DAY OF _____, 2023.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA,
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA, 33434
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591



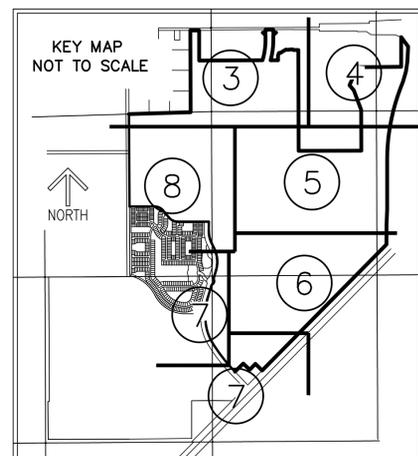
PSLUSD PROJECT NO. 11-642-10
CITY OF PORT ST. LUCIE
PROJECT NO. P22-330

LTC RANCH WEST PHASE 2

BEING A REPLAT OF TRACT "A" LTC RANCH WEST PHASE 1,
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SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF _____)

- THE UNDERSIGNED, DAN WIERZGACZ, OF CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____ 2023:
- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MIDWAY GLADES DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN. EXCEPT THAT CERTAIN CONSTRUCTION MORTGAGE AND FIXTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 4920, PAGE 2974, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- ALL ASSESSMENTS CURRENTLY DUE AND PAYABLE AGAINST SAID LAND HAVE BEEN SATISFIED.
- NO CONFLICTING RIGHTS -OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT

DATED THIS _____ DAY OF _____, 2023

PRINT NAME: _____
DAN WIERZGACZ, SR. COMMERCIAL TITLE EXAMINER
CHICAGO TITLE INSURANCE COMPANY

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF LTC RANCH WEST PHASE 2, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____ 2023.

CITY OF PORT ST LUCIE: _____
SHANNON M. MARTIN, MAYOR

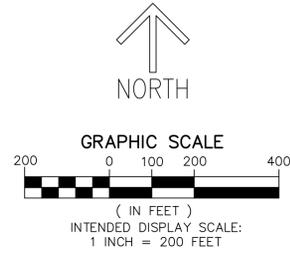
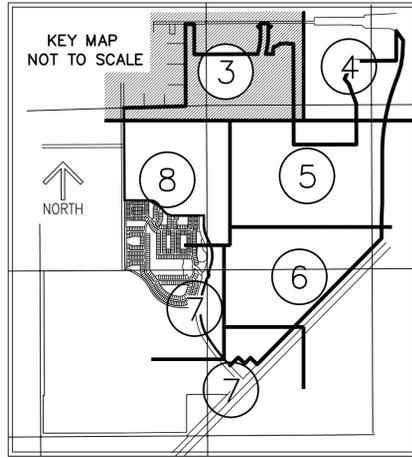
ATTEST: _____
SALLY WALSH, CITY CLERK



LTC RANCH WEST PHASE 2

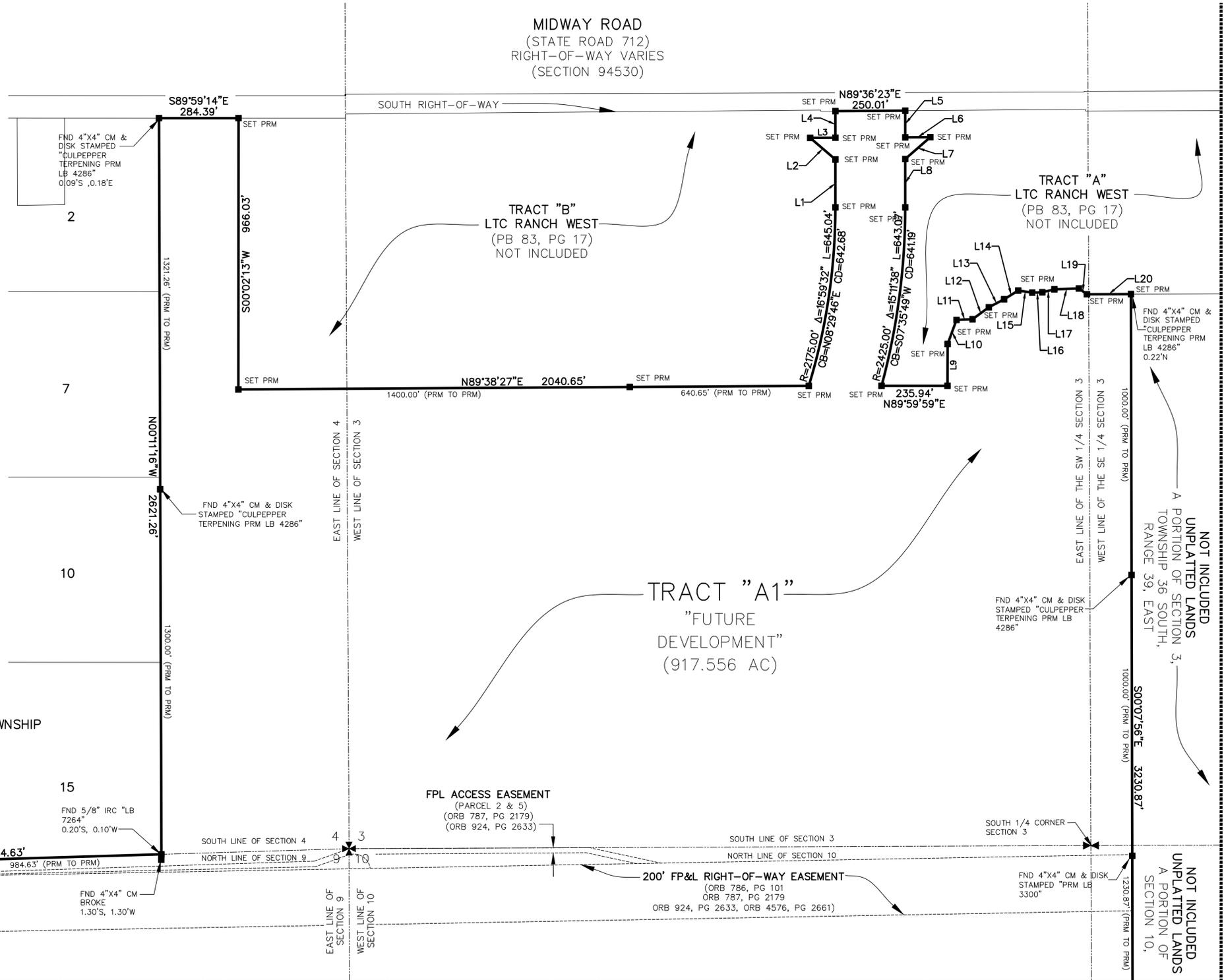
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TOWNSHIP 36 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
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Line #	Length	Direction
L1	170.66	N0°00'00"E
L2	118.27	N49°34'01"W
L3	90.03	N89°39'07"E
L4	94.66	N0°00'00"E
L5	94.86	S0°00'00"E
L6	89.63	N89°39'06"E
L7	118.60	S49°05'06"W
L8	172.31	S0°00'00"E
L9	148.99	N0°12'34"E
L10	91.22	N20°10'11"E
L11	57.70	N87°21'39"E
L12	72.13	N53°51'17"E
L13	61.58	N62°29'51"E
L14	59.09	N58°18'21"E
L15	50.78	S81°47'28"E
L16	35.92	N88°05'45"E
L17	44.47	N76°32'04"E
L18	87.96	N87°55'58"E
L19	35.07	S54°09'50"E
L20	157.61	N89°48'49"E

- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
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 - LSE - LIFT STATION EASEMENT
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 - - DENOTES PERMANENT CONTROL POINT
 - ⊗ - DENOTES SECTION CORNER
 - ⊠ - DENOTES 1/4 SECTION CORNER



SUBDIVISION OF ALL OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 39 EAST (PB 3, PG 30)

MATCH LINE SHEET 8

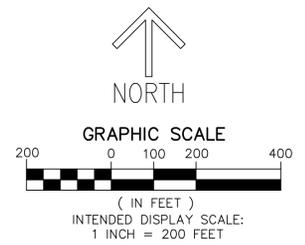
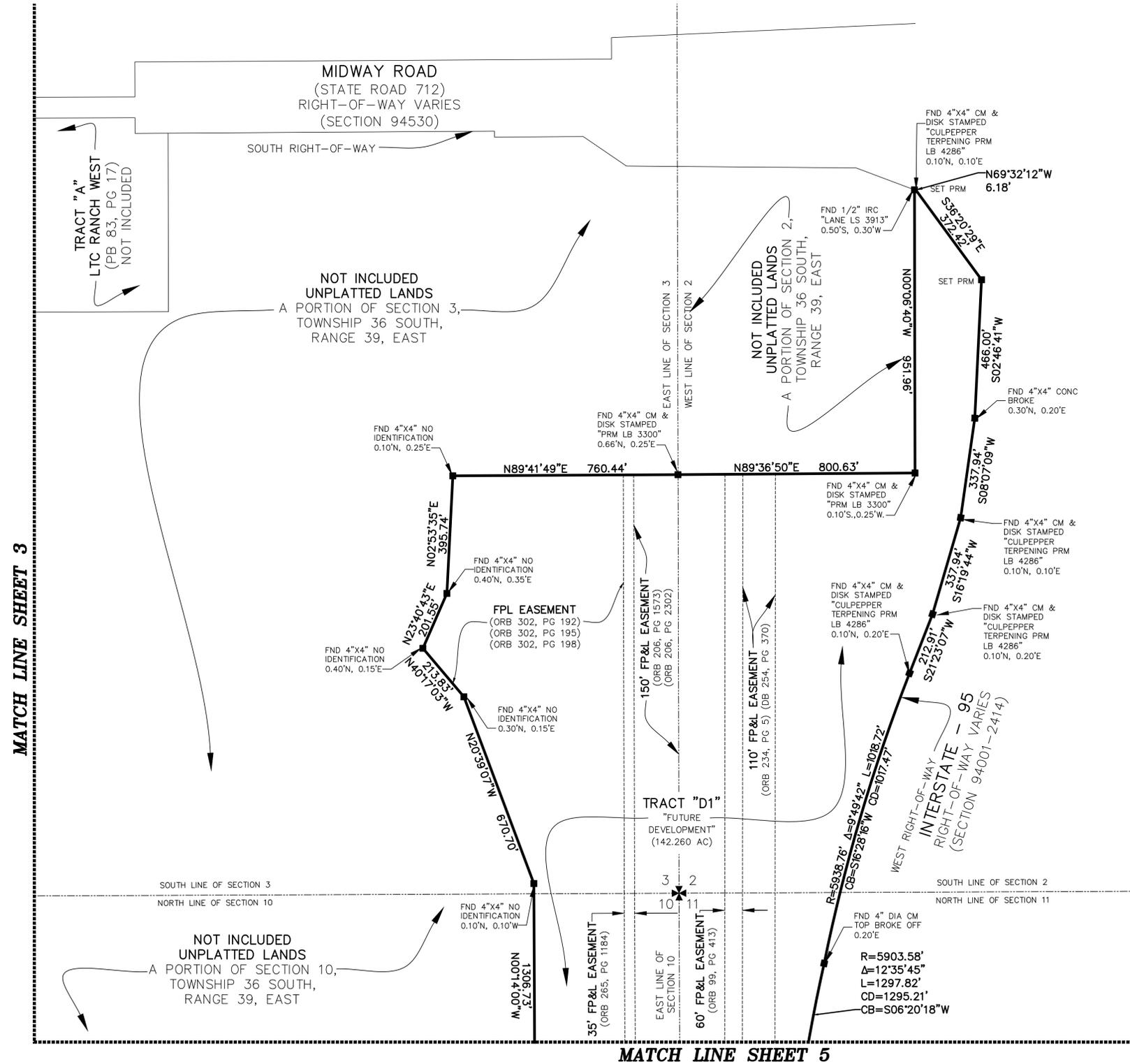
MATCH LINE SHEET 5

MATCH LINE SHEET 4

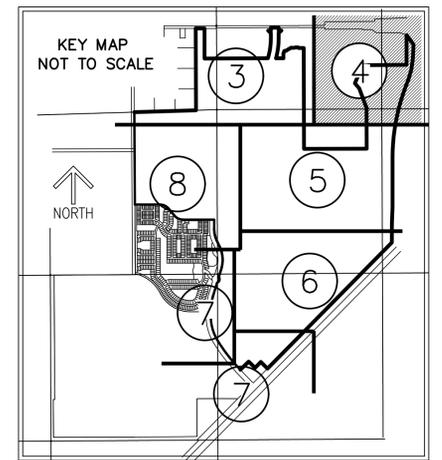
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 - - DENOTES PERMANENT CONTROL POINT
 - ✱ - DENOTES SECTION CORNER
 - ✱ - DENOTES 1/4 SECTION CORNER



MATCH LINE SHEET 3

MATCH LINE SHEET 5

LTC RANCH WEST PHASE 2

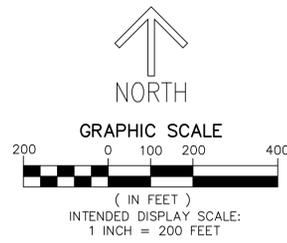
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PLAT BOOK _____

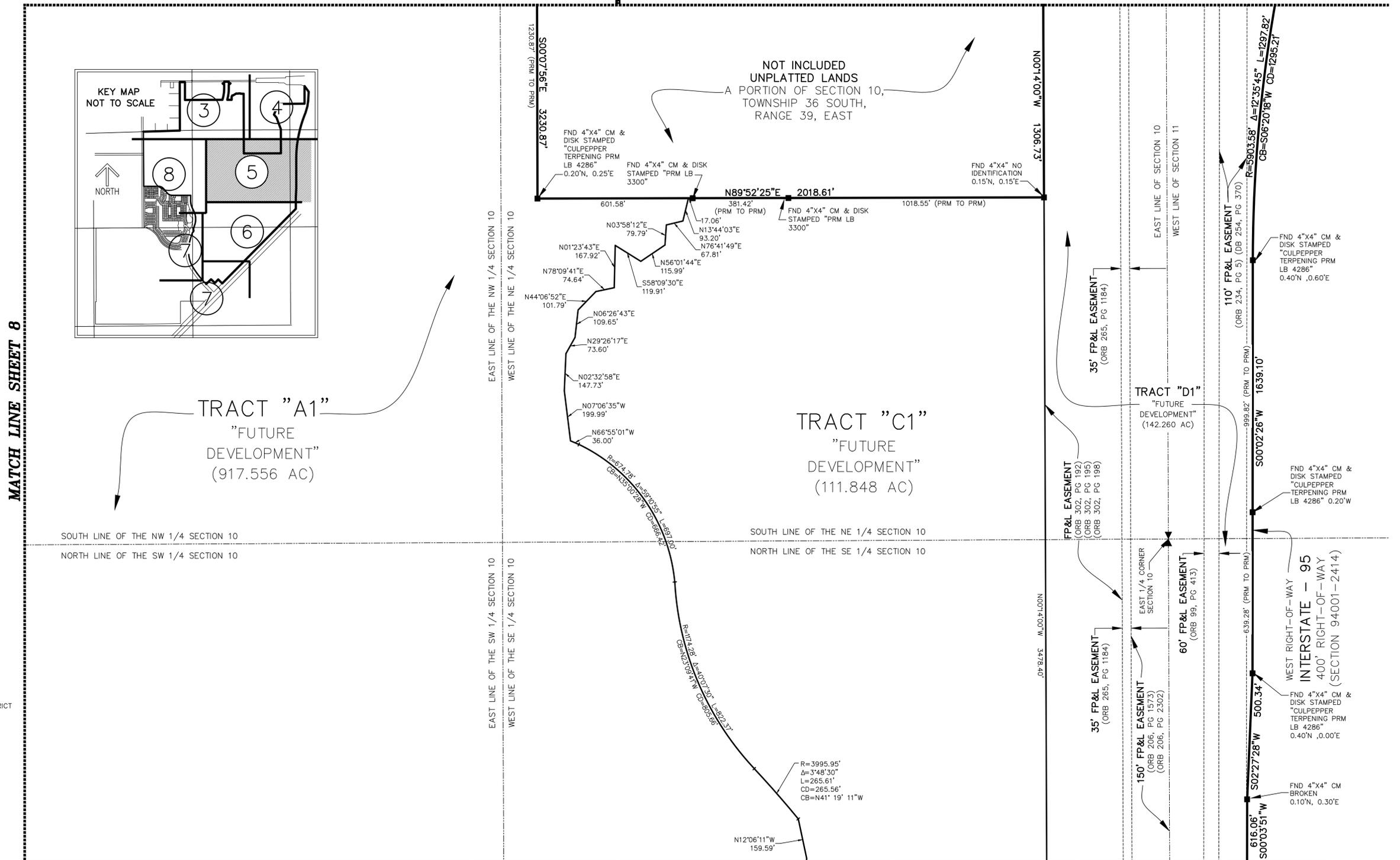
PAGE _____

SHEET 5 OF 8



MATCH LINE SHEET 3

MATCH LINE SHEET 4



MATCH LINE SHEET 8

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MATCH LINE SHEET 6

PSLUSD PROJECT NO. 11-642-10
CITY OF PORT ST. LUCIE
PROJECT NO. P22-330

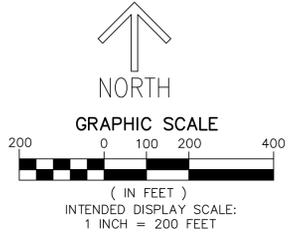
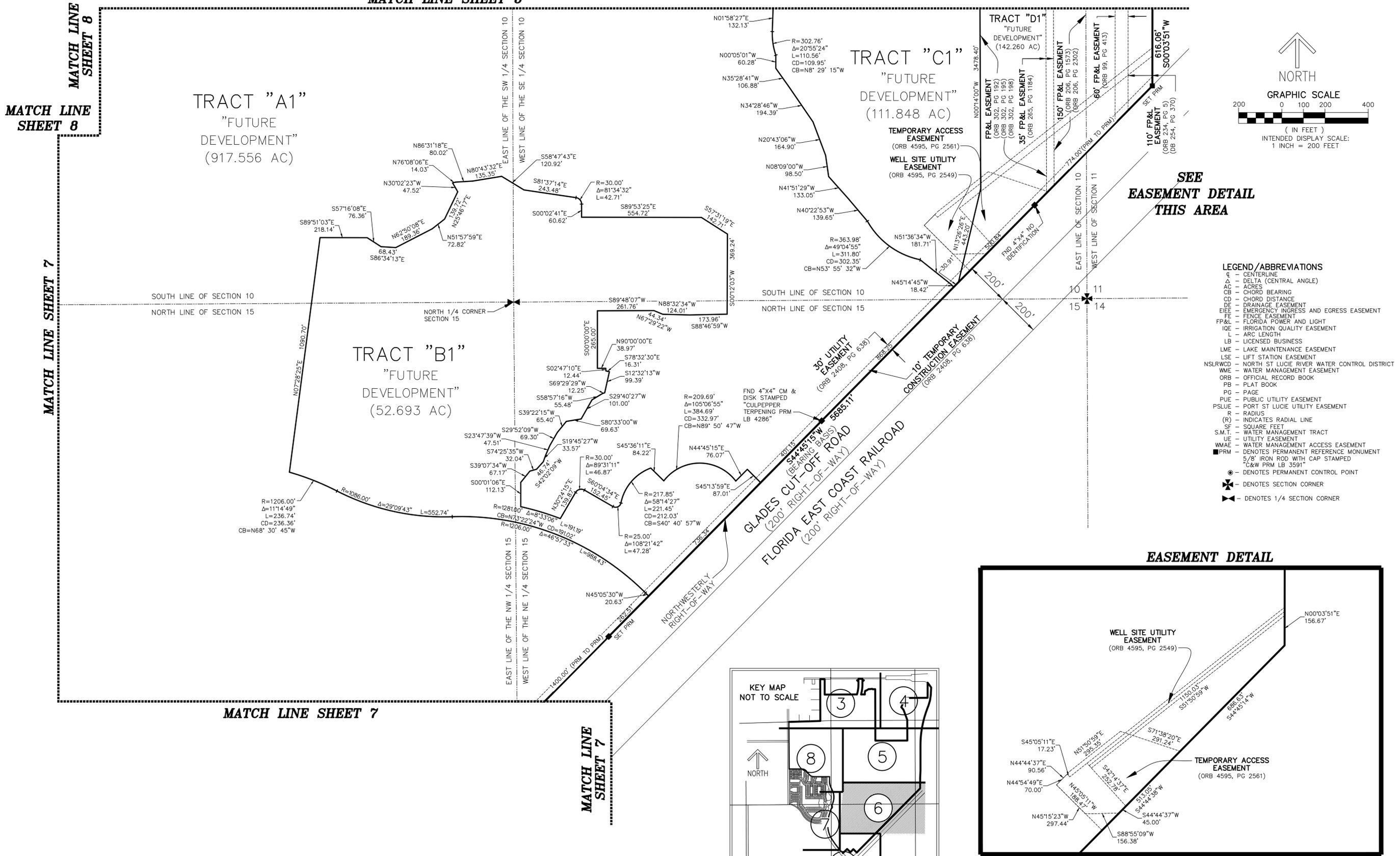
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PLAT BOOK _____
 PAGE _____
SHEET 6 OF 8

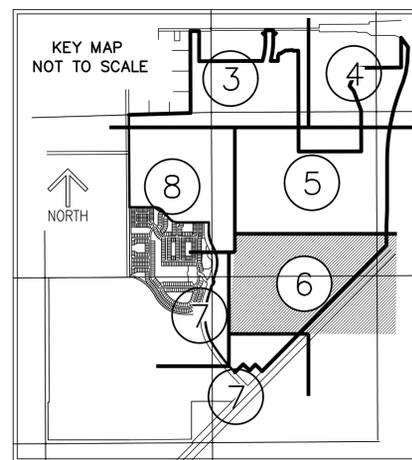
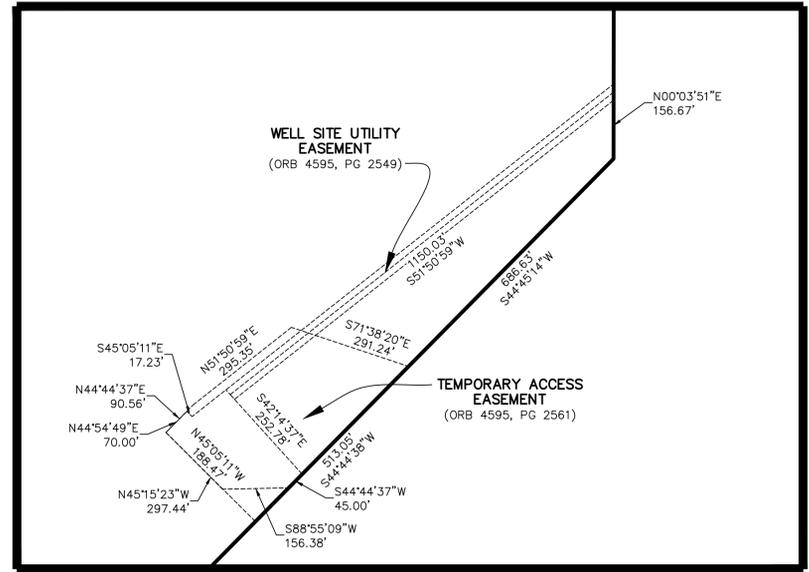
MATCH LINE SHEET 5



SEE EASEMENT DETAIL THIS AREA

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EASEMENT DETAIL



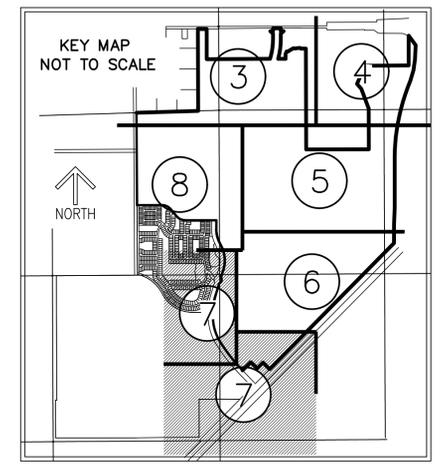
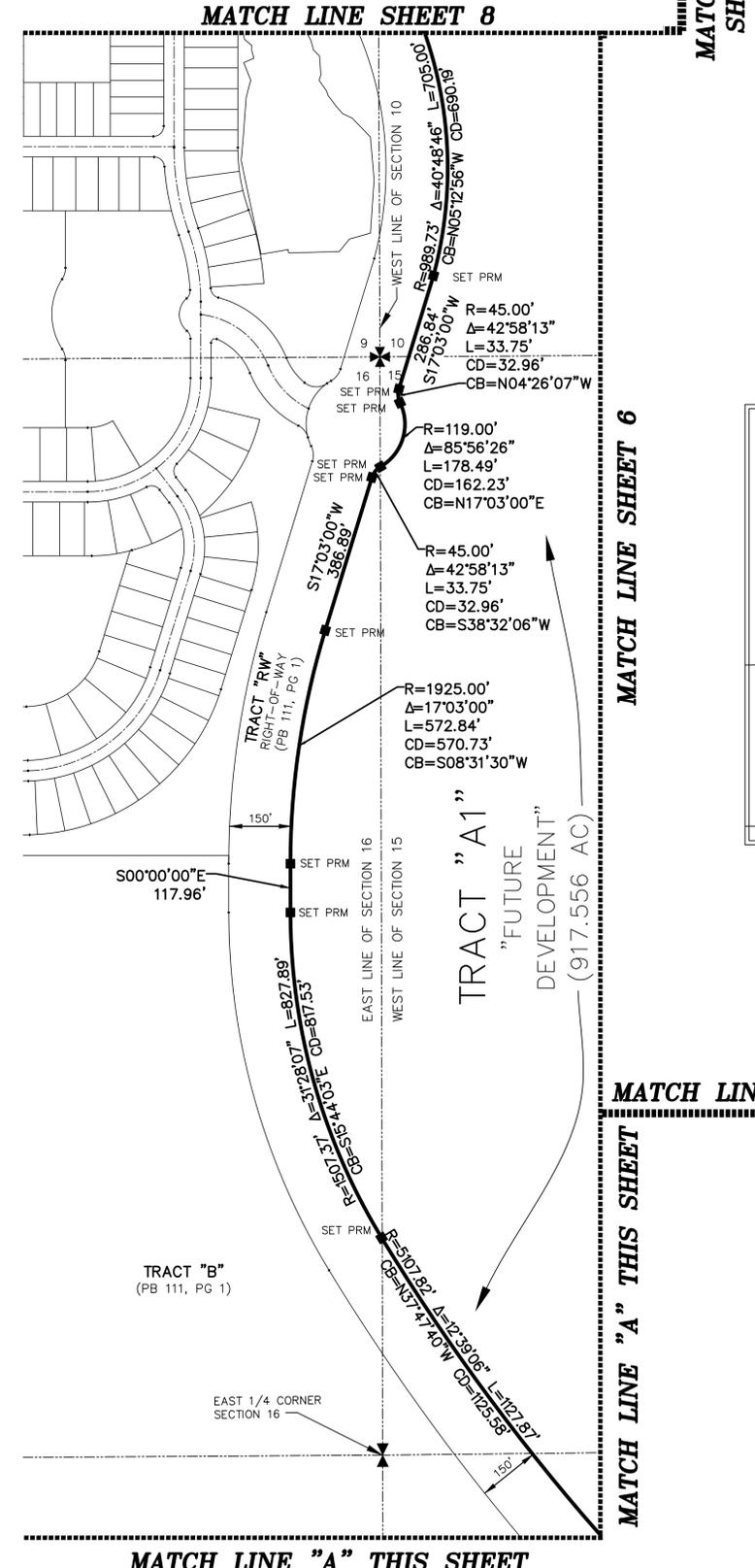
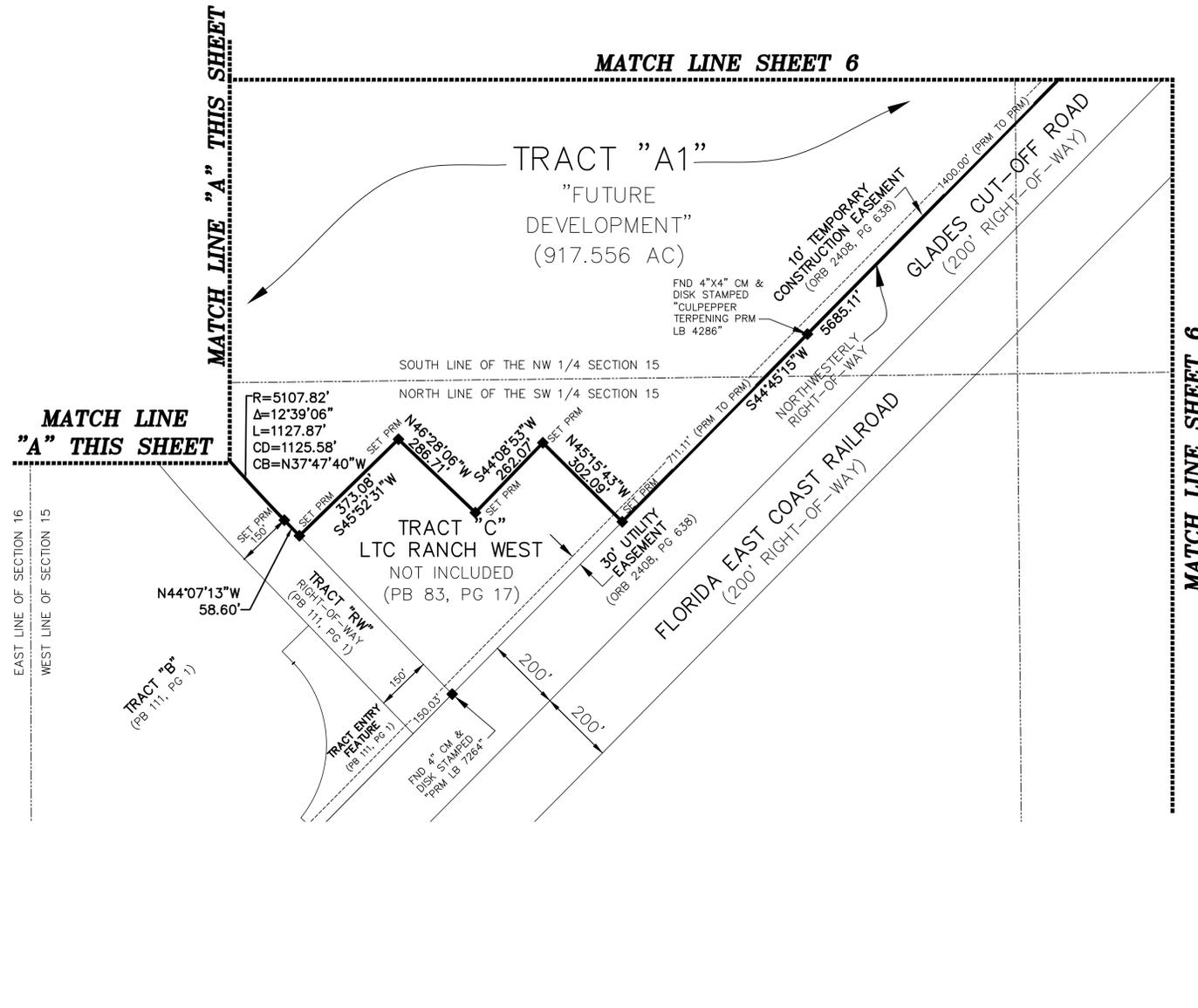
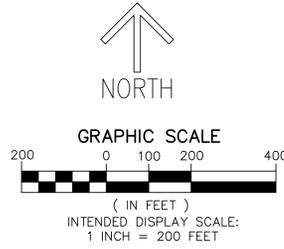
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PLAT BOOK _____
PAGE _____
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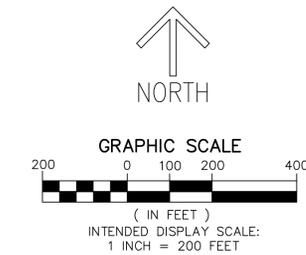
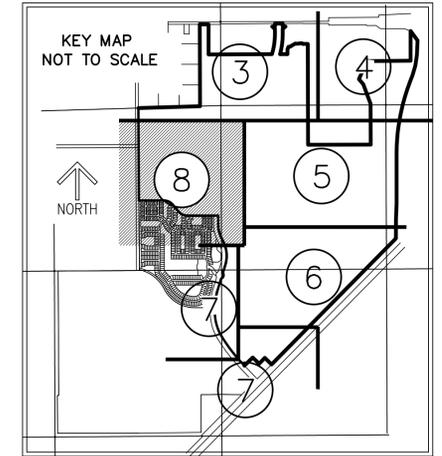
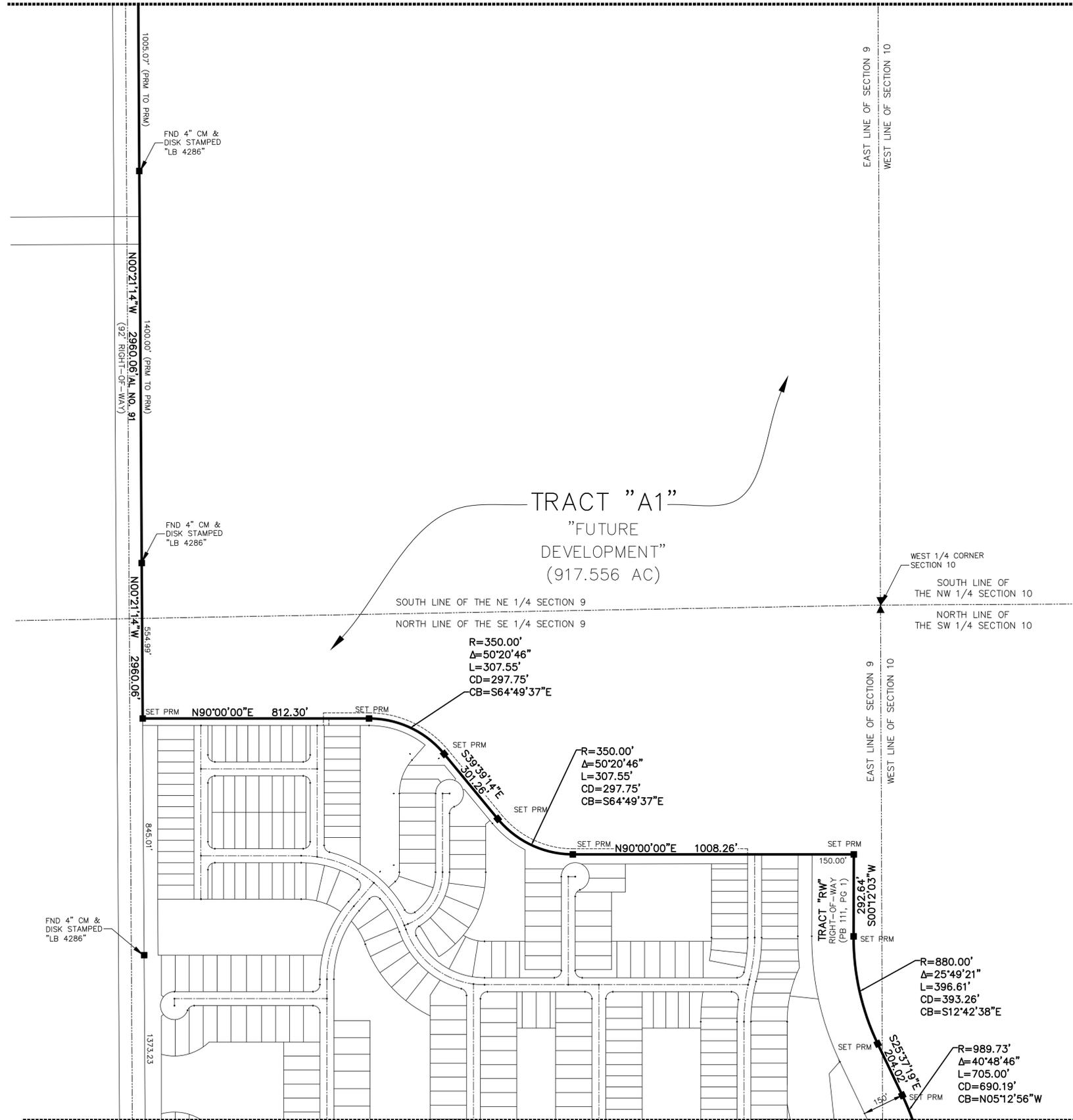
PLAT BOOK _____
PAGE _____
SHEET 8 OF 8

MATCH LINE SHEET 3

MATCH LINE SHEET 5

MATCH LINE SHEET 6

MATCH LINE SHEET 7



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PSLUSD PROJECT NO. 11-642-10
CITY OF PORT ST. LUCIE
PROJECT NO. P22-330

TYPE	STATUS	BUILDING TYPE
SUB	P&Z MEETING SCHEDULED	

ASSIGNED TO

Anne Cox; Melissa Perry; Public Works Engineering; Bret Kaiser; Matthew Reaver; John Rossi

ADDRESS

SECTION	BLOCK	LOT
	LTCRanchWest	Tr. "D"

LEGAL DESCRIPTION

See attached.

SITE LOCATION

Port St Lucie, FL

PARCEL #

3302-704-0004-000-5

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
MU		PUD	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
52.69		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
1	7

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

This is a Preliminary and Final Plat submittal for the School and City Park sites for LTC Ranch.

Primary Contact Email

mack.davis@kimley-horn.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Kinan	Husainy

Business Name

Kimley-Horn

ADDRESS

445 24th Street, Suite 200

CITY	STATE	ZIP
Vero Beach	FL	32960

EMAIL	PHONE
kinan.husainy@kimley-horn.com	7727944100

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL

PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME

Kinan

LAST NAME

Husainy

Business Name

Kimley-Horn

ADDRESS

445 24th St Suite 200

CITY

Vero Beach

STATE

FL

ZIP

32960

EMAIL

kinan.husainy@kimley-horn.com

PHONE

7727944100

PROPERTY OWNER

Business Name

Midway Glades Developers LLC.

ADDRESS

7807 Baymeadows Rd E Ste 205

CITY

Jacksonville

STATE

FL

ZIP

32256

EMAIL

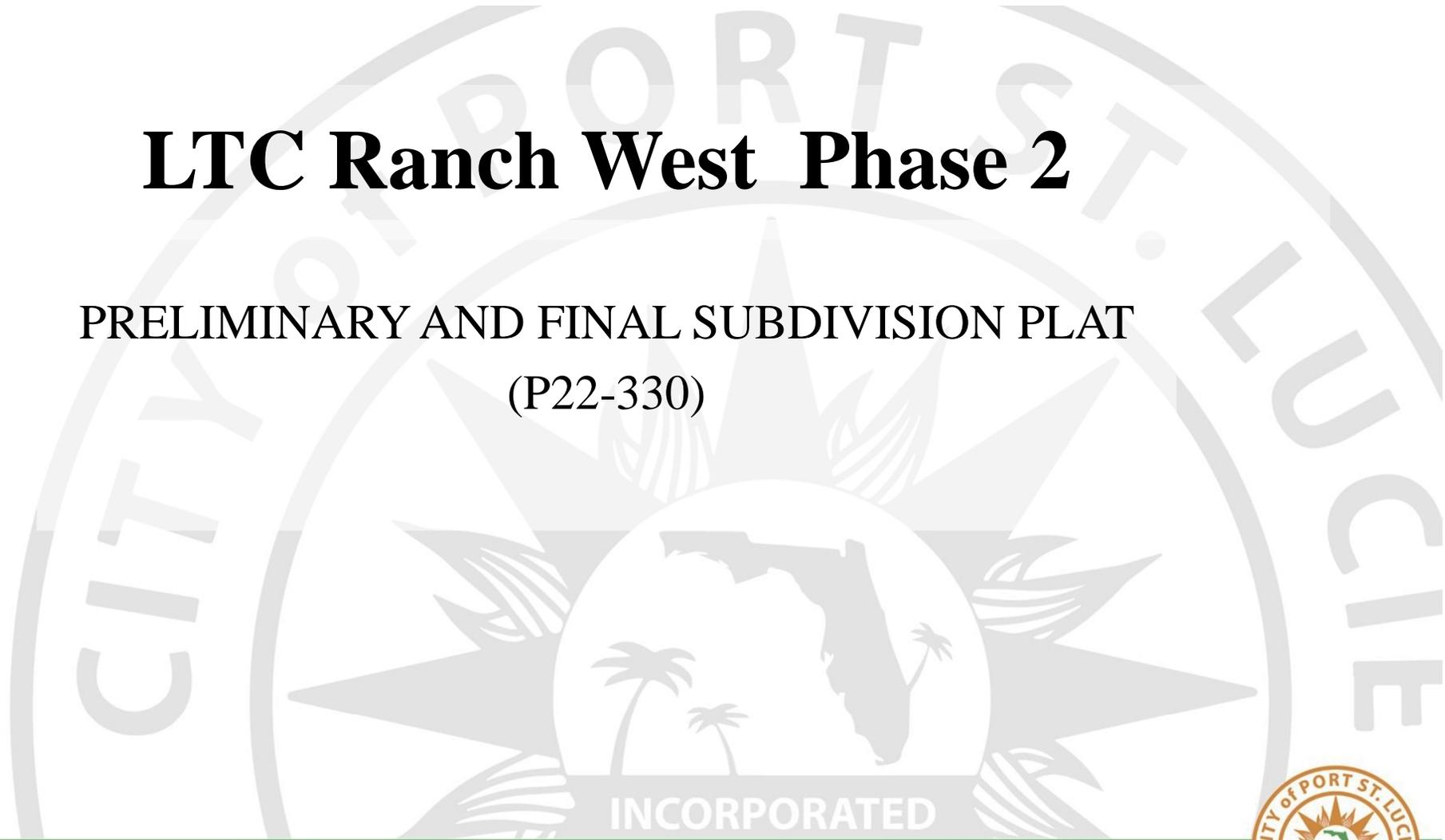
aburr@greenpointllc.com

PHONE

(904) 910-7256

LTC Ranch West Phase 2

PRELIMINARY AND FINAL SUBDIVISION PLAT
(P22-330)



CityofPSL.com



Overview:

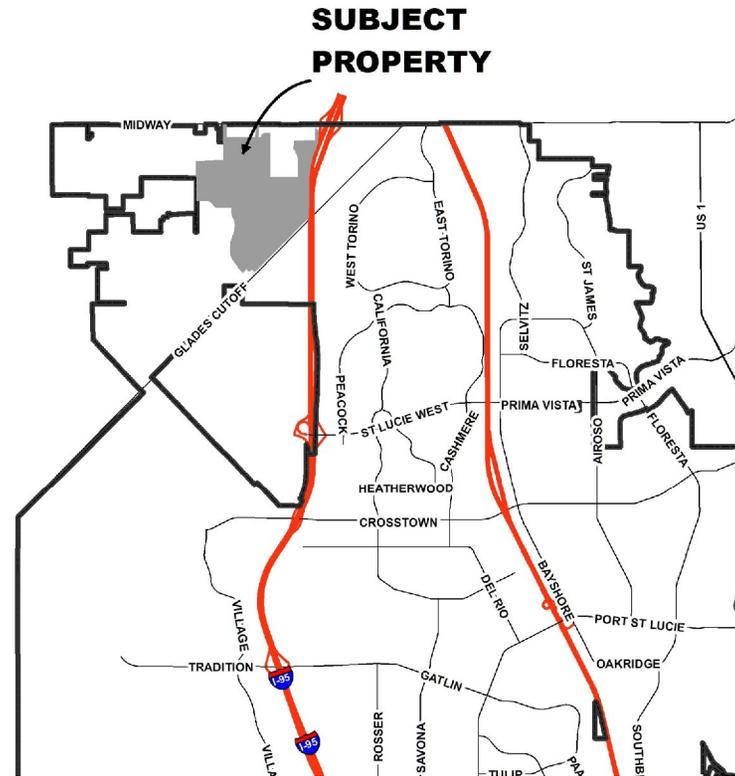
The proposed plat includes a school and a city park site and two tracts for future development.

Applicant: Kinan Husainy, Kimley Horn

Owner: Midway Glades Developers, LLC



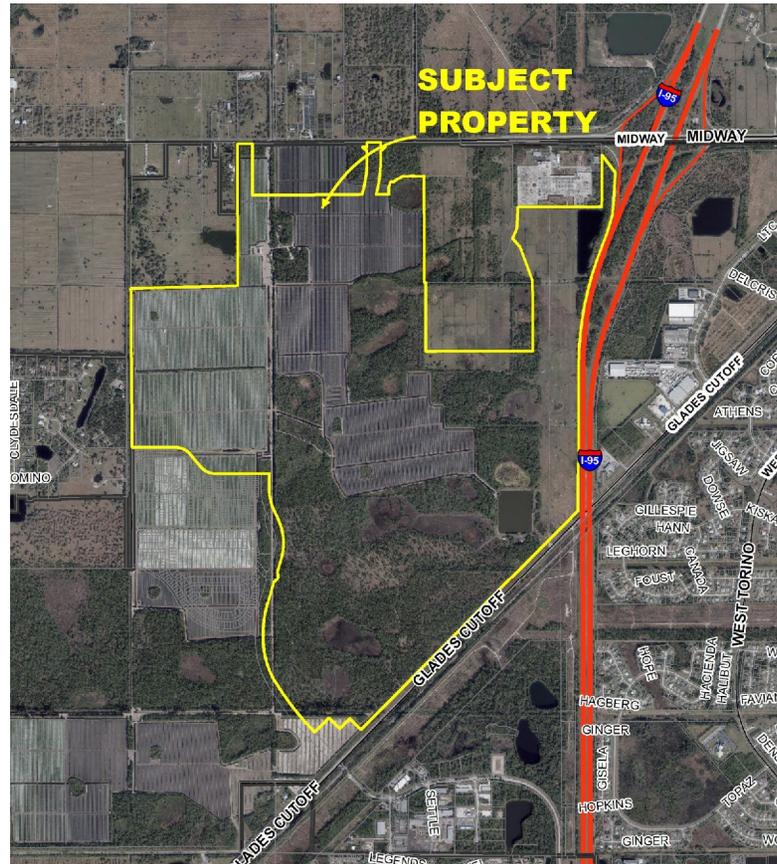
Location



CityofPSL.com



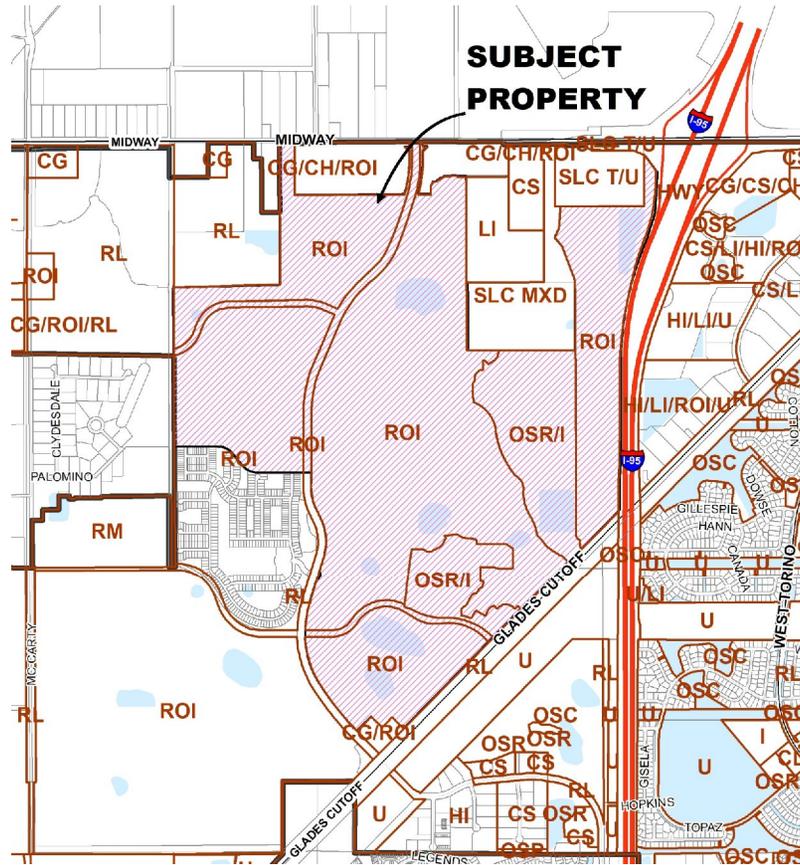
Aerial



CityofPSL.com



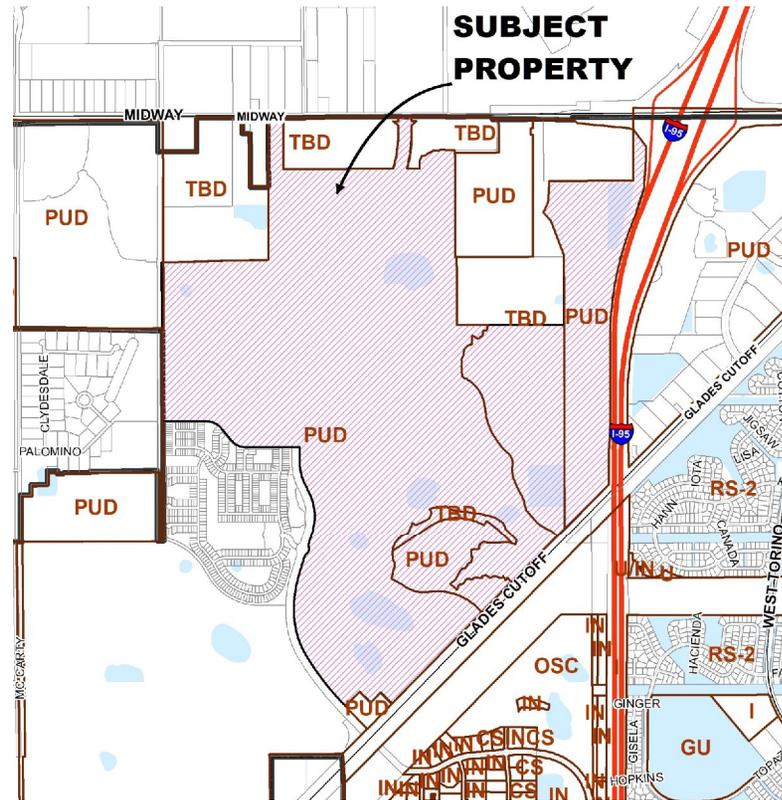
Land Use



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Zoning



CityofPSL.com



Concurrency Review

Sanitary Sewer and Potable Water Facilities	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
Traffic Circulation	Traffic impacts will be reviewed in conjunction with any future land development applications for this property to ensure compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
Parks and Recreation Facilities	The LTC Ranch DRI requires the dedication the park site to the City.
Stormwater Management Facilities	Paving and drainage plans which meet the required level of service will be submitted with all final development applications.
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	Per Policy PSFE 2.4.1 of the City's Comprehensive Plan, final subdivision plat approvals for residential development are subject to the availability of adequate school capacity. The LTC Ranch DRI requires the dedication of a 52-acre school site.



Recommendation

The Site Plan Review Committee recommended approval of the preliminary and final plat on December 14, 2022.





Agenda Summary
2023-327

Agenda Date: 5/2/2023

Agenda Item No.: 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P21-128 Wilson Groves - Large Scale Comprehensive Plan

Location: The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

Legal Description: The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.

This is a request for a Large Scale Comprehensive Plan Text Amendment to amend Figure 1-6 of the Future Land Use Element.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: The City has received a request from the applicant to table the project to a date uncertain.

Presentation Information: N/A

Staff Recommendation: Move that the Board table the item as requested by the applicant.

Alternate Recommendations: N/A

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

Attachments:

1. Applicant's request to table

From: [Dan Sorrow](#)
To: [Mary Savage-Dunham](#); [Teresa Lamar-Sarno](#); [Colt Schwerdt](#); [Diana Spriggs](#); [Bridget Kean](#)
Cc: [Tara Duhy](#); [Susan O'Rourke](#); [Ramsey Akel](#); [Alexander Akel](#); [Horacio Moncada](#)
Subject: RE: Wilson Groves Map H and Figure 1-6 May PZ Board meeting
Date: Monday, April 24, 2023 5:59:57 PM

All,

Since I drafted the below email, the city has not confirmed what their intention or position is. (I did speak briefly with Mary but she was non-committal)

The May 2nd PZ Board is almost a week away which doesn't give sufficient time to prepare. Please accept this email as a REQUEST TO CONTINUE to a special PZ Board meeting TBD.

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

Project Manager / Partner
561.406.1012 | office
561.800.8426 | cell

Landscape Architects • Land Planners • Transportation

1934 Commerce Lane, Suite 1 | Jupiter, FL 33458 | www.cotleurhearing.com



CHanging the Way we live to preserve Where we live.

From: Dan Sorrow <dsorrow@cotleur-hearing.com>
Sent: Wednesday, April 19, 2023 12:27 PM
To: Mary Savage-Dunham <mdunham@cityofpsl.com>; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Bridget Kean <bkean@cityofpsl.com>
Cc: Tara Duhy <tduhy@llw-law.com>; O'Rourke Engineering & Planning <seorourke@comcast.net>; Ramsey Akel <ramsey@akelhomes.com>; Alexander Akel <Alex@akelhomes.com>; Horacio Moncada <horacio@akelhomes.com>
Subject: Wilson Groves Map H and Figure 1-6 May PZ Board meeting

All,

The Wilson Groves Map H and Comp Plan traffic report to address the Marlin comments has been uploaded to Fusion. The comment response letter is attached for your reference. Since we have successfully addressed the traffic comments, please rescind the below condition of approval contained in the PW traffic memo as well as the added language to the existing comprehensive plan. Alternatively, if the decision is made by the city to keep the condition, please provide the proper justification documentation the below conditions are derived from. (Simply requesting something without the rational nexus for it is not something we can agree on).

*"To address the City's 3rd Party Consultant's concern regarding a decreased level of service at certain locations, **as identified in their comment letter and subsequent email correspondences** resulting from the proposed land use revisions, City staff is recommending that Wilson Groves be required to construct the first two lanes of N/S A from Becker Road north to Marshall Parkway and the first two lanes of Marshall Parkway from N/S A to N/S B prior to the completion of 2,200 dwelling units.*

Lastly, because the comments were very few (9 total) and minor in scope, there should be no delay or postponing of the May 2nd PZ Board meeting. However, we must have both Map H and Comp Plan Figure 1-6 on the same meeting (which was the cause for the volunteering tabling of the April PZ meeting). Should we set up a call next week to review? My hope (in the spirit of cooperation) is that there shouldn't be any items we hadn't previously discussed added to the legistar documents just prior to the meeting.

Thank you,

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

Project Manager / Partner

561.406.1012 | office

561.800.8426 | cell

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Agenda Summary

2023-323

Agenda Date: 5/2/2023

Agenda Item No.: 7.b

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P23-041 City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulations, Section 156.038 - Preliminary Plat

This is a staff-initiated amendment to Section 156.038 of the Subdivision Regulations regarding preliminary plats.

Submitted By: Anne Cox, Assistant Director of Planning and Zoning

Executive Summary: This proposed amendment to Section 158.038 of the Subdivision Regulations is a staff-initiated text amendment. The purpose and intent of this amendment are to provide an accelerated and streamlined approval process for major preliminary plats that are not located within an MPUD within the NCD future land use designation.

Presentation Information: Staff will make a presentation.

Staff Recommendation: Move that the Board recommend approval of the text amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the amended text amendment.
2. Move that the Board recommend denial of the text amendment.

Background: This item was tabled at the April 4, 2023 Planning and Zoning Board meeting. See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: N/A

Attachments: 1. Staff Report; 2. Exhibit "A" Section 156.038; 3. Staff Presentation



City of Port St. Lucie Text Amendment
Chapter 156: Subdivision Regulations, Section 156.038
Project No. P23-041

SUMMARY

Applicant's Request:	An amendment to Chapter 156 – Section 156.038 - Preliminary Plat
Applicant:	City of Port St. Lucie
Application Type:	Text Amendment to City's Land Development Regulations
Project Planner:	Anne Cox, Assistant Director of Planning and Zoning

Background

This proposed amendment to Section 156.038 of the Zoning Code is a staff-initiated text amendment. The purpose and intent of this amendment is to provide an accelerated and streamlined approval process for major preliminary plats (3 or more lots or tracts) that are not located within a Master Planned Unit Development (MPUD) with a New Community Development (NCD) future land use designation.

Plat Approval Process

Section 156.038(F) of the Subdivision Regulations allows all minor preliminary plats (2 lots or tracts) and major preliminary plats in an MPUD with an NCD future land use designation to go to the Site Plan Review Committee (SPRC) for a recommendation and straight to the City Council for approval. All other major preliminary plats must go to the SPRC for a recommendation, then to the Planning and Zoning Board, who makes a recommendation to the City Council for final approval. The final plat goes back to SPRC for a recommendation to the City Council. Approval of the final plat allows the plat to be recorded so that permits for building construction can be issued.

Who comprises the Site Plan Review Committee (SPRC)?

The SPRC consists of the assistant planning and zoning director (chair), Public Works, Building and Utility Systems representatives, as well as a member of the Planning and Zoning Board. And representatives from the Police Department, Fire District, and School District are non-voting members. The SPRC is considered a technical committee that reviews each plan submitted against the regulations of that department or agency.

Effects of Modifications to the Preliminary Plat Approval Process

The proposed amendment is to modify Sections 156.038 (A), (F), (G) and (H). Per Sections 156.038 (F) and (G), the inclusion of Planning and Zoning Board recommendation adds approximately three (3) to four (4) weeks to the approval process for major preliminary plats not located within an MPUD and NCD future land use designation. Preliminary plats are generally requested to initiate the construction of infrastructure within a large project, as only final plats would allow for vertical construction. The proposed

modification will accelerate and streamline the development review process for all projects requiring preliminary plats within the City, not just those located within an MPUD with a NCD future land use designation. This modified approval process can potentially shorten the approval time for those projects by 3 -4 weeks. From May 2022 to April 2023, the Planning and Zoning Board reviewed four (4) preliminary plats on the consent agenda and there was no discussion.

Section 156.038(A) is proposed to be amended to clarify that the SPRC is reviewing the plat for technical standards compliance. The thirty (30) day timeframe for City Council to consider all submittals and the recommendation of the SPRC is proposed to be removed from Section 156.038 (H), since the applicant must address all technical comments from the SPRC before the plat can be forwarded to City Council.

Proposed Amendment

See attached Exhibit A. Changes are shown in ~~striketrough~~ and underline format.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City’s comprehensive plan and recommends approval of the proposed amendment based on the analysis and findings as noted in the staff report.

PLANNING AND ZONING BOARD ACTION OPTIONS: *

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

* Should the Board need further clarification or information from staff it may exercise the right to table or continue the hearing or review to a future meeting.

Exhibit A

Sec. 156.038. - Preliminary Plat.

(A) The applicant seeking preliminary subdivision plat approval shall submit the items stipulated in sections [156.055](#) through [156.059](#) at least twenty-one (21) days prior to the next regularly scheduled meeting of the Site Plan Review Committee. This is the **most important technical standards compliance** stage of the subdivision review process.

(B) The purpose of the preliminary plat is to permit a complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review, evaluation and approval of the proposed development and its impact upon both the site and the surrounding areas. The applicant or representatives will be notified of the meeting and are urged to attend.

(C) The application for preliminary plat approval shall be declared complete within a 45-day period from the date of its submission according to the provisions of subsection [156.037](#)(C).

(D) The applicant shall be charged reasonable fees for preliminary plat approval.

(E) If significant problems with the design layout or physical properties with the site are indicated, the Site Plan Review Committee may require that the applicant provide additional information as it deems necessary before making a decision on the preliminary plat.

(F) ~~The Site Plan Review Committee shall recommend to the Planning and Zoning Board approval, approval with conditions and/or changes, or disapproval of preliminary plats for major subdivisions.~~ The Site Plan Review Committee shall recommend to the City Council approval, approval with conditions and/or changes, or disapproval of preliminary plats for **major and minor subdivisions and subdivisions in planned unit developments (PUD) with a New Community Development future land use designation.**

(G) ~~At its next regularly scheduled meeting and public hearing, the Planning and Zoning Board shall consider all preliminary plat submittals for major subdivisions and the recommendation of the Site Plan Review Committee. The Planning and Zoning Board shall recommend to the City Council, approval, approval with conditions and/or changes, or disapproval of the preliminary plat.~~

(H) ~~Within thirty (30) days, t~~The City Council shall consider all submittals along with the recommendations of the ~~Planning and Zoning Board and/or the~~ Site Plan Review Committee. The City Council shall approve, approve with conditions and/or changes, or disapprove the preliminary plat.

(Ord. 94-7, passed 3-14-94; Ord. No. 99-42, § 1, 6-28-99; Ord. No. 08-29, § 1, 4-14-08)

City of Port St. Lucie

Chapter 156- Subdivision Regulations – Section 156.038 Preliminary Plat Approval Process (P23-041)

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Request:

Staff is proposing a text amendment to shorten and streamline the time it takes for projects to receive a preliminary plat approval for major plats (3 or more lots or tracts) that are not located within an MPUD in an NCD future land use area.



Subdivision Plats are divided into preliminary and final.

Preliminary Plats

- Grants the applicant a three-year period to submit for final approval
- Does not require recording
- Does not trigger a certificate of concurrency
- Does not permit vertical construction
- Typically allows for general terms and conditions for the provision of infrastructure

Final Plats

- Requires recordation and its accompanying legal documentation, and final technical submittals and engineering drawings
- Triggers the issuance of a certificate of concurrency
- Permits vertical construction



Preliminary Plat Approval Process

- All Minor preliminary plats (2 lots or tracts) and Major preliminary plats (3 or more lots or tracts) located within an MPUD and the NCD future land use area are reviewed by SPRC, who makes a recommendation to the City Council.
- Major preliminary plats not located within an MPUD and the NCD future land use area are reviewed by the SPRC, who makes a recommendation to the P&Z Board. The P&Z Board then makes a recommendation to the City Council.



- The Planning and Zoning Board reviewed four (4) preliminary plats from May 2022 to April 2023.
- The plats were on the consent agenda and there was no discussion.



Effect of Modifications to Preliminary Plat Approval Processes

- Will accelerate and streamline the development review process for major preliminary plat not located with an MPUD and the NCD future land use area.
- Shorten the approval time, by three (3) to four (4) weeks provided all technical comments by the SPRC are addressed.
- Does not change or alter any existing technical regulations.



Section 156.038 – Exhibit A – Text Change

Sec. 156.038. - Preliminary Plat.

(A) The applicant seeking preliminary subdivision plat approval shall submit the items stipulated in sections [156.055](#) through [156.059](#) at least twenty-one (21) days prior to the next regularly scheduled meeting of the Site Plan Review Committee. This is the **most important technical standards compliance** stage of the subdivision review process.

(B) The purpose of the preliminary plat is to permit a complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review, evaluation and approval of the proposed development and its impact upon both the site and the surrounding areas. The applicant or representatives will be notified of the meeting and are urged to attend.

(C) The application for preliminary plat approval shall be declared complete within a 45-day period from the date of its submission according to the provisions of subsection [156.037](#)(C).

(D) The applicant shall be charged reasonable fees for preliminary plat approval.

(E) If significant problems with the design layout or physical properties with the site are indicated, the Site Plan Review Committee may require that the applicant provide additional information as it deems necessary before making a decision on the preliminary plat.



Section 156.038 – Exhibit A – Text Change

Sec. 156.038. - Preliminary Plat. (continued)

(F) ~~The Site Plan Review Committee shall recommend to the Planning and Zoning Board approval, approval with conditions and/or changes, or disapproval of preliminary plats for major subdivisions.~~ The Site Plan Review Committee shall recommend to the City Council approval, approval with conditions and/or changes, or disapproval of preliminary plats for major and minor subdivisions and subdivisions in planned unit developments (PUD) with a New Community Development future land use designation.

(G) ~~At its next regularly scheduled meeting and public hearing, the Planning and Zoning Board shall consider all preliminary plat submittals for major subdivisions and the recommendation of the Site Plan Review Committee. The Planning and Zoning Board shall recommend to the City Council, approval, approval with conditions and/or changes, or disapproval of the preliminary plat.~~

(H) ~~Within thirty (30) days, t~~The City Council shall consider all submittals along with the recommendations of the Planning and Zoning Board and/or the Site Plan Review Committee. The City Council shall approve, approve with conditions and/or changes, or disapprove the preliminary plat.

Planning & Zoning Staff Recommendation:

The Planning and Zoning staff recommends approval of the text amendment.





Agenda Summary
2023-403

Agenda Date: 5/2/2023

Agenda Item No.: 7.c

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P23-061 G. Callas Holdings, LLC - Small-Scale Comprehensive Plan Amendment

Location: North of SW Gatlin Boulevard on the west side of SW Fondura Road

Legal Description: Port St. Lucie - Section 31, Tract B

This is a request to change the future land use designation of a 1.79 acre property from OSR (Open Space Recreation) to RL (Low Density Residential)

Submitted By: Bethany Grubbs, Planner III

Executive Summary: The applicant is requesting approval of a small-scale Future Land Use Map amendment for 1.79 acres from OSR (Open Space Recreation) to RL (Low-Density Residential). The subject property is located north of SW Gatlin Boulevard and on the west side of SW Fondura Road.

Presentation Information: Staff will provide a presentation.

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board recommend denial.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

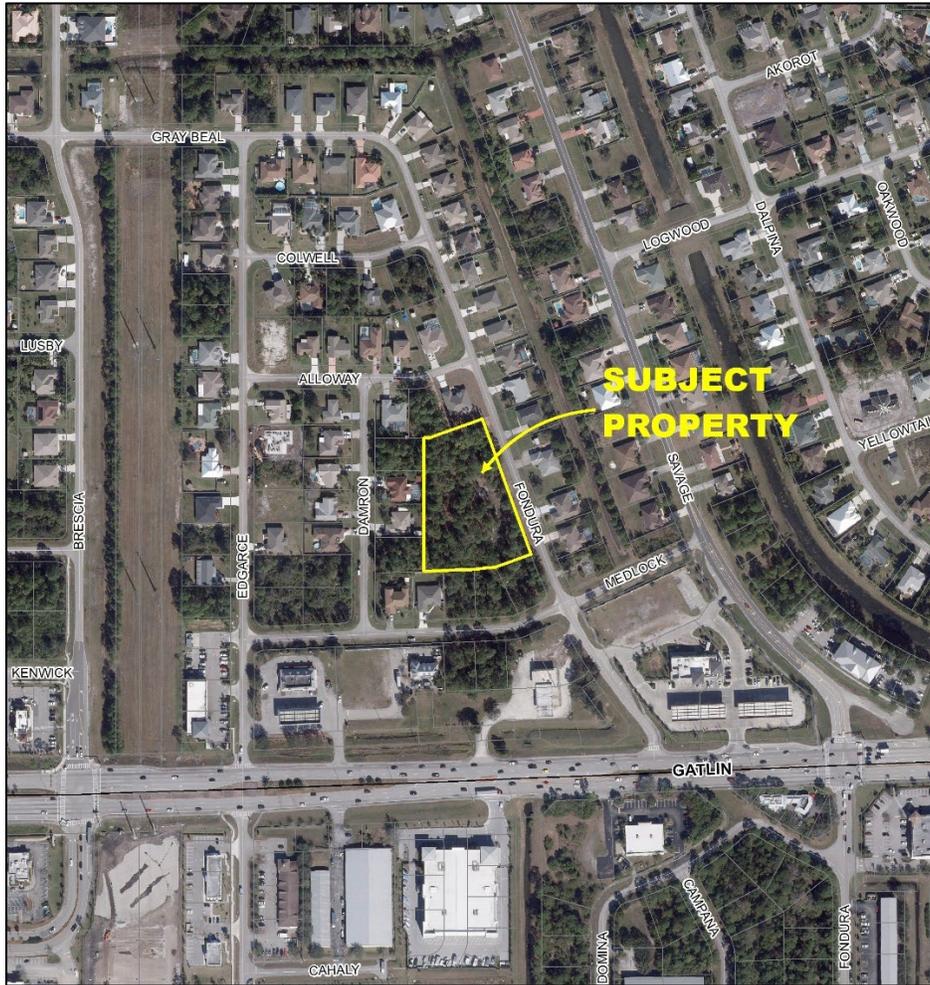
Location of Project: North of SW Gatlin Boulevard on the west side of SW Fondura Road

Attachments:

1. Staff Report
2. Application
3. Deed
4. Staff Presentation



G. Callas Holdings, LLC
Small-Scale Comprehensive Plan Amendment
P23-061



Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from OSR (Open Space Recreational) to RL (Low Density Residential)
Agent:	Michael McCarty, McCarty & Associates Land Planning and Design, LLC
Applicant/ Property Owner:	G. Callas Holdings, LLC
Location:	North of SW Gatlin Boulevard on the west side of SW Fondura Road
Project Planner:	Bethany Grubbs, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 1.79 acres from OSR (Open Space Recreation) to RL (Low Density Residential). The subject property is located north of SW Gatlin Boulevard and on the west side of SW Fondura Road. The site will access to SW Gatlin Boulevard via the stop-controlled intersection at SW Fondura Road.

Existing future land use map classifications adjacent to the north, south, east, and west are all RL (Low Density Residential). The existing uses of the land surrounding the subject property are all single-family residences on an average ¼ acre lot. There are a couple of vacant lots peppered in between. Adjacent existing zoning categories to the north, south, east, and west are all RS-2 (Single-Family Residential).

The property has a concurrent rezoning application to change the zoning designation from OSR (Open Space Recreational) to RS-2 (Single Family Residential). Due to the minimum size requirements of the RS-2 zoning district, it appears that a maximum of five (5) residential lots could be created from this parcel. The rezoning application will be heard concurrently with the small-scale Future Land Use Map amendment.

Previous Actions and Prior Reviews

N/A

Public Notice Requirements

Per Section 151.06 of the City’s Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

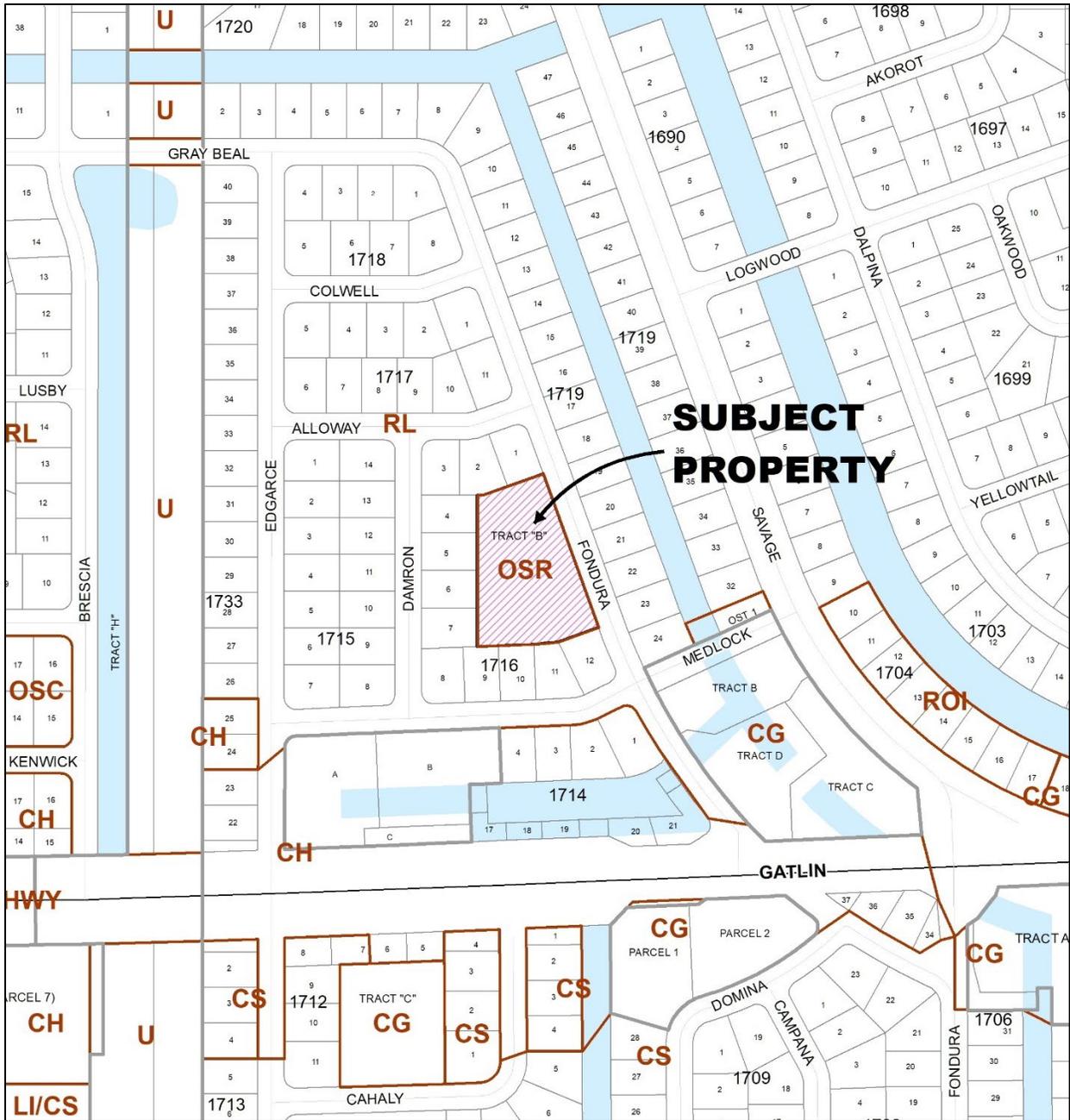
Location and Site Information

Parcel Number:	3420-650-0002-000-0
Property Size:	1.79 acres
Legal Description:	Port St. Lucie – Section 31, Tract B
Future Land Use:	OSR (Open Space Recreational)
Existing Zoning:	OSR (Open Space Recreational)
Existing Use:	Vacant
Requested Future Land Use:	RL (Low Density Residential)
Proposed Use:	Single-family residential

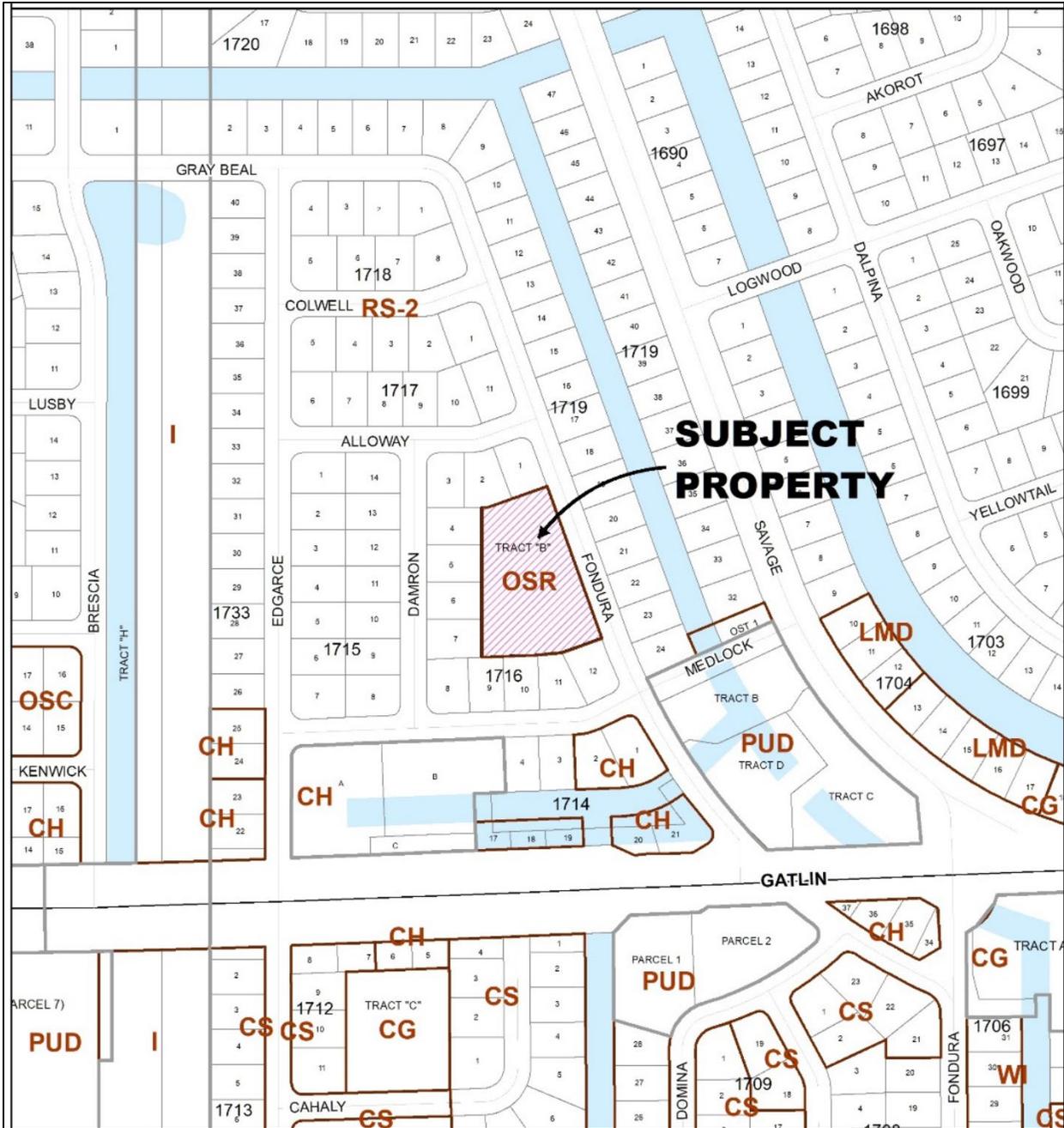
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
South	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
East	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences
West	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences

RL - Low Density Residential, RS-2 – Single-Family Residential



Future Land Use Map



Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant’s Justification Statement: The request is to change the future land use designation from OSR (Open Space Recreational) to RL (Low Density Residential). The site is undeveloped.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from OSR to RL for 1.79 acres.

The future land use map amendment application is supported by and furthers the following policies of the comprehensive plan:

- Goal 1.1 states “Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable; and developed concurrent with needed facilities and services.”
- Objective 1.1.3 states, “Development orders and permits for development and redevelopment activities shall be issue only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development”.
- Policy 1.1.3.1 states, “The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities and services identified as being required such as:
 - a. Potable water;
 - b. Sanitary sewers;
 - c. Solid waste removal;
 - d. Vehicular and pedestrian circulation;
 - e. Public safety;
 - f. Recreation;
 - g. Public schools;
 - h. Electricity; and
 - i. Drainage.”

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 City of Port St. Lucie Utility Systems Department will be the provider of water and sewer service to the property. With a change in the future land use designation, potable water demand is expected to decrease by 1,312 gallons per day and wastewater demand by 757 gallons per day. Existing and planned facilities are available to serve the area.

The Comprehensive Plan Policy 4.D.1.2.1 establishes 115 gallons per day per 1,000 square feet for residential uses and 120 gallons per day per 1,000 square feet for institutional uses. Projected water and wastewater demand for both existing and future land use categories are listed below:

Water and Wastewater Calculations by Land Use					
<i>Future Land Use</i>	<i>Acreage</i>	<i>Maximum Development</i>	<i>Level of Service</i>	<i>Projected Demand Potable Water (gpd)</i>	<i>Projected Demand Wastewater (85% of potable water rate) (gpd)</i>
OSR (Existing)	1.79	23,392 SF	120 gpd/1,000 SF	2,807	2,028
RL (Proposed)	1.79	5 DU	115 gpd x 2.6 (pph)	1,495	1,271
<i>Projected DECREASE in demand</i>				- 1,312 gallons	- 757 gallons

Transportation: Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Existing Future Land Use	Acreage	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
OSR	1.79	23,392 SF (30%)	Public Park (ITE Code 411)	4	1
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
RL	1.79	5 DU	Single-Family Detached Housing (ITE Code 210)	48	5

The proposed amendment will increase the daily trips by 44 AADT and PM peak hour trips by 4 trips. Since the proposed amendment is expected to increase the number of trips, staff has evaluated the adverse impacts on the transportation level of service for the adjacent roads. The distribution expects that 100% of the trips will exit site via SW Fondura Road heading south to SW Gatlin Boulevard. From there, 66% of the trips will distribute to the west and the other 33% to the east. Since the value of distributed trips are found to be insignificant, they are not expected to impact traffic operations. The increase in traffic due to the Future Land Use Map amendment represents a minimal impact and does not cause road segments to fail the Level of Service standards in the Transportation Element of the Comprehensive Plan

Parks/Open Space: Since this property is privately owned, the acreage is not included in the City’s Park inventory in the Comprehensive Plan. The City-owned land is used to determine the short and long-term level of service for parks. Residential development at 5 dwelling units (2 DUPA x 1.79 acres) would require 0.01 acres of developed park and recreation land per Policy 7.1.1.3 of the Comprehensive Plan: 5 acres per 1,000 population. There are adequate park and recreation facilities to meet the demand created.

Stormwater: The project will include a paving and drainage plan that is in compliance with the adopted level of service standard.

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: The project can generate no more than four single-family residential lots. The increase is de minimus. The amendment will not have a significant impact on school capacity.

Environmental: The site does not contain any State and Federal jurisdictional wetlands; therefore, there are not any environmental impacts proposed by this project.

Flood Zone: The flood map for the selected area is number 12111C0275K and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: The nearest St. Lucie County Fire District station is Station 17 (10240 SW Village Parkway). The St. Lucie 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 5-7 minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

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:

	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	N
Accommodate projected population or economic growth of the City	N/A
Diversify the housing choices in the City	N/A
Enhance or impede provision of services at adopted LOS Standards	Neither enhance nor impede adopted LOS
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	Neither enhance nor degrade environmental resources
Job creation within the targeted industry list	N

STAFF RECOMMENDATION

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

Planning and Zoning Board Action Options:

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

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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 advertising for the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it can not be processed. Attach proof of ownership; two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: MIKE@mccartylandplanning.com

PROPERTY OWNER

Name: G. Callas Holdings LLC
Address: 3720 NE 209th Ter
Aventura, FL 33180
Telephone No.: _____

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: _____
Address: _____
Telephone No.: _____

AGENT OF OWNER (if any)

Name: Mike McCarty, McCarty Associates
Address: 309 SE Osceola Ave, Suite 104
Stuart, FL 34994
Telephone No.: 772-341-9322

PROPERTY INFORMATION

Boundary Description Port St. Lucie - Section 31, Tract B
(attach map) _____
Property Tax I.D. Number 3420-650-0002-000-0
Current Land Use OSR Proposed Land Use RM
Current Zoning OSR Acreage of Property 1.79 ac

Reason for Comprehensive Plan Amendment: See attached project
NARRATIVE with justifications

George J. Callas GEORGE J. CALLAS 2-24-2023
*Signature of Owner Hand Print Name Date

*If signature is not that of 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.

03/02/20



McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Ave, Suite 104
Stuart FL 34994
772-341-9322

SW FONDURA RD PROJECT NARRATIVE

The 1.79-acre site is located 600-feet north of SW Gatlin Boulevard on the west side of SW Fondura Road in Port St Lucie, Florida. The Parcel Identification Number is 3420-650-0002-000-0.

Legal description is attached as well for your information. The 1.79-acre property has an OSR (Open Space Recreation) future land use designation as well as an OSR (Open Space Recreation) zoning district. The subject property as well as surrounding properties are all in the FEMA X - flood zone.

The subject property is surrounded to the north, south, east and west by residential zoning. We are requesting a future land use change to RL (Residential Low Density)

We have also concurrently applied for rezoning from OSR (Open Space Recreation) zoning to the RS-2 (Single Family Residential) zoning district.

Existing future land use map classifications adjacent to the north, south, east and west are all RL (Residential Low Density). The existing uses of the land surrounding the subject property are all single-family residences on an average ¼ acre lot. There are a couple vacant lots peppered in between. Adjacent existing zoning categories to the north, south, east & west are all RS-2 (Residential, Single-Family 2du/ac).

The site will access to SW Gatlin Boulevard via the stop-controlled intersection at SW Fondura Road. The distribution of trips expects that 50% of the traffic generated from the project will exit the site via SW Fondura Road south to SW Gatlin Boulevard to the west and the other 50% to the east.

Saint Lucie County traffic criteria provides the basis for distribution and impact which occurs for

the site onto the arterial road, SW Gatlin Boulevard. With an impact being below 1%, the impact is known to be *de minimis* according to the Saint Lucie County land development regulation Sec. 5.03.04 criteria for traffic analysis. Included in the regulations are specific requirements for determining the extent of the study area and the links impacted by the development. Project trips have been added to the 2022 growth trips to determine build-out trips. Concurrency has been satisfied as the road segments will be below capacity in the 2026 buildout year.

Based on this traffic analysis, concurrency is requested, as the projected volumes generated by the anticipated use indicate that the adjacent roadway links will operate below capacity at an acceptable Level of Service.

COMPREHENSIVE PLAN
FUTURE LAND USE MAP AMENDMENT
Supplemental Information

1. Land Use Plan. A land use map shall be submitted which designates the proposed future land use and existing future land use designations for the area requested, and for the area surrounding the property. The land use plan shall include a map together with other appropriate media addressing the following:

Response: Please find attached exhibit demonstrating the proposed future land use and the existing future land use designations. The properties surrounding the proposed project are all single-family residential on an average ¼ lot size with a few vacant lots peppered in the mix. We are asking for a future land use change from OSR (Open Space Recreation) to RL (Residential Low) which is the existing surrounding future land use designations to the north, south, east, and west.

a. Residential Development Characteristics. The land use map shall indicate the magnitude and distribution of existing and proposed residential acres.

Response: The properties surrounding the proposed project are all single-family residential on an average ¼ lot size with a few vacant lots peppered in the mix. We are requesting this change from OSR zoning and future land use to make the property consistent with all the other surrounding properties to the north, south, east, and west in this area.

b. Non-Residential Activities. The land use map plan shall indicate the general type, location, magnitude, intensity, and distribution of non-residential activities including the maximum proposed square footage of commercial, office, and industrial uses. This information shall be prepared and based on the existing Future Land Use classification and proposed Future Land Use classification. The proposed number of acres allocated to private institutional uses such as places of worship as well as civic, cultural, or educational facilities shall be included.

Response: Not applicable. We are not proposing any non-residential activities on the subject property.

2. Natural Features of the Environment. Significant natural features of the proposed development shall be mapped and described in the Land Use Plan Map or narrative. Potential methods of managing any major environmental impacts which are likely to be generated by the proposed development shall be identified. Natural features shall include, but not be limited to:

- a. vegetation
- b. soils
- c. wetlands
- d. shorelines
- e. estuarine and/or riverine systems
- f. other significant resources

A more detailed environmental assessment shall be required if environmentally sensitive areas are identified.

Response: The subject property does not have any environmentally sensitive areas. There are not any environmental impacts proposed by this project.

3. Public Improvements. The general location and extent of existing and planned public improvements shall be incorporated in the land use plan map or narrative as applicable. Public improvements shall include, but not be limited to, traffic circulation; water and wastewater services; surface water management; parks, recreation facilities, and major open spaces; protective services, including fire, police, and emergency services; electrical utilities, including substations; schools; and other public facilities.

The following information on the status and availability of public facilities shall be provided:

a. Traffic

- i) A location map showing arterial and collector roads within a one-mile radius of site.

Response: See enclosed Traffic Analysis showing arterial and collector roads.

- ii) Average Daily Trips (ADT) and Generation rates for existing land use, development based on the existing Future Land Use and proposed Future Land Use.

Response: See enclosed Traffic Analysis

- iii) A traffic analysis may be required pursuant to Section 55-4(A) of the Port St. Lucie Comprehensive Plan if the ADT's exceed 10% or 1,000 trips, whichever is greater.

Response: See enclosed Traffic Analysis. Saint Lucie County traffic criteria provides the basis for distribution and impact which occurs for the site onto the arterial road, SW Gatlin Boulevard. With an impact being below 1%, the impact is known to be de minimis according to the Saint Lucie County land development regulation Sec. 5.03.04 criteria for traffic analysis. Included in the regulations are specific requirements for determining the extent of the study area and the links impacted by the development. Project trips have been added to the 2022 growth trips to determine build-out trips. Concurrency has been satisfied as the road segments will be below capacity in the 2026 buildout year.

Based on this traffic analysis, concurrency is requested, as the projected volumes generated by the anticipated use indicate that the adjacent roadway links will operate below capacity at an

acceptable Level of Service.

b. Utilities - Water and Sewer

i) Is location presently served by central water and/or sewer?

Response: Port St Lucie Utilities has central water and sewer in this area.

ii) Is location planned for water and/or sewer service?

Response: Once the property can be developed for single-family residential we propose to request services from Port St Lucie Utilities.

iii) Nearest water/sewer main location.

Response: Water and sewer lines are along the subject property's frontage.

iv) Available, or planned plant capacity

Response: As per discussion with the PSL utilities department amp capacity is available to serve the subject property.

c. Emergency Services - Police, Fire, EMS

i) Nearest existing fire station

Response: There are two nearby fire stations. St Lucie County Fire District Station 17 and Station 10.

ii) Nearest planned fire station

Response: Not applicable.

iii) Existing fire insurance rating/response time

Response: Due to the proximity of the fire stations in the area the response time to service the subject property is more than adequate.

d. Schools/Recreation

i) Existing parks and schools within five miles

Response: There are 5 parks (at a minimum) within five miles of the subject property. They are Peacock Park, Whispering Pines Park, Oak Hammock Park, Woodland Trails Park, and Jessica Clinton Park. The existing schools in the area are Oak Hammock K-8 School, Palm Pointe, Windmill Point Elementary School, Treasure Coast Prep, and Treasure Coast High School.

ii) Planned park and school sites within five miles

Response: Not applicable.

iii) Port St. Lucie Park Dedication requirements calculated per Section 4-4(D) of the Port St. Lucie Comprehensive Plan.

Response: The existing park facilities in the area have the capacity to accommodate the subject project. Given the size of the subject property a dedication of a park facility is not applicable.

iv) Projected population and school age population, calculated for existing Future Land Use and proposed Future Land Use.

Response: The proposed future land use and zoning we are requesting would only allow for 2du/acre and on this 1.79-acre parcel. Therefore, this property would not have any significant impact on the projected population and school age population.

e. Market Study - Commercial Only

Does market study indicate a current need for commercial development within next five years or within next ten years.

Response: Not applicable.

Fondura Rd- Callas Holdings

3420-650-0002-000-0
SW Fondura Road
Port St. Lucie, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Current FLU Map

OSR



Fondura Rd- Callas Holdings

3420-650-0002-000-0
SW Fondura Road
Port St. Lucie, Florida

McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com



Proposed FLU Map

RL



QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 27 day of FEB.,
20 17, by first party GEORGE J CALLAS
whose post office address is 3720 NE 209 TERR AVENTURA FLORIDA 33180
to second party G CALLAS HOLDINGS LLC
whose post office address is 3720 NE 209 TERR AVENTURA FLORIDA 33180

WITNESSETH, That the said first party, for good consideration and for the sum of
\$ 10.00 paid by the said second party, the receipt whereof is hereby
acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the
right, title, interest and claim which the said first party has in and to the following
described parcel of land, and improvements and appurtenances thereto in the County
of SAINT LUCIE, State of FLORIDA

Post Saint Lucie to wit: section 31- TRACT B

IN WITNESS WHEREOF, The said first party has signed and sealed these presents
the day
and year first above written.

Signed, sealed and delivered in presence of:

Witness [Signature]
Witness [Signature]

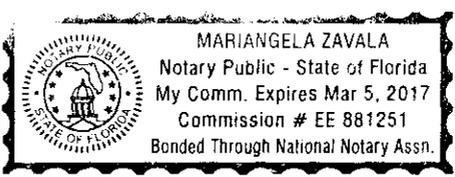
[Signature]
First Party
[Signature]
Second Party

STATE OF ; FL
COUNTY OF ; miami-bade

On 2/27/2017 before me, Mariangele Zavala
personally appeared George J Callas
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature Mariangele Zavala

Affiant Known Unknown
ID Produced Florida Driv. License
(Seal)



G. Callas Holdings, LLC

Comprehensive Plan Amendment (Small-Scale)

Project No. P23-061

Planning and Zoning Board

May 2, 2023

Bethany Grubbs, Planner III

Request Summary

Agent: Michael McCarty, McCarty & Associates Land Planning and Design, LLC

Applicant / Property Owner: G. Callas Holdings, LLC

Request: This is an application for a Small-Scale Comprehensive Plan Amendment to change the future land use designation for 1.79 acres from OSR (Open Space Recreational) to RL (Low Density Residential).

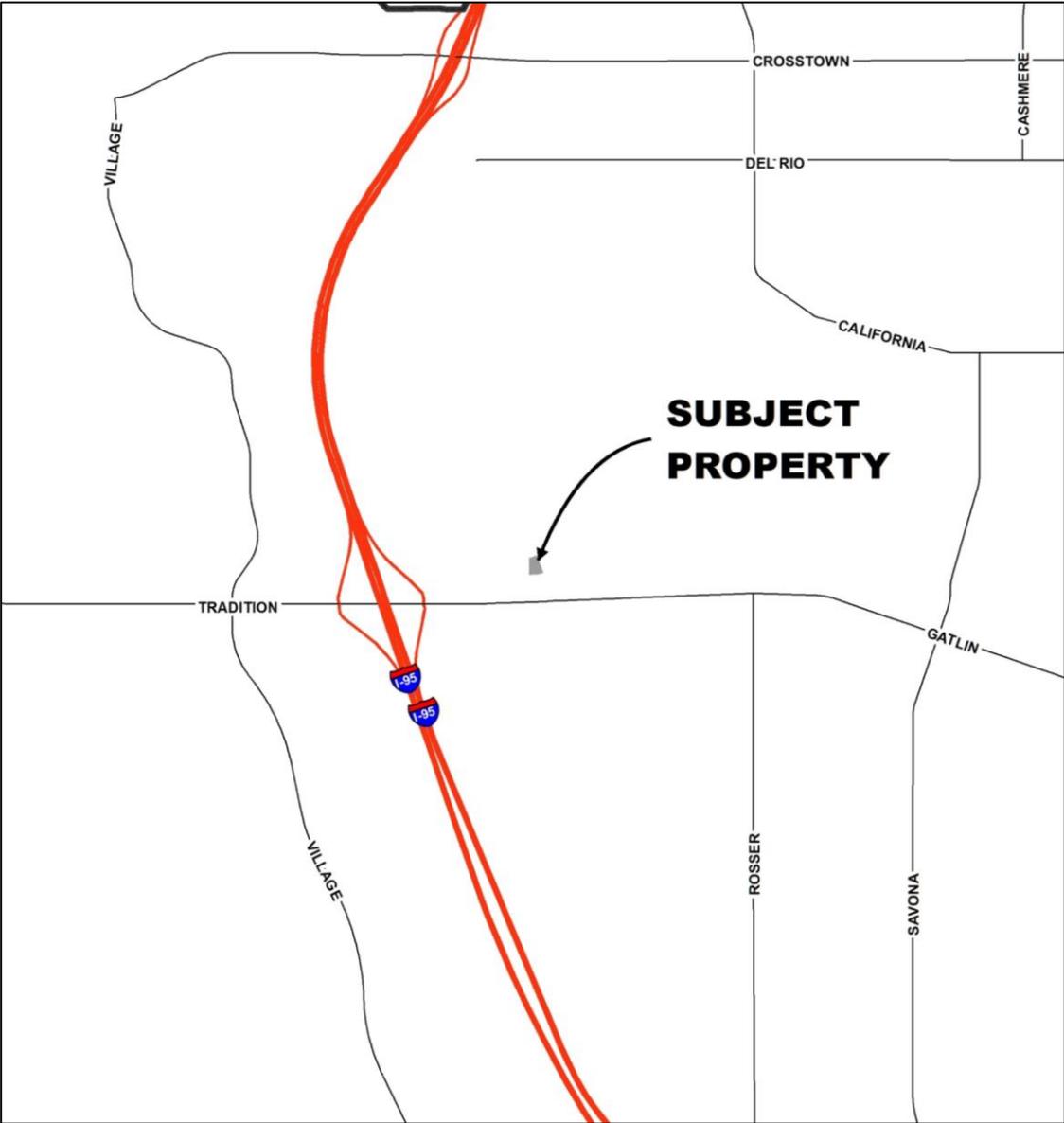
What is the difference between Future Land Use (FLU) and Zoning?

- FLU Map is part of the Comprehensive Plan
 - Provides ultimate future use of the land
 - Defines the intensity of the use (i.e., units per acre)
- Zoning
 - Prescribes specifics to a parcel (setbacks, lot coverage)
 - Prohibited and Allowable uses

Concurrent Applications:

- The applicant has applied for a concurrent Rezoning application and the corresponding Small-Scale Comprehensive Plan Amendment.
- The rezoning to the compatible zoning district of RS-2 from OSR will be heard at this meeting.
- This request is a small-scale amendment and will be required to be heard prior to consideration of the rezoning.

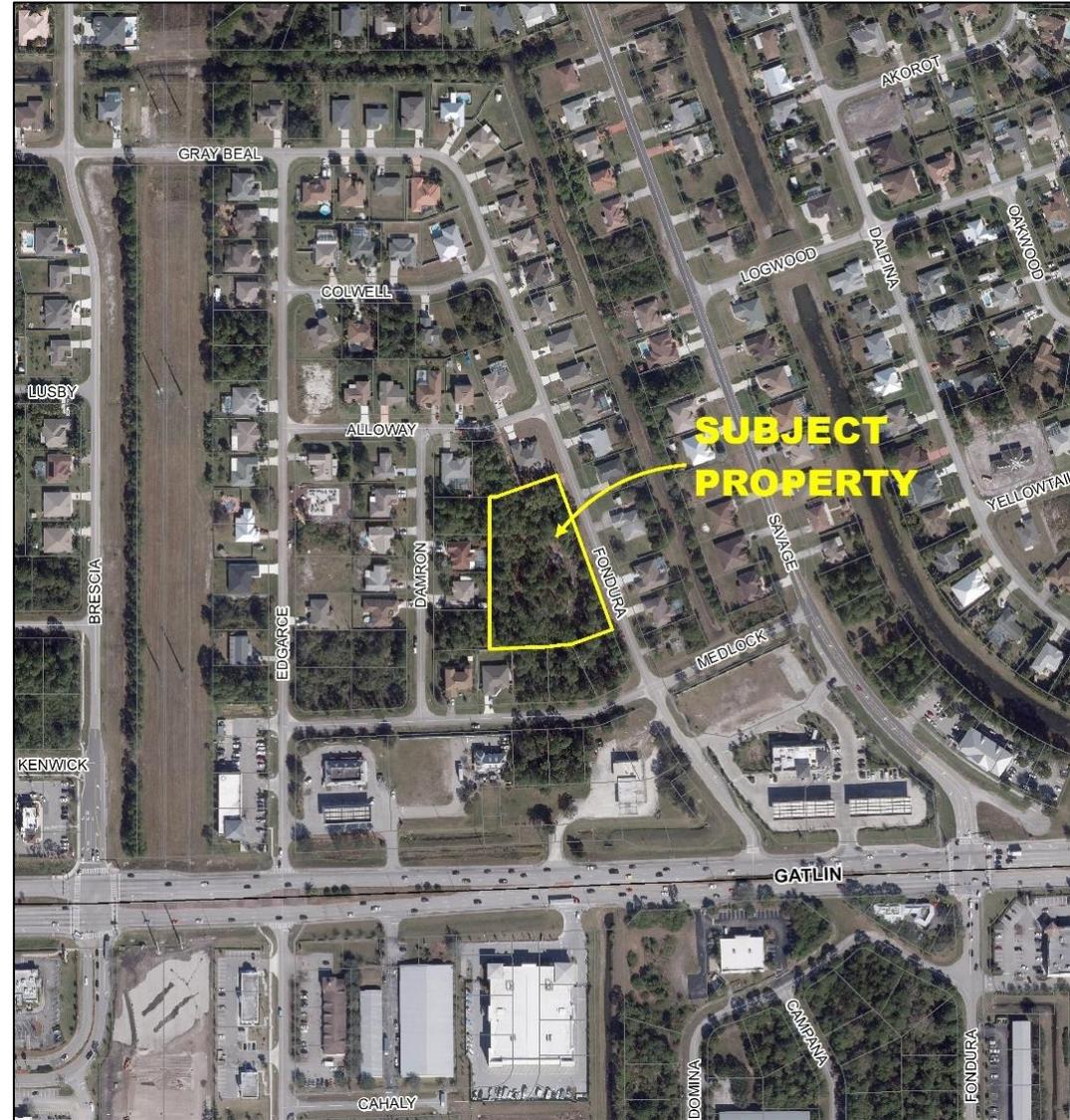
Location



Aerial

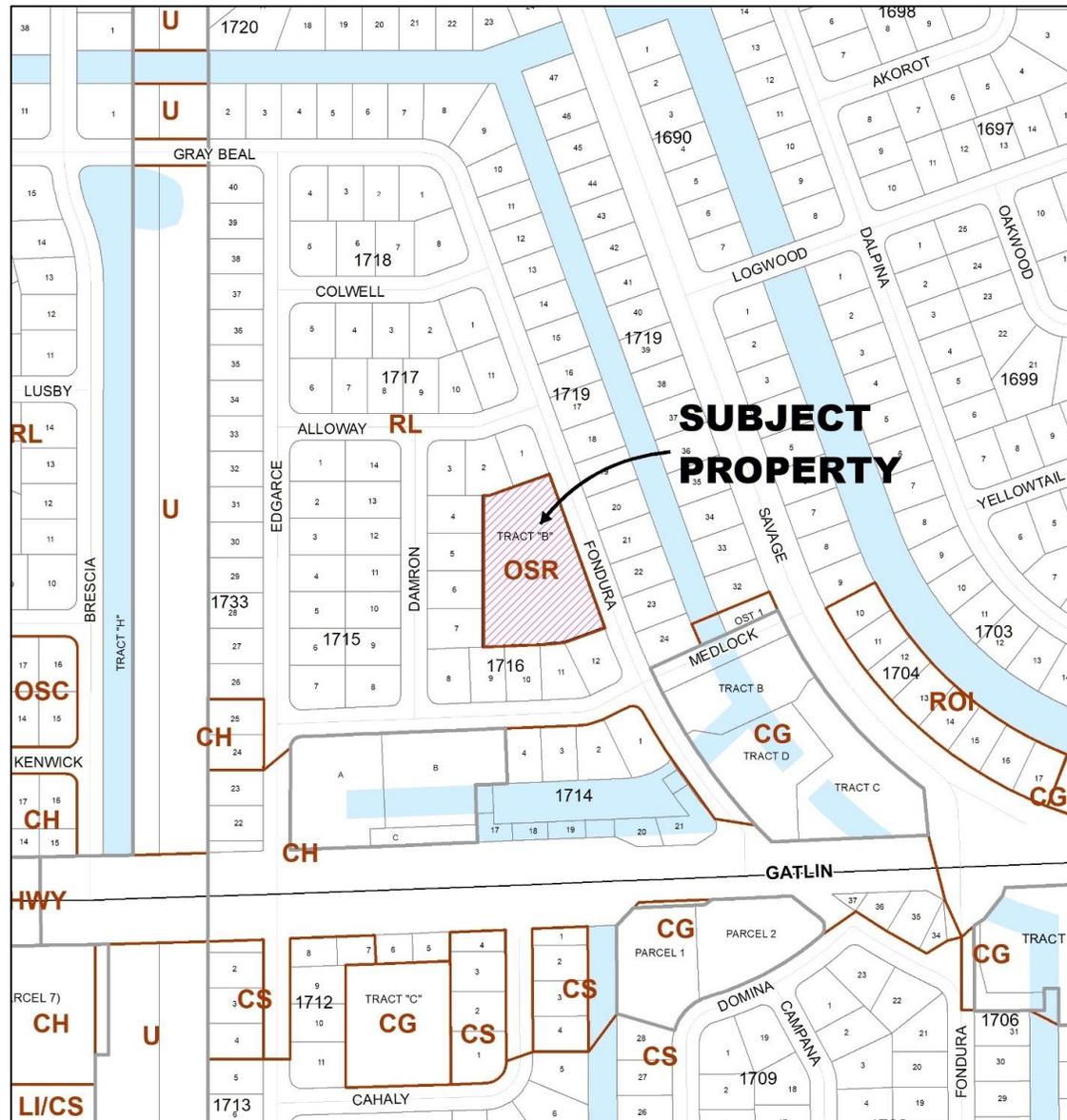
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
South	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
East	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences
West	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences



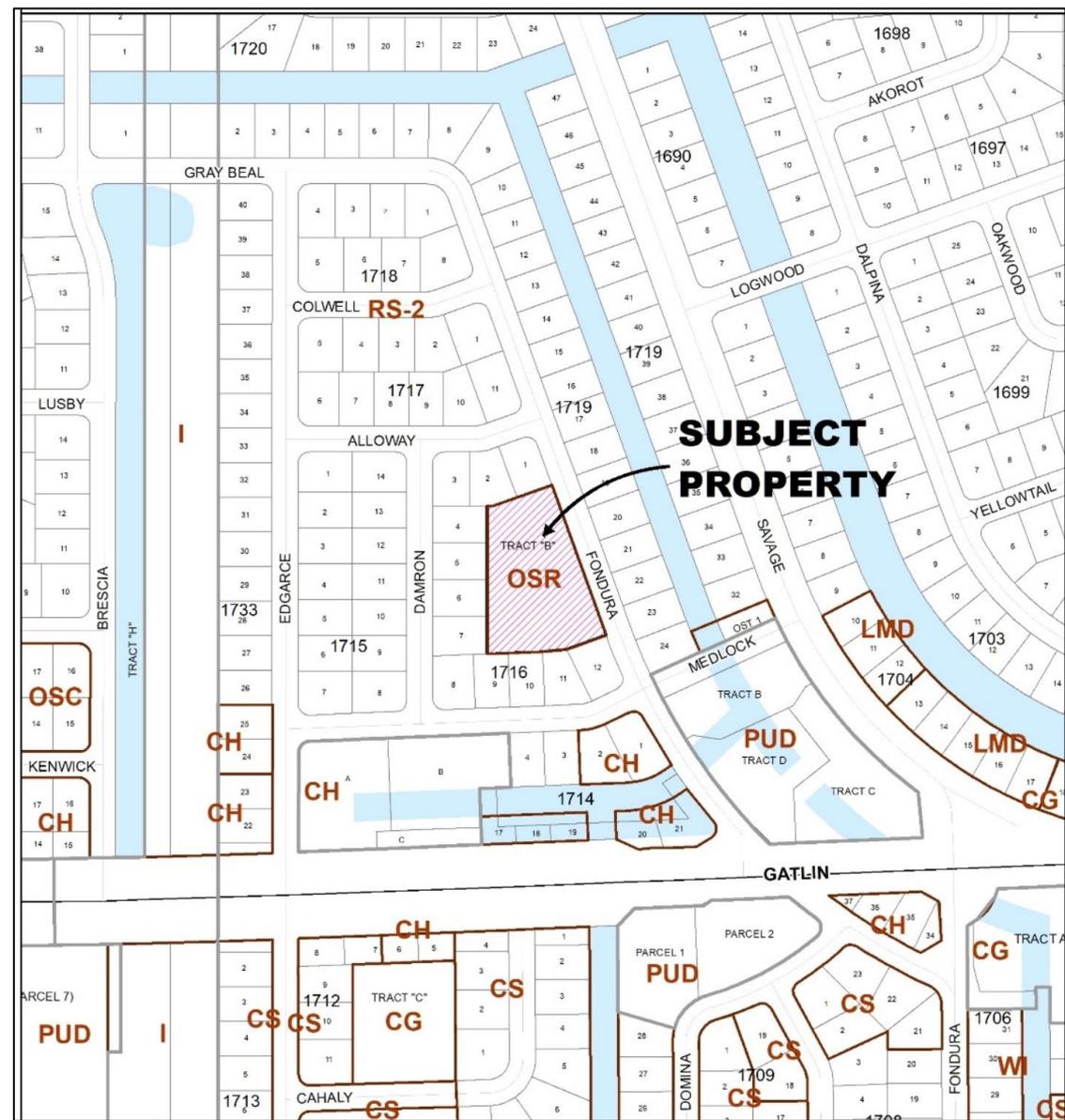
Land Use

OSR (Open Space Recreational)



Zoning

OSR (Open Space Recreational)



Justification

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

- Specifically: Goal 1.1 states, “Provide an appropriate mix of land uses which meet the needs of current and future residents of Port St. Lucie in a way which is environmentally acceptable, and developed concurrent with needed facilities and services.”
- Objective 1.1.3 states, “Development orders and permits for development and redevelopment activities shall be issued only in areas where public facilities necessary to meet level of service standards (which are adopted as part of the Traffic, Infrastructure, Recreation and Open Space, Public School Facilities and Capital Improvements elements of this Comprehensive Plan) are available concurrent with the impacts of development”.



Policy 1.1.3.1 states, “The development of residential, commercial and industrial land shall be timed and staged in conjunction with provisions of supporting community facilities and services identified as being required such as:

- a. Potable water;
- b. Sanitary sewers;
- c. Solid waste disposal;
- d. Vehicular and pedestrian circulation;
- e. Public safety;
- f. Recreation;
- g. Public schools;
- h. Electricity; and
- i. Drain



Traffic Impact Analysis

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

Existing Future Land Use	Acreage	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Open Space Recreational (OSR)	1.79	23,392 SF (30%)	Public Park (ITE Code 411)	4	1
Proposed Future Land Use					
Low Density Residential (RL)	1.79	5 DU	Single-Family Detached Housing (ITE Code 210)	48	5

Staff Recommendation

Staff recommends approval of the proposed Small-Scale Comprehensive Plan Future Land Use Map Amendment.



Agenda Summary
2023-328

Agenda Date: 5/2/2023

Agenda Item No.: 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P21-127 Wilson Groves DRI Map Amendment

The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department. This is a request to amend the Wilson Groves DRI development order by amending Map H, the DRI master development plan, adopted Resolution 11-R01 on January 24, 2011.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: The City has received a request from the applicant to table the item to a date uncertain.

Presentation Information: N/A.

Staff Recommendation: Move that the Board table the item to a date uncertain as requested by the applicant.

Alternate Recommendations: N/A

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

Attachments:

1. Applicant's request to table the project.

From: [Dan Sorrow](#)
To: [Mary Savage-Dunham](#); [Teresa Lamar-Sarno](#); [Colt Schwerdt](#); [Diana Spriggs](#); [Bridget Kean](#)
Cc: [Tara Duhy](#); [Susan O'Rourke](#); [Ramsey Akel](#); [Alexander Akel](#); [Horacio Moncada](#)
Subject: RE: Wilson Groves Map H and Figure 1-6 May PZ Board meeting
Date: Monday, April 24, 2023 5:59:57 PM

All,

Since I drafted the below email, the city has not confirmed what their intention or position is. (I did speak briefly with Mary but she was non-committal)

The May 2nd PZ Board is almost a week away which doesn't give sufficient time to prepare. Please accept this email as a REQUEST TO CONTINUE to a special PZ Board meeting TBD.

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

Project Manager / Partner
561.406.1012 | office
561.800.8426 | cell

Landscape Architects • Land Planners • Transportation

1934 Commerce Lane, Suite 1 | Jupiter, FL 33458 | www.cotleurhearing.com



CHanging the Way we live to preserve Where we live.

From: Dan Sorrow <dsorrow@cotleur-hearing.com>
Sent: Wednesday, April 19, 2023 12:27 PM
To: Mary Savage-Dunham <mdunham@cityofpsl.com>; Teresa Lamar-Sarno <tsarno@cityofpsl.com>; Colt Schwerdt <CSchwerdt@cityofpsl.com>; Diana Spriggs <DSpriggs@cityofpsl.com>; Bridget Kean <bkean@cityofpsl.com>
Cc: Tara Duhy <tduhy@llw-law.com>; O'Rourke Engineering & Planning <seorourke@comcast.net>; Ramsey Akel <ramsey@akelhomes.com>; Alexander Akel <Alex@akelhomes.com>; Horacio Moncada <horacio@akelhomes.com>
Subject: Wilson Groves Map H and Figure 1-6 May PZ Board meeting

All,

The Wilson Groves Map H and Comp Plan traffic report to address the Marlin comments has been uploaded to Fusion. The comment response letter is attached for your reference. Since we have successfully addressed the traffic comments, please rescind the below condition of approval contained in the PW traffic memo as well as the added language to the existing comprehensive plan. Alternatively, if the decision is made by the city to keep the condition, please provide the proper justification documentation the below conditions are derived from. (Simply requesting something without the rational nexus for it is not something we can agree on).

*"To address the City's 3rd Party Consultant's concern regarding a decreased level of service at certain locations, **as identified in their comment letter and subsequent email correspondences** resulting from the proposed land use revisions, City staff is recommending that Wilson Groves be required to construct the first two lanes of N/S A from Becker Road north to Marshall Parkway and the first two lanes of Marshall Parkway from N/S A to N/S B prior to the completion of 2,200 dwelling units.*

Lastly, because the comments were very few (9 total) and minor in scope, there should be no delay or postponing of the May 2nd PZ Board meeting. However, we must have both Map H and Comp Plan Figure 1-6 on the same meeting (which was the cause for the volunteering tabling of the April PZ meeting). Should we set up a call next week to review? My hope (in the spirit of cooperation) is that there shouldn't be any items we hadn't previously discussed added to the legistar documents just prior to the meeting.

Thank you,

Daniel T. Sorrow, PLA, AICP, LEED AP BD+C

Project Manager / Partner

561.406.1012 | office

561.800.8426 | cell

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CHanging the Way we live to preserve Where we live.

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Agenda Summary

2023-333

Agenda Date: 5/2/2023

Agenda Item No.: 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-028 Adams Homes of NW Florida, Inc. - Rezoning

Location: 2136 and 2142 SW Madruga Street

Legal Description: Port St. Lucie Section 31, Block 1754, Lot 17.

This is a request to rezone a 0.46-acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2)

Submitted By: Anne Cox, Assistant Director of Planning and Zoning

Executive Summary: The Applicant, Adams Homes of NW Florida (owner), is requesting rezoning of a 0.46-acre property, from Residential Single Family (RS-1) to Residential Single Family (RS-2).

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend denial of the request to rezone lot 17.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend denial.
2. Move that the Board recommend approval.

Background: This application was tabled at the April 4, 2023 Planning and Zoning Board meeting.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: On the west side of SW Madruga Street, between SW Import Drive and SW Cadiz Avenue

Attachments:

- Staff report
- Application
- Staff presentation
- Public comment



**Adams Homes of NW Florida, Inc.
Rezoning
P23-028**



Project Location Map

SUMMARY

Applicant's Request:	Rezoning a 0.46 acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2).
Applicant:	Adams Homes of NW Florida, Inc.
Property Owner:	Adams Homes of NW Florida, Inc.
Location:	On the west side of SW Madruga Street, between SW Import Drive and SW Cadiz Avenue
Address:	2136 and 2142 SW Madruga Street
Project Planner:	Stephen Mayer, Planner III

Project Description

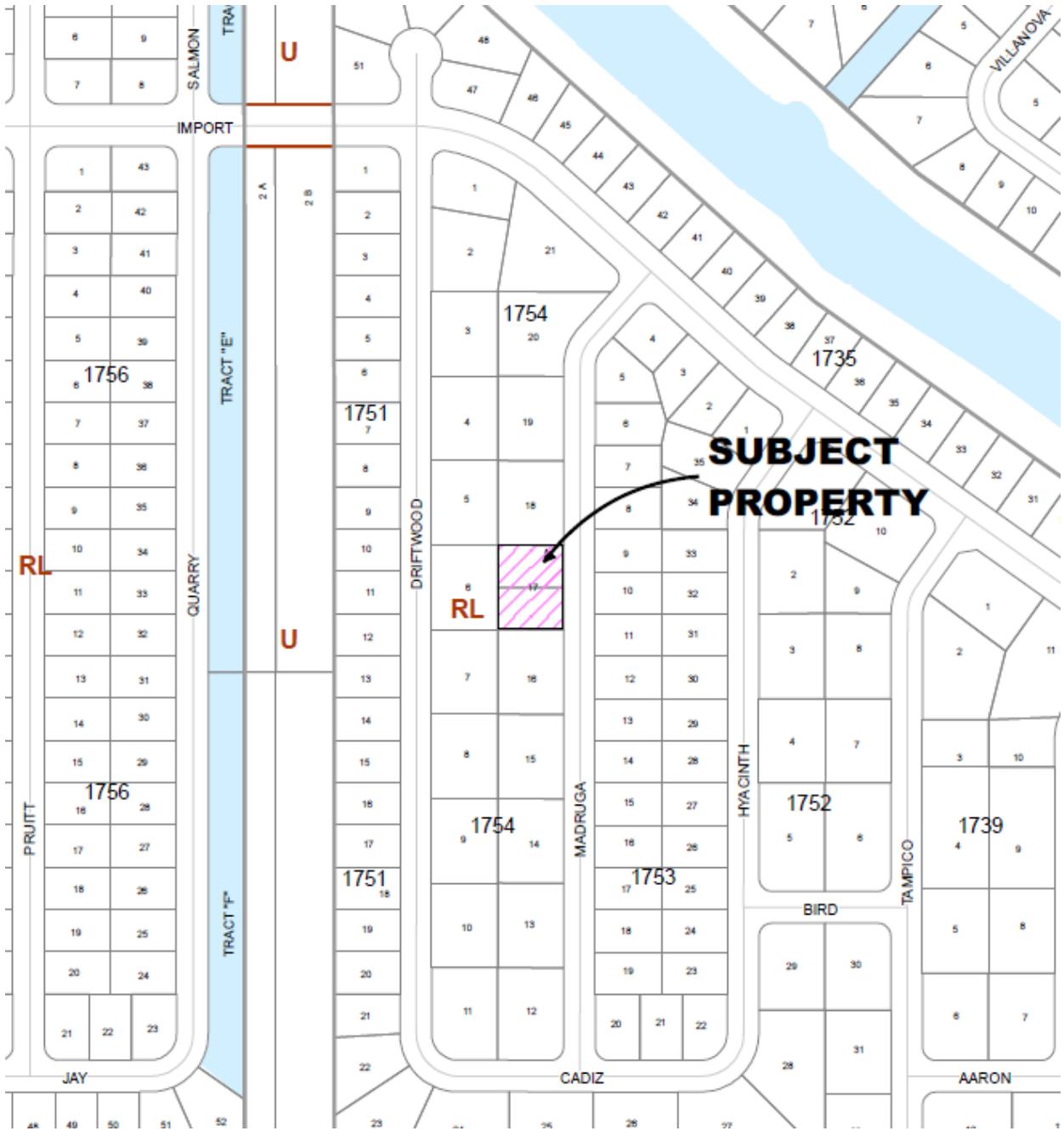
The Applicant, Adams Homes of NW Florida (owner), is requesting the rezoning of a 0.46-acre (20,000 square feet) property, from Residential Single Family (RS-1) to Residential Single Family (RS-2). The property addresses are 2136 and 2142 SW Madruga Street. The property is currently vacant. The property has a future land use designation of Low Density Residential (RL). The applicant has split the lot into two, in violation of the City's Subdivision Regulations, by recording separate deeds with the St. Lucie County Property Appraiser's office. The minimum lot size in the RS-1 zoning district is 15,000 square feet.

Location and Site Information

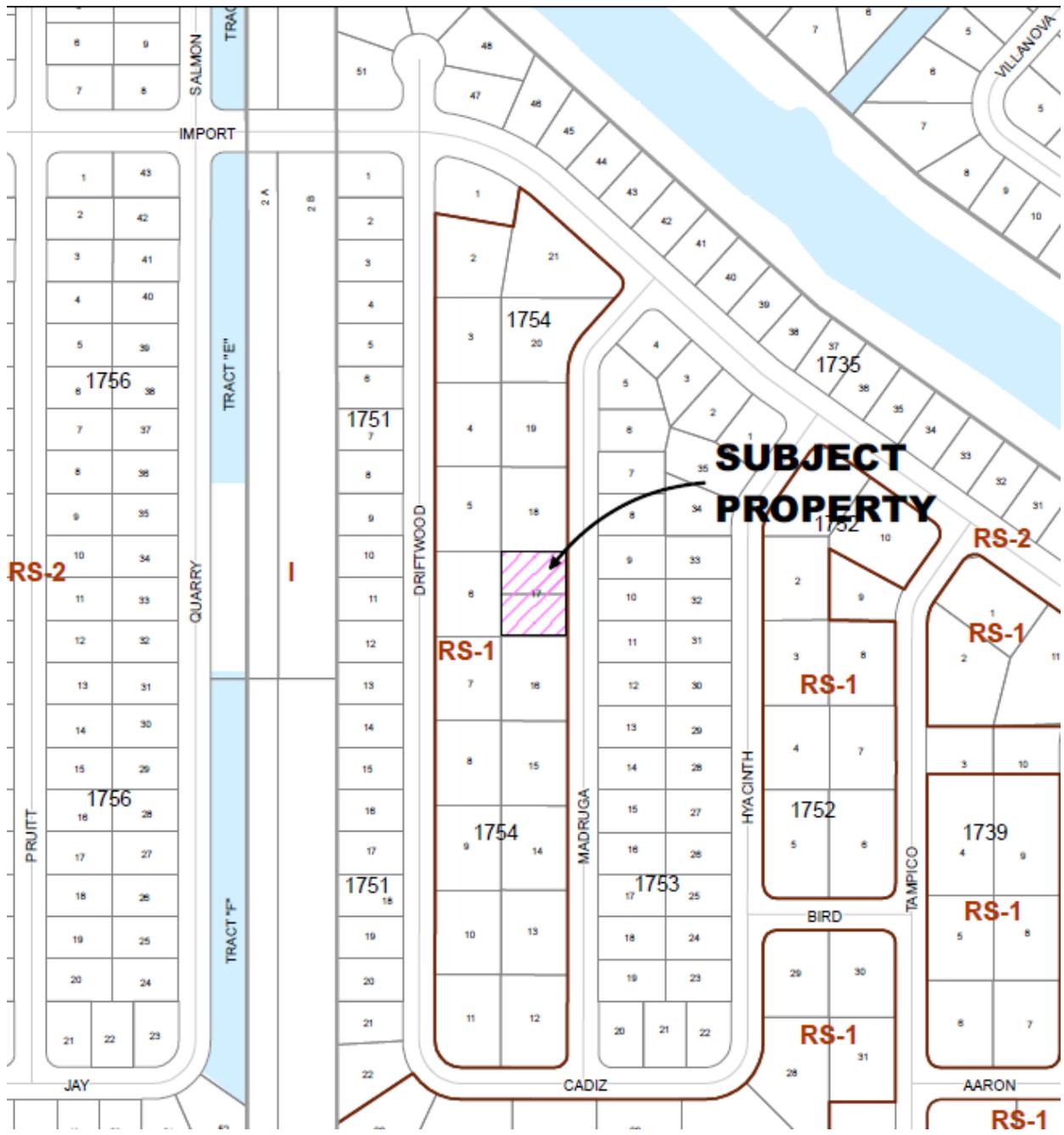
Parcel Number:	3420-650-1759-010-1 and 3420-650-1759-000-8
Property Size:	0.46 (or 20,000 square feet)
Legal Description:	Section 31, Block 1754, Lot 17
Future Land Use:	RL
Existing Zoning:	RS-1
Existing Use:	Vacant
Requested Zoning:	RS-2
Proposed Use:	Single Family Residences

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-1	Single Family Residence
South	RL	RS-1	Single Family Residence
East	RL	RS-2	Single Family Residence
West	RL	RS-1	Single Family Residence



Future Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Residential Single Family (RS-2) zoning district is listed as a compatible zoning district under the Residential Low Density (RL) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RL (Residential Low Density)	GU, RE, RS-1 through RM-5, RMH

ZONING REVIEW

Applicant's Justification Statement: Requesting a rezoning of lot 17 to address non-conforming lots that were unofficially split in order to have the right to build two single family structures.

Staff Analysis: The properties to the sides and rear are zoned RS-1. All of Block 1754 is zoned RS-1 and with the exception of Lot 1 (zoned RS-2), on the southeast corner of SW Import Drive and SW Driftwood Street. All of the other lots within Block 1754 are 20,000 square feet or greater in size. The minimum lot size in the RS-1 zoning district is 15,000 square feet.

The applicant's proposal to rezone the subject property to RS-2 is consistent with Policy 1.1.4.13 of the City's comprehensive plan, however it is not compatible with the surrounding RS-1 zoned lots in the residential block. Objective 1.1.4 of the Future Land Use Element states That "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." RS-2 Zoning would not be consistent with the desired community character since the adjacent lots to the side and rear are zoned RS-1 with lots that are 20,000 square feet in size.

Per Policy 1.1.4.10 the density permitted in the RL future land use category is 1-5 dwelling units per acre. However, Policy 1.1.4.11 allows the City Council to limit the densities or intensities to less than the maximums allowed. One acre of land (43,560 square feet) would allow for two 20,000 square foot lots or four 10,000 square foot lots. Therefore, the current density of the land is approximately 2 dwelling units per acres and, rezoning the land to RS-2 would double the density to 4 dwelling units per acre.

Please note that the applicant will be required to apply for a subdivision plat per Chapter 156, Subdivision Regulations of the City Code if the rezoning application is approved.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be inconsistent with the direction and intent of the City's Comprehensive Plan and recommends denial.

Planning and Zoning Board Action Options:

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

TYPE	STATUS	BUILDING TYPE	
R	SUBMITTED		
ASSIGNED TO			
Daniel Robinson; Stephen Mayer			
ADDRESS			
2136 & 2142 SW Madruga St			
SECTION	BLOCK	LOT	
31	1754	Lot 17	
LEGAL DESCRIPTION			
Port St Lucie - Section 31 - blk 1754, lot 17			
SITE LOCATION			
PARCEL #			
3420-650-1759-010-1	3420-650-1759-000-8		
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
RL		RS-1	RS-2
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
0.46			
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
0	0		
UTILITY PROVIDER			
CITY OF PORT ST. LUCIE			
DESCRIBE REQUEST			
The property that is being built on has been split to make two properties, and the customer is wanting to build two houses on each property. So I am submitting two rezoning applications for both the properties, to get verification to be able to start the permit process to build.			
Primary Contact Email			
pslpermits@adamshomes.com			
AGENT/APPLICANT			
FIRST NAME	LAST NAME		
Danielle	Zimmerman		
Business Name			
Adams Homes of Northwest Florida, INC			
ADDRESS			
751 SE Port Saint Lucie Blvd			
CITY	STATE	ZIP	
Port Saint Lucie	FL	34974	
EMAIL	PHONE		
pslpermits@adamshomes.com	7729058394		
AUTHORIZED SIGNATORY OF CORPORATION			
FIRST NAME	LAST NAME		
Danielle	Zimmerman		
ADDRESS			
751 SE Port Saint Lucie Blvd			
CITY	STATE	ZIP	

Port Saint Lucie FL 34974

EMAIL	PHONE
pslpermits@adamshomes.com	7729058394

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME
-------------------	------------------

Business Name

ADDRESS

CITY	STATE	ZIP
-------------	--------------	------------

EMAIL	PHONE
--------------	--------------

PROPERTY OWNER

Business Name
Adams Homes of Northwest Florida, INC

ADDRESS
751 SE Port Saint Lucie Blvd

CITY	STATE	ZIP
Port Saint Lucie	FL	34974

EMAIL	PHONE
pslpermits@adamshomes.com	(772) 905-8394

Adams Homes of NW Florida, Inc.
Rezoning Request
(P23-028)

May 2, 2023 Planning and Zoning Board Meeting

CityofPSL.com

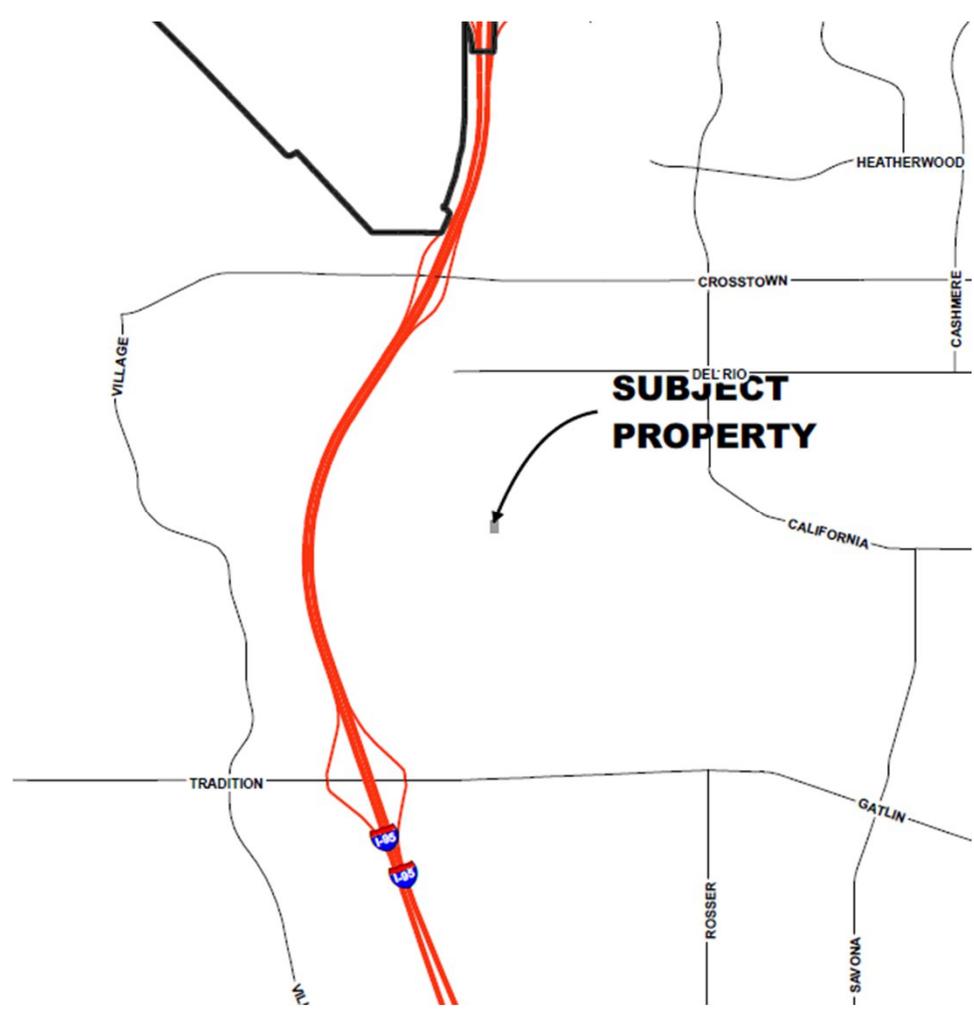


Request:

The Applicant, Adams Homes of NW Florida (owner), is requesting rezoning of a 0.46-acre property, from Residential Single Family (RS-1) to Residential Single Family (RS-2). The property addresses are 2136 and 2142 SW Madrugá Street. The property is currently vacant. The property has a future land use designation of Residential, Low Density (RL).



Location Map



CityofPSL.com



Aerial



Background:

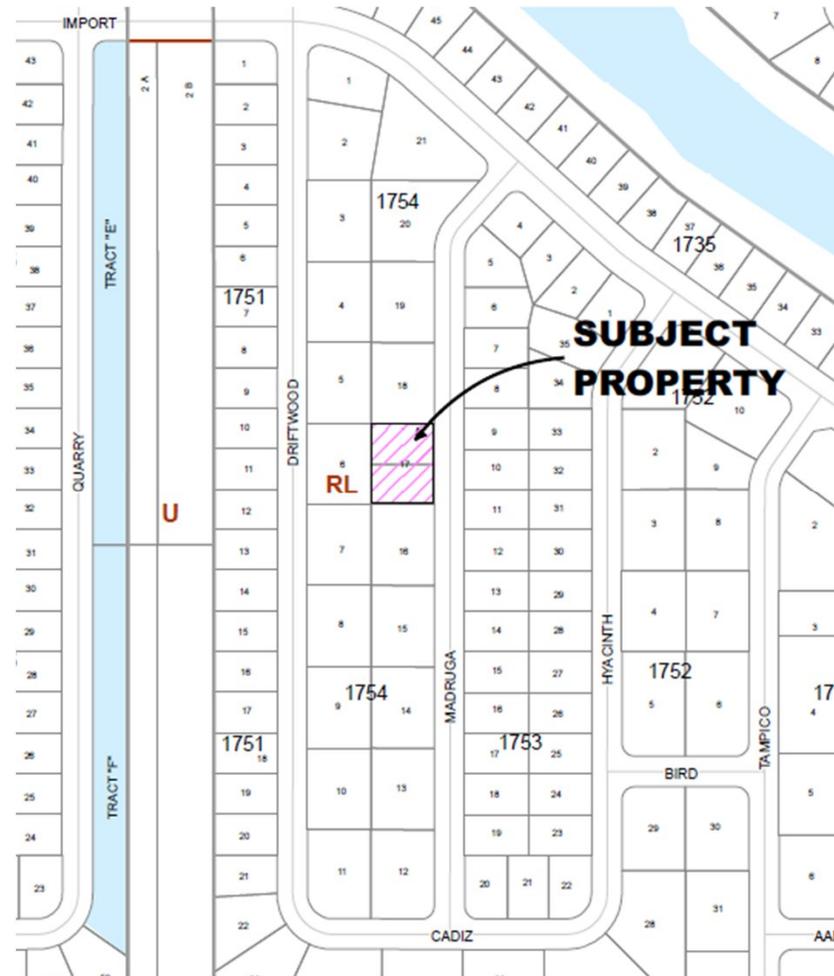
- The applicant did not submit a subdivision plat application to divide Lot 17 into two 10,000 square foot lots.
- The minimum lot size in the RS-1 zoning district is 15,000 square feet.
- All of the lots to the sides and rear are zoned RS-1 and are 20,000 square feet in size.



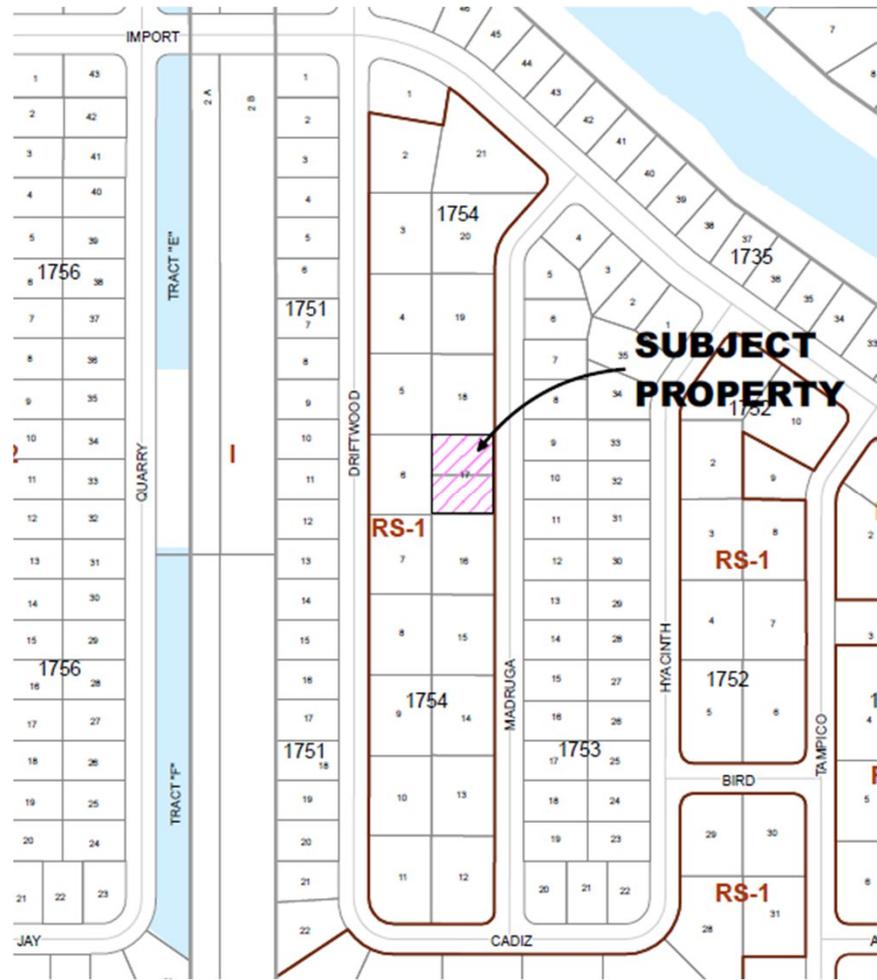
Existing
Future Land Use
Residential Low Density (RL)



Direction	Future Land Use	Zoning	Existing Use
North	<i>Residential Low Density (RL)</i>	RS-1	Single Family Residence
South	Residential Low Density (RL)	RS-1	Single Family Residence
East	<i>Residential Low Density (RL)</i>	RS-2	Single Family Residential
West	<i>Residential Low Density (RL)</i>	RS-1	Single Family Residence



Existing Zoning
Professional Office (P)



Direction	Future Land Use	Zoning	Existing Use
North	Residential Low Density (RL)	RS-1	Single Family Residence
South	Residential Low Density (RL)	RS-2	Single Family Residence
East	Residential Low Density (RL)	RS-1	Single Family Residential
West	Residential Low Density (RL)	RS-1	Single Family Residence



Applicant's Justification Statement: Requesting a rezoning of lot 17 to address non-conforming lots that were unofficially split in order to have the right to build two single family structures.



Staff Analysis:

- Objective 1.1.4 of the Future Land Use Element states That “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.”
- RS-2 Zoning and 10,000 square foot lots would not be consistent with the desired community character since the adjacent lots to the sides and rear are zoned RS-1 and are 20,000 square feet in size.

Please note that the applicant will be required to apply for a subdivision plat per Chapter 156, Subdivision Regulations of the City Code if the rezoning application is approved.



Planning and Zoning Staff Recommendation:

The Planning and Zoning Department staff finds the request to be inconsistent with the direction and intent of the City's Comprehensive Plan and recommends denial.

Planning and Zoning Board Action Options:

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



To: Daniel Robinson, Planner III
drobinson@cityofpsl.com
Fr: Douglas L. Farrell, property owner

March 26, 2023

RE: P23-028 – Adams Homes of Northwest Florida, Inc

Mr. Robinson,

I'm sure you and the other people who make up the Planning and Zoning Department for the City of Port St. Lucie are well aware of the hundreds (maybe thousands) of quarter acre lots available in Port St. Lucie. I'm sure you are also aware that there are very few half-acre lots remaining. Why would you and your department give any consideration to the people at Adam Homes to change this piece of property? It makes absolutely NO sense!

If Adam Homes wants to build (2) houses, there are plenty of lots available for them to choose from. I have owned property on Driftwood Street for more than 35 years. We purchased the property due to the half-acre lots on Driftwood and Madruga. By allowing Adam Homes to put (2) houses on one lot destroys the entire neighborhood and there is no need to do that. We have a vested right to maintain the neighborhood as it has been and not change everything because some out-of-town company decides they want to make more money.

As a long time property owner and resident of Port St. Lucie, I am adamantly opposed to the rezoning of the property. I would hope everyone in P & Z would agree, it is not in the best interest of the homeowners and there is no legitimate need for the rezoning.

Please do not allow the rezoning to move forward.

Cordially,

Douglas L. Farrell
2041 Driftwood Street
Port St. Lucie

From: [LJ Con](#)
To: [Daniel Robinson](#)
Cc: [paul Hinkley_music4missions@comcast.com](mailto:paul.Hinkley_music4missions@comcast.com)
Subject: Rezoning P23-028 Adams homes
Date: Saturday, March 25, 2023 8:05:13 PM

My name is Lynn Constransitch my phone # 772-807-0428
I have lived at 2080 SW Driftwood st > 18 years.
I would oppose this lot being split from RS-2 into RS-1
No logical reason by the builder to request this action other than financial gain on their part.
Those 1/2 acre lots are beautiful and add value to the neighborhood.
There are many 1/4 acre lots all over PSL that this builder can obtain if that is their goal.
Thank You

To: Daniel Robinson, Planner III
drobinson@cityofpsl.com

March 28, 2023

Fr: Michael Farrell, property owner - Lot 6

RE: P23-028 – Adams Homes of Northwest Florida, Inc

Mr. Robinson,

I am writing in regard to the mailing I received on March 23, 2023 P23-028 – Adams Homes of Northwest Florida, Inc Rezoning from RS-1 to RS-2.

I own Lot 6, directly west of the lots in question and implore that the planning and zoning department deny Adams Home request. My family has owned Lot 6 since 1988 – when the entire area was all woods. I purchased this property because of the ½ acre lot designation and the space it afforded between neighbors. Splitting this parcel will negatively impact my property value and negatively impact the quality of life my family enjoys. I was born and raised in Port St. Lucie, on this property. I am a taxpayer, business owner and resident of Port St. Lucie that has earned the right to have a say on this block.

Adams Homes has operated in Port St. Lucie for years. The company was aware of the RS-1 designation when they purchased Lot 17. There are upwards of 40,000 lots still available in Port St. Lucie. If Adams Homes wants to build houses on RS-2 lots, there are plenty available to choose from. There is not a current need to justify rezoning this property, and it will negatively impact long-standing property owners and residents.

As a lifelong resident of Port St. Lucie and property owner I have a vested right to maintain the neighborhood. I am adamantly opposed to the rezoning of Port St. Lucie Section 31, Block 1754, Lot 17. This is not in the best interest of the homeowners or the neighborhood.

Please do not allow the rezoning to move forward.

Cordially,

Michael Farrell
2049 Driftwood Street
Port St. Lucie

March 26, 2023

To: Daniel Robinson, Planner III
City of Port St. Lucie Planning & Zoning Department
121 S.W. Port St. Lucie Blvd., Bldg. B
Port St. Lucie, FL 34984-5099

Re: Rezoning Petition P23-028 – Adams Homes of Northwest Florida, Inc.

We strongly object to the possible rezoning of Lot 17, Block 1754, Port St. Lucie Section 31 from RS-1 down to RS-2, allowing the subdividing of Lot 17 from an Estate Lot containing approximately ½ acre into 2 small lots containing approximately .23 acres each. Street address of the subject property is identified on your Notice to Property Owners as 2136 and 2142 SW Madruga Street, Port St. Lucie, FL 34953.

We believe that allowing such a subdividing of this lot would cause a devaluation of all of the other lots within Block 1754. We see our Estate Lots as being more desirable because of the amount of breathing room we enjoy by having more space between our homes. In addition, we pay our property taxes based upon the increased value of our Estate Lots, as determined by the Property Appraiser.

As an owner of real property located within 750 of the subject property, the undersigned wish to voice our strong opposition to this proposed rezoning as we do not believe it to be in our best interest. On the contrary, we believe that allowing such a subdividing of Lot 17 to be disadvantageous to our property values going forward, as it would degrade the integrity of our Estate Lot block by increasing the lower density we have enjoyed since making the decision to purchase property and build our homes within this Estate Lot block.

Thank you for your consideration in this matter. We appreciate your allowing us to voice our objections to Petition P23-028 filed by the developer, Adams Homes of Northwest Florida, Inc.

Sincerely,

Owners of Properties located in Block 1754, Port St. Lucie Section 31

Sherrel A. Garrett, Lot #3

Sherrel A. Garrett, Lot 3

Wendy Rhoden Lot 7

WENDY RHODEN

[Signature]

Lot 9 Terisa Alonso 2073 SW Driftwood St. PSL FL, 34953

cc: Mayor Shannon Martin
Councilman Anthony Bonna

March 26, 2023

Rezoning Petition P23-028 - Adams Homes of Northwest Florida, Inc.
Signature Page #2

Michael Farrell Lot 6

~~Paul Hinkley~~ Lot #11

Gail Matthews Gail Matthews Lot 12

Debra Hinkley Debra Hinkley Lot #11

Michael A. Aviles Michael A. Aviles #13

Melinda A. Aviles Melinda A. Aviles Lot 13

Sadie Serra Sadie Serra Lot 14

Rene Bisson Rene Bisson Lot 15

Sandra Bisson Sandra Bisson Lot 15

Alice M. Delannoy Lot 16 ALICE M. DELANNOY

Susan B. Pettine Lot 18 Susan B. Pettine

March 26, 2023
Rezoning Petition P23-028 - Adams Homes of Northwest Florida, Inc.
Signature Page #3

~~Kevin A. Cojani~~ ^{Lot #} 18 KEVIN A. COJANI

~~Juan Jimenez~~ JUAN JIMENEZ #21

~~Carum Luehr~~ #21

~~Claire Adams~~ Claire Adams #2009 Lot #1

~~Debbie Ambrose~~ Debbie Ambrose #2033 Lot #4

~~LEXIDENT DEMESJEUX~~ Lot #19

From: [SUSAN PETTINE](#)
To: [Daniel Robinson](#)
Subject: Re: P23-028 – Adams Homes of Northwest Florida, Inc Rezoning Request
Date: Monday, April 3, 2023 3:32:25 PM

Dear Mr. Robinson,

We have lived at 2132 SW Madrugá Street for nearly 18 years. The subject lot for rezoning is right next to our home.

We specifically chose this home and this street since there were half-acre estate lots there. It is a lovely community that has that excess green space around each home.

To subdivide just this one lot into two quarter-acre lots would ruin the community character.

While we understand Adams Homes is in the business of building homes, it would seem they purchased this lot without doing full due diligence on lot size and their planned home construction. Their lack of planning should not negatively impact our street and community.

Of course, if Adams Homes would like to build just one home on that one half-acre lot, we're sure our little community would welcome a beautiful new home fitting in with our community character.

If this message could please be included for the 4/4/23 Planning and Zoning meeting, we would be most grateful.

Many thanks for your kind consideration in this matter.

Best regards,
Susan B. Pettine, Ph.D. and Kevin A. Cojanu, Ph.D.
2132 SW Madrugá Street, PSL, FL 34953

From: [Alice Delannoy](#)
To: [Daniel Robinson](#)
Subject: Rezoning Property P23-028 - Adams Homes of Northwest Florida, Inc
Date: Wednesday, March 29, 2023 8:47:41 PM

Dear Mr. Robinson,

I received a letter regarding Adams Homes of Northwest Florida, Inc. requesting to rezone 0.46 acres of property, section 31, block 1754, lot 17, from a RS1 to a RS2, dividing the property into 2 lots. This request is quite concerning. In 2004, my husband and I had bought the property next to it, lot 16, admiring the beauty of custom homes in this area and having more distance between our neighbors. It was our dream home and area to live here.

I have been a resident of Port St Lucie since 1991. Before moving into my current property, my husband and I lived in an area where there was only ¼ acre lots. The traffic became unsafe for walks, and families with kids moved away. The area became noisier, and neighbors stayed inside their homes.

Since living here, lot 16, 2152 Madruga Street, for 17 years, I have enjoyed the mostly peaceful, beautiful area and have gotten to know my neighbors. In recent years, as the empty lots become homes for families, traffic has increased, more litter on the ground, and a few inconsiderate neighbors have moved in. My property and neighborhood is still my piece of paradise and would like to see it kept that way.

If Adams Homes divides their property into two, it will breakup the flow of the design of the planned neighborhood. There will certainly be more density on our street for which none of the neighbors had anticipated when purchasing in this area. Not only will there be more residents, it will also include visitors who will increase the level of traffic and noise. A home would be built closer to my property, lessening my privacy.

The map that was sent to me shows how this area was planned with ½ acre sections along with ¼ acre sections, for which this section of PSL neighborhood enjoys. If your department recommends this request, it will set a precedent for builders to take advantage of the prestigious Estate Lots and cheapening the area with more cookie cutter homes rather than a large custom-built home on a beautiful lot and neighborhood. If you were to ride around this area, you would see the custom homes that have been built on the ½ acres adding to the uniqueness of our neighborhood.

According to your letter, you will be advising the city council members. Please advise the Council Members that it will not be in the best interest to allow the City of PSL to breakup an Estate lot into 2 - ¼ acre lots for Adams Homes of Northwest Florida, Inc.

Best regards,

Alice Delannoy (formerly Ladamirak)
2152 SW Madrugá Street
Port St Lucie, FL 34953
(772) 342-4282

Elsa FitzMaurice
2143 SW Madrugá Street
Port St Lucie, Florida 34953
845-389-5643

April 3, 2023

drobimson@cityofpsl.com

Re; Rezoning Property P23-028 – Adams Homes of Northwest Florida, Inc.

Dear Mr. Robinson:

It has come to my attention that Adams Homes is requesting to rezone the 0.46 acres of property from a RS1 to a RS2 on Madrugá Street section 31, block 1754, lot 17. I purchased my home because I love the way the neighborhood is designed and it would be a shame if a builder such as Adams Homes was to change the original design of the neighborhood. I'm sure you are aware of the reputation of Adams Homes and their destruction of the City of Port St. Lucie. This time they have been caught in violation when they recorded separate deeds with the St. Lucie County Property Appraisers Office for a RS1 lot on Madrugá Street. This will destroy the original design of the neighborhood and increase the already increasing traffic flow, speeding cars and garbage thrown in the street. Our area is already suffering from the rows of cookie cutter homes being built on every lot the builders can get their hands on. It is a shame to see the direction the city is taking. Cheap housing, destruction of land, population increasing to uncontrollable numbers and crime on the increase. Mr. Robinson this is in your hands. Please advise the city council members to vote no on this request by Adams Homes. It clearly would not be in the best interest to allow the City of PSL to break up an estate lot as it was originally designed. This decision will set a precedent by determining whether the original plans for this City can be changed by the stroke of a pen and builders controlling our City or those we have voted for continue to lead us.

Thank you for your consideration in the matter.

Elsa FitzMaurice

Daniel Robinson

From: nofx2928@gmail.com
Sent: Tuesday, March 28, 2023 11:06 AM
To: Daniel Robinson
Subject: OPPOSED - P23-028 - Adams Homes of Northwest Florida, Inc - Rezoning
Attachments: Opposed-Rezoning.docx

I am the owner of Lot 6 and adamantly oppose the rezoning of Port St. Lucie Section 31, Block 1754, Lot 17. This property backs up to my property and I will be the person most negatively impacted by this ruling. This will lower my property value and lower the quality of life my family enjoys. This property was purchased strictly because of the RS-1 designation and the space it affords between neighbors. I am a lifelong resident of Port St. Lucie and my family has owned Lot 6 since 1988. We have earned the right to have a say in this neighborhood after paying taxes for over 35 years on this property. Please do not approve the petition to rezone from RS-1 to RS-2 by Adams Homes.

Thanks,

Michael Farrell
Property Owner, Lot 6



Virus-free. www.avast.com

From: [Renee Hensel](#)
To: [Daniel Robinson](#)
Subject: Rezoning: P23-028 - Adams Homes
Date: Wednesday, April 19, 2023 10:26:54 PM

April 19, 2023

RE: Rezoning: P23-028 - Adams Homes of Northwest Florida, Inc.

Please except this as our written view of the proposed rezoning of subject property. We are NOT INFAVOR of dividing the Single Family Residential (RS-1) to Single Family Residential (RS-2), thus allowing the property to be divided into two (2) lots. This is just one (1) of less than a handful of half acre lot areas in all of Port St Lucie, every reason why we choose this area as our home. We feel that if this property is granted rezoning as requested, it will only bring on other property owners to request the same and all the areas propeties will drastically decess in value. Again, we stand firm...NOT INFAVOR.

Regards,
Paul & Renee Hensel
2133 SW Tampico Street
Port St Lucie, FL 34953
772-475-4461
acewindowtinters@att.net



Agenda Summary

2023-402

Agenda Date: 5/2/2023

Agenda Item No.: 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-044 Daniel and Beth Barensen - Variance

Location: 132 SW Klee Circle

Legal Description: Port St. Lucie Section 34, Block 2406, Lot 22

This is a request to grant a variance of 15 feet to allow a rear yard setback of 10 feet for an addition to an existing single-family residence.

Submitted By: Marissa Da Breo-Latchman, Planner I

Executive Summary: The applicant is requesting a variance of 15 feet to allow a 10-foot setback from the rear property line for the construction of an addition to the existing home. Section 158.073(H)(3) of the Zoning Code requires a 25-foot setback from the rear property line for principal structures within Single-Family Residential (RS-2) Zoning District.

Presentation Information: A presentation will be provided

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:

- Motion to approve
- 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:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

Background: See attached staff report

Issues/Analysis: See attached staff report

Special Consideration: N/A

Location of Project: The property is located at 132 SW Klee Circle, south of Kestor Drive, East of Darwin Blvd and north of Becker Road.

Attachments: 1. Staff Report, 2. Application, 3. Applicant's response to variance criteria, 4. Survey, 5. Deed, 6. Staff presentation



**Daniel & Beth Barese
 Variance (Rear Setback)
 P23-044**



Aerial Map

SUMMARY

Applicant's Request:	To grant a variance of 15 feet from the rear yard setback requirement to allow or an addition to an existing single-family residence.
Application Type:	Variance, Quasi-Judicial
Applicant / Property Owner:	Daniel & Beth Barese
Address:	132 SW Klee Circle
Location:	The property is generally located south of Kestor Drive, East of Darwin Blvd and north of Becker Road.
Project Planner:	Marissa Da Breo-Latchman, Planner I

Project Description

The applicant is requesting a variance of 15 feet to allow a 10-foot setback from the rear property line to enable the construction of an addition to the existing home. Section 158.073(H)(3) of the City’s Zoning Code requires a 25-foot setback from the rear property line for principal structures within Single-Family Residential (RS-2) Zoning District.

Background

The applicant is seeking to expand the residence to accommodate an elderly, disabled family member. There is a 20-foot drainage and utility easement along the rear of the property; a portion of which was previously abandoned by the Public Works Department to allow for the construction of a pool. Pool construction was completed in 2022. The aerials do not show the pool. The applicant is currently pursuing an additional abandonment of easement in the area of the proposed addition.

Drainage and Utility Easement: The property is adjacent to a drainage canal, which is maintained by the Public Works Department. If the variance is approved, the applicant will coordinate with Public Works to obtain an abandonment of the easement for an additional portion of the property to accommodate the proposed addition.

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 April 20, 2023, and the file was included in the ad for the Planning & Zoning Board’s agenda.

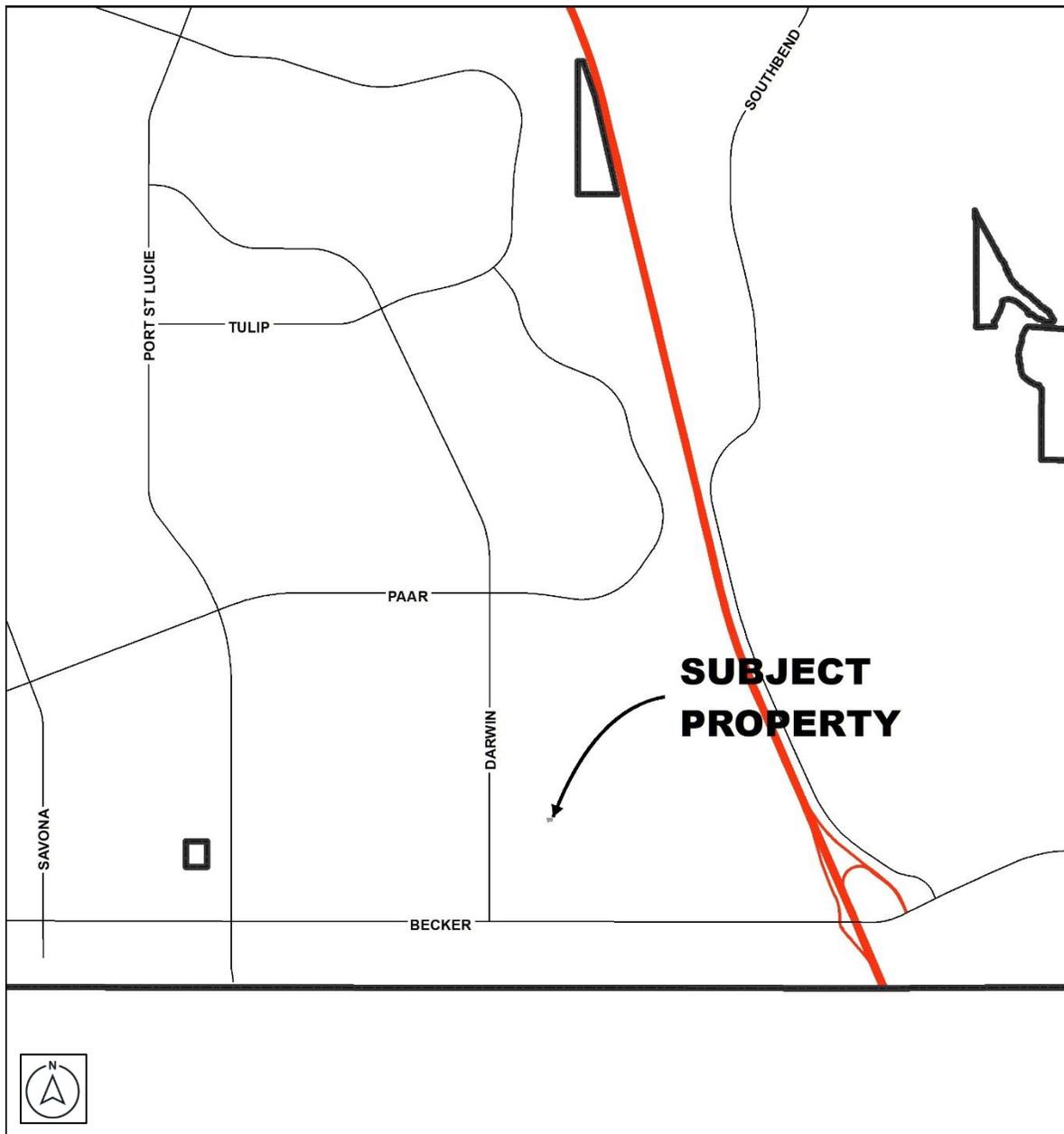
Location and Site Information

Parcel Number:	3420-665-2096-000-5
Property Size:	0.24-acres
Legal Description:	Port St. Lucie - Section 34, Block 2406, Lot 22
Future Land Use:	RL
Existing Zoning:	RS2
Existing Use:	Single-Family Residence

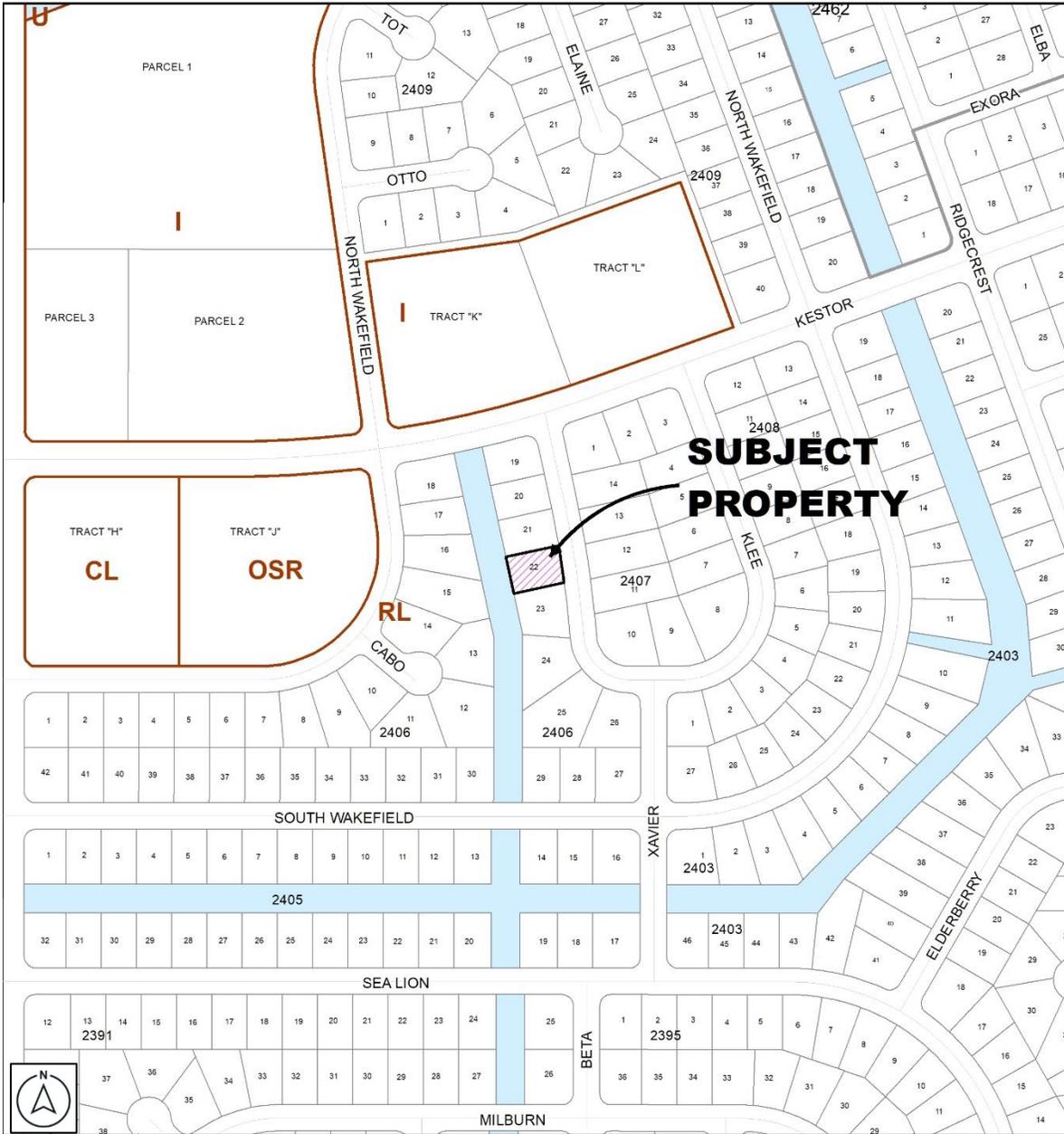
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residence
South	RL	RS-2	Single-Family Residence
East	RL	RS-2	Vacant Parcel
West	RL	RS-2	Drainage canal, Single-Family Residence

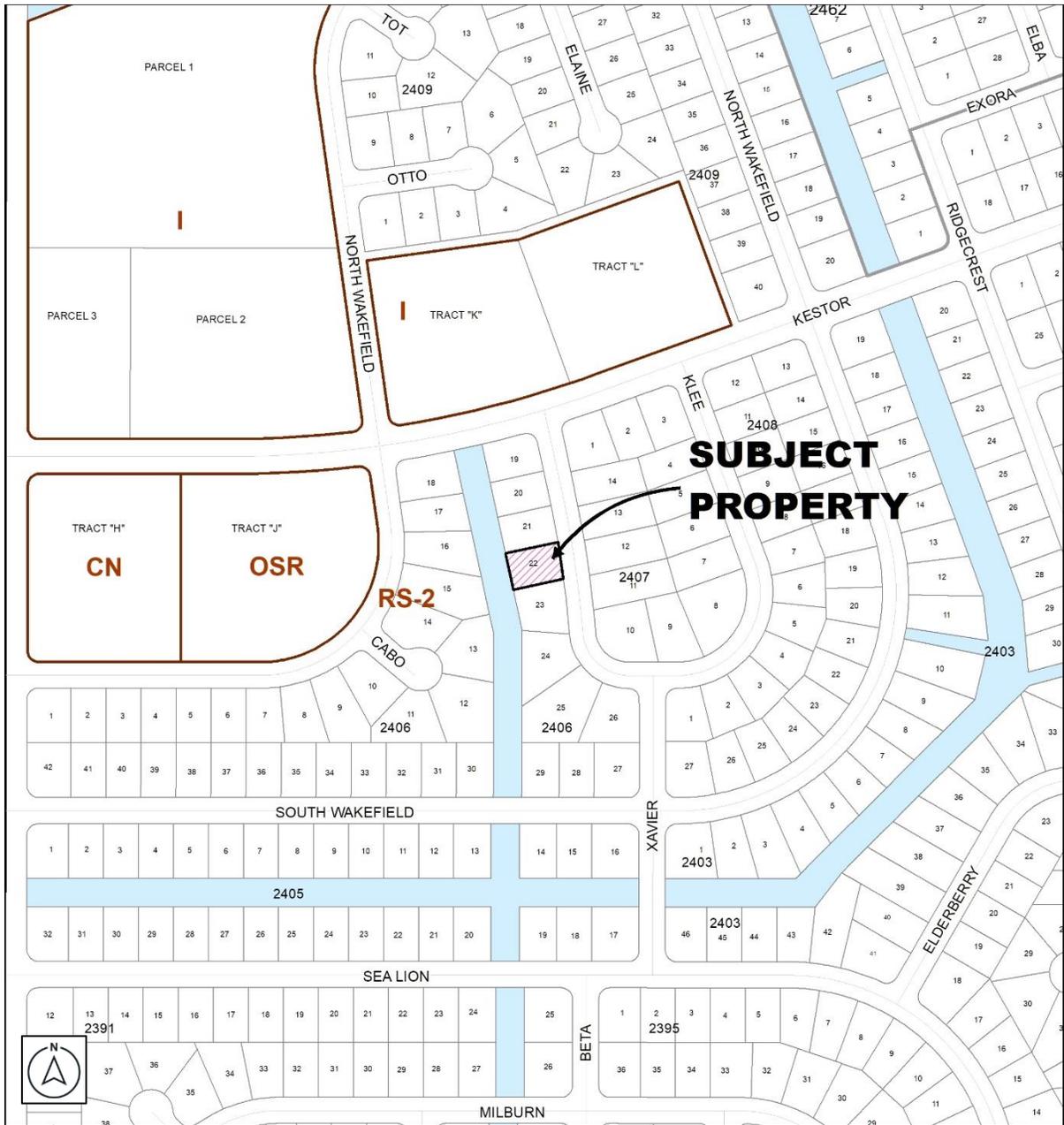
RL – Low Density Residential, RS-2 – Single-Family Residential



Location Map



Future land Use



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 the 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 the 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). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

See the applicant's responses that are included in the Variance application.

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.
 - *Staff Findings: The lot is irregularly shaped; the north property line is 122 feet long while the southern property line is 116 feet. The width is 85 feet. A typical RS-2 zoned lot is 80 by 125 feet. The existing structure is approximately 62 feet long at the northern side of the property and 52 feet at the southern side. A pool and screen enclosure were installed in 2022 at the rear of the property which only allows for an addition in the area proposed.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Staff Findings: See No. 1 above. The applicant is seeking a variance to allow for an addition to the existing structure to accommodate an elderly parent.*
- 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.
 - *Staff Findings: Special privileges would be conferred upon the applicant, a 25-foot rear setback is a regulatory standard applied to other lands and residential structures within the RS-2 zoning district.*
- 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.
 - *Staff Findings: Literal interpretation of the provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district or introduce unnecessary and undue hardships on the applicant. All property owners who own a single-family dwelling unit located in the Single-Family Residential (RS-2) Zoning District are permitted to have additions provided they meet the setback requirements. Building to the required setback would not provide adequate space.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Staff Findings: The property contains a primary structure and a swimming pool with screen enclosure. The proposed addition can only be accommodated at the location proposed.*

- 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.
- *Staff Findings: Variance approval to the rear yard setback must first be granted before the City's Building Department can issue a permit for the addition. The applicant is currently seeking an additional abandonment of easement from the Public Works Department to accommodate the proposed addition. Any public comment that is received will be forwarded to the Board for consideration.*
- 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.
- *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:

- Motion to approve
- 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:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- 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).

BOUNDARY SURVEY

LEGAL DESCRIPTION:
 (Supplied by Client)
 Lot 22 in Block 2406 of
 PORT ST. LUCIE - SECTION
 THIRTY-FOUR
 according to the plat thereof
 as recorded in Plat Book 15
 pages 9,9A through 9W
 of the Public Records of
 St. Lucie County, Florida.

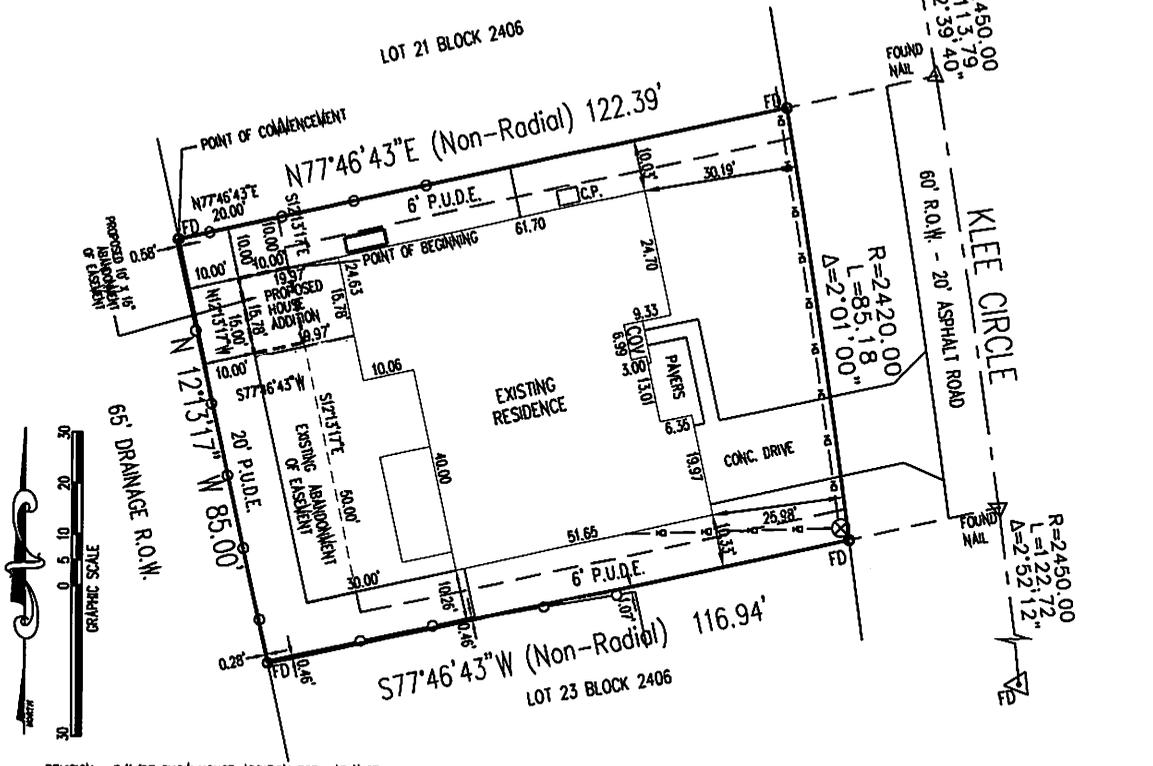
ABBREVIATIONS:
 SET = Set 5/8" iron rebar with
 yellow cap marked "PSM 5543"
 FD=Found 5/8" Iron Rebar
 F.F.E.=Finished Floor Elevation
 OH-OH-OH= Over Head Wires
 X-X-X= Chain Link Fence
 □-□-□= Plastic Fence
 ○-○-○= Wood Fence
 ⊠= FPL Transformer Pad
 PL=Value as platted
 R = Radius of curve
 L = Length of curve
 Δ = Delta of Curve
 MEAS. = Measured
 CONC. = Concrete
 C.P.= Concrete Pad
 ⊞= Water Meter
 ⊗= Poyer Pole
 ⊕= Utility Box
 ⊙= Well
 R.O.W. = Right of Way

SURVEYORS NOTES:

1. Unless otherwise noted only platted easements are shown hereon.
2. All Lot dimensions shown are per plat unless otherwise shown.
3. No underground utilities or improvements were located unless otherwise shown.
4. This site lies within Flood Insurance Rate Map FIRM PANEL X MAP# 12111C0405K DATED 2-19-20
5. Flood Zone shown hereon is an interpretation by the surveyor and is provided as a courtesy. The flood zone should be verified by a determination agency.
6. Bearings shown hereon are based on the East line of Lot 22 as being N 77°46'43" E according to the Plat described hereon.
7. P.U.D.E. denotes Public Utilities and Drainage Easement.
8. The accuracy of this survey is premised on the expected use of the survey. The expected use / purpose of this survey is pool construction. Accuracy = 1 foot in 7,500 feet or better.
9. Additions or Deletions to this survey map by other than the signing surveyor is prohibited without written consent.

LEGAL DESCRIPTION - ABANDONMENT OF EASEMENT:
 A partial abandonment of easement being a part of the public utilities and drainage easement on the West side of Lot 22 in Block 2406 of Port St. Lucie Section Thirty Four according to the plat thereof as recorded in Plat Book 15 pages 9, 9A through 9W of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

 Commence at the Northwest corner of said Lot 22, thence run N77°46'43"E along the North line of said Lot 22, a distance of 20.00 feet to a point on the Easterly limit of the aforementioned public utilities and drainage easement, thence run S12°13'17"E along said Easterly limit, a distance of 10.00 feet to the Point of Beginning of said abandonment of easement; Thence continue S12°13'17"E along said Easterly limit, a distance of 15.00 feet to a point; Thence run S77°46'43"W a distance of 10.00 feet to a point; Thence run N12°13'17"W, a distance of 15.00 feet to a point; Thence run N77°46'43"E a distance of 10.00 feet to the Point of Beginning.



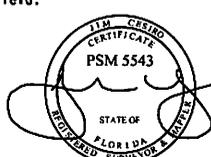
REVISION: 3/1/23 SHOW HOUSE ADDITION FOR VARIANCE.
 REVISION: 2/19/23 ADD ADDITIONAL ABANDONMENT OF EASEMENT
 REVISION: 3/14/22 POOL DECK FOR BOARD SURVEY

132 SW KLEE CIRCLE	
SCALE: 1"=30'	Atlantic Land Designs
DATE: 6/4/12	of the Treasure Coast, LB7468 754 NE Jensen Beach Blvd. Jensen Beach, FL 34957
DRAWN: MC\JC	Mailing Address: P.O. Box 1421 Jensen Beach, FL 34958
2012-0314	ALD5543@gmail.com (772) 398-4290
DATE:	REVISIONS
8/23/16	recertify / update survey
3/1/21	abandonment of easement
LAST FIELD DATE: 3/7/22	

Certified to: Daniel C. Barensen and Beth Louise Barensen

I hereby certify that the survey shown hereon is true and correct and is based on actual measurements taken in the field.

DocuSigned by:
James Cesiro
 A1338DBA59FD4C1...



NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

VARIANCES

§ 158.295 PLANNING AND ZONING BOARD OR ZONING ADMINISTRATOR (DIRECTOR OF PLANNING AND ZONING) TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

(C) Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. 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 should consider:

- (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;
- (2) That the special conditions and circumstances do not result from any action of the applicant;
- (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;
- (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;
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (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;
- (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.

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;

This variance request is for a proposed structure (addition), a variance would be necessary to build this addition as in order for the space to meet our needs the minimum set back would need to be reduced.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

The variance is required because of something that we, the property owners, are proposing.

(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;

We believe that what we are requesting could be sought by any of our neighbors if they so desired.

We do not believe that the granting of a variance would give us any privileges that aren't available to our neighbors.

(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;

By not receiving approval for this variance we will not be able to provide the space and care necessary for our aging parent. We have exhausted all other options and by not being approved we will be faced with an impossible situation.

(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;

The approval of this variance is the only way that what we are needing to do will become a reality.

(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;

By receiving this variance we will be able to utilize this property for a much needed addition.

This is what we require to improve our living space, I am sure we have neighbors that have made changes/improvements to their properties with approval from the City. We ask for the same.

(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.

We acknowledge that we will comply with the P&Z Boards decision regarding our variance application.

We appreciate the Boards consideration of our request.



Signature of Applicant

Beth Barensen
Hand Print Name

3-1-2023
Date

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: barensseb@gmail.com

PROPERTY OWNER:

Name: Barensse, Daniel & Beth
Address: 132 SW Klee Circle, Port St. Lucie, FL 34953
Telephone No. 772.985.2121

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

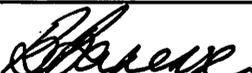
Name: Barensse, Daniel & Beth
Address: 132 SW Klee Circle, Port St. Lucie, FL 34953
Telephone No. 772.985.2121 Email barensseb@gmail.com

SUBJECT PROPERTY:

Legal Description: Port St. Lucie - Section 34 BLK 2406 Lot 22
Parcel I.D. Number: 3420-665-2096-000-5
Address: 132 SW Klee Circle, Port St. Lucie, FL 34953
Current Zoning Classification RS-2 - 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.

Request for Variance to reduce the minimum rear setback on our property so that we may add an addition to our home.


Signature of Applicant

Beth Barensse
Hand Print Name

03/01/2023
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

This Document Prepared By and Return to
Patrice A. Tedeschi, Esq.
SMITH, HIATT & DIAZ, P.A.
1691 E. Oakland Park Boulevard, Ste. 303
Fort Lauderdale, FL 33306

Parcel ID Number: 3420-665-2096-000/5

Special Warranty Deed

This Indenture, Made this 7th day of June, 2012 A.D., between Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America

of the County of Dallas, State of Texas, grantor, and

Daniel C. Barensse and Beth Louise Barensse, husband and wife

whose address is: 132 SW KLEE CIRCLE, PORT SAINT LUCIE, FL 34953
of the County of St. Lucie, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

LOT 22, BLOCK 2406, PORT ST. LUCIE, SECTION THIRTY-FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 9, 9A THROUGH 9W, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2011.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenant with said 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; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Fannie Mae A/K/A Federal National Mortgage Association
By: Smith, Hiatt & Diaz, P.A.
as its Attorney in fact

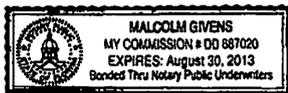
By: Gabrielle M. Strauss (Seal)
Gabrielle M. Strauss, Associate
Smith, Hiatt & Diaz, P.A.
14221 Dallas Pkwy, Ste 1000, Dallas, TX 75254
By POA at OR Book 45188, Page 1810 Broward County, FL

Witness: Malcolm Givens
Witness: Malcolm Givens

(Corporate Seal)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 7th day of June, 2012 by Gabrielle M Strauss, Associate of Smith, Hiatt & Diaz, P.A. as attorney in fact for Fannie Mae, A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, who is personally known to me.



Malcolm Givens
Notary Public
My Commission Expires:

Daniel & Beth Barensen
Variance Application
P23-044

Planning and Zoning Board
May 2, 2023

Marissa Da Breo-Latchman, Planner I

CityofPSL.com



Request Summary

Applicant / Property Owner: Daniel & Beth Barensen

Address: 132 SW Klee Circle

Request: The applicant is requesting a variance from Section 158.073(H)(3) of the City's Code of Ordinance to allow a 10 foot setback from the rear property line to accommodate an addition to the existing single-family residence.



Aerial

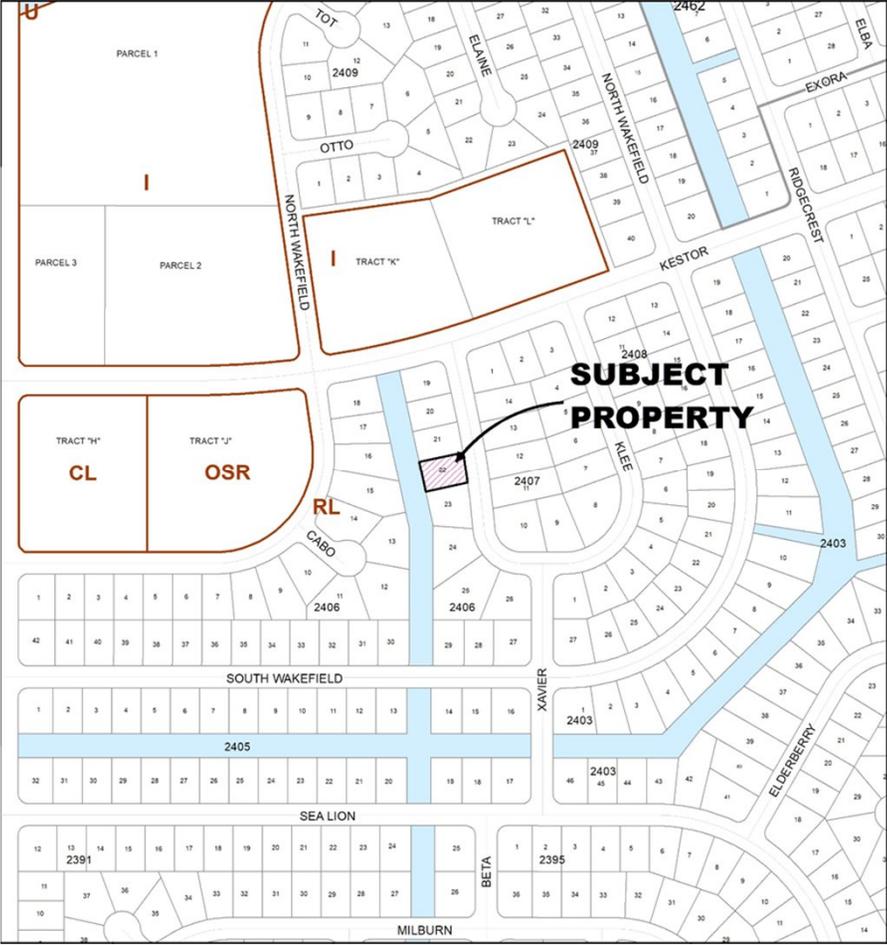
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residence
South	RL	RS-2	Single-Family Residence
East	RL	RS-2	Vacant Parcel
West	RL	RS-2	Drainage canal, Single-Family Residence



Land Use

RL (Low Density Residential)

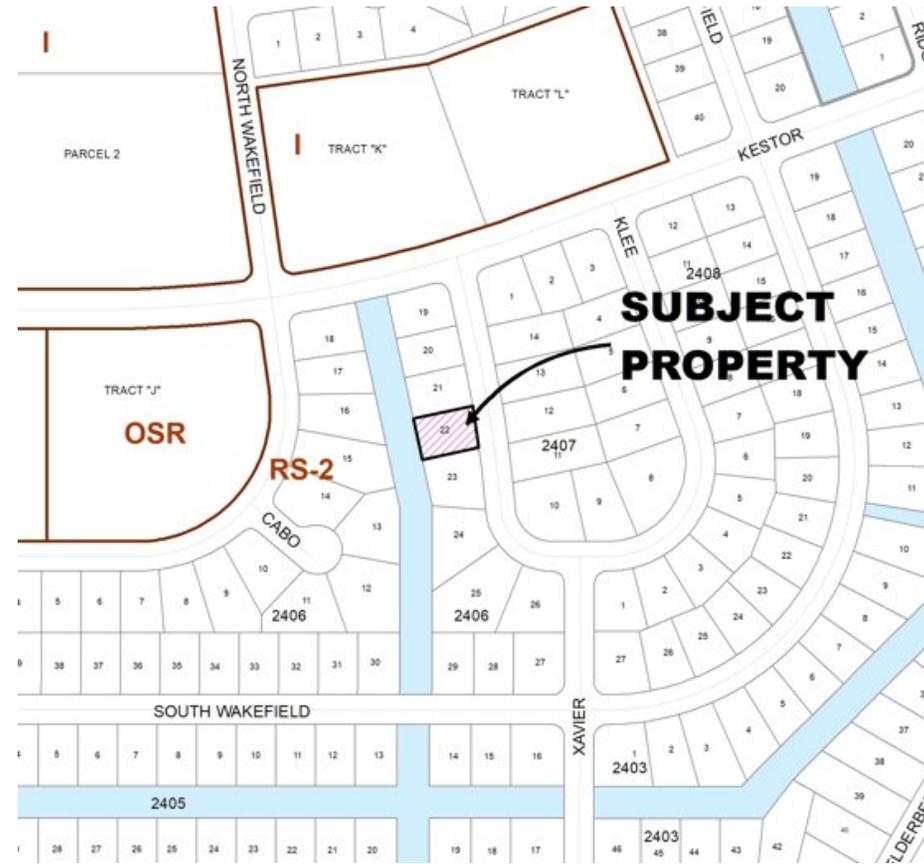
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residence
South	RL	RS-2	Single-Family Residence
East	RL	RS-2	Vacant Parcel
West	RL	RS-2	Drainage Canal/Single-Family Residence



Zoning

RS-2 (Single-Family Residential)

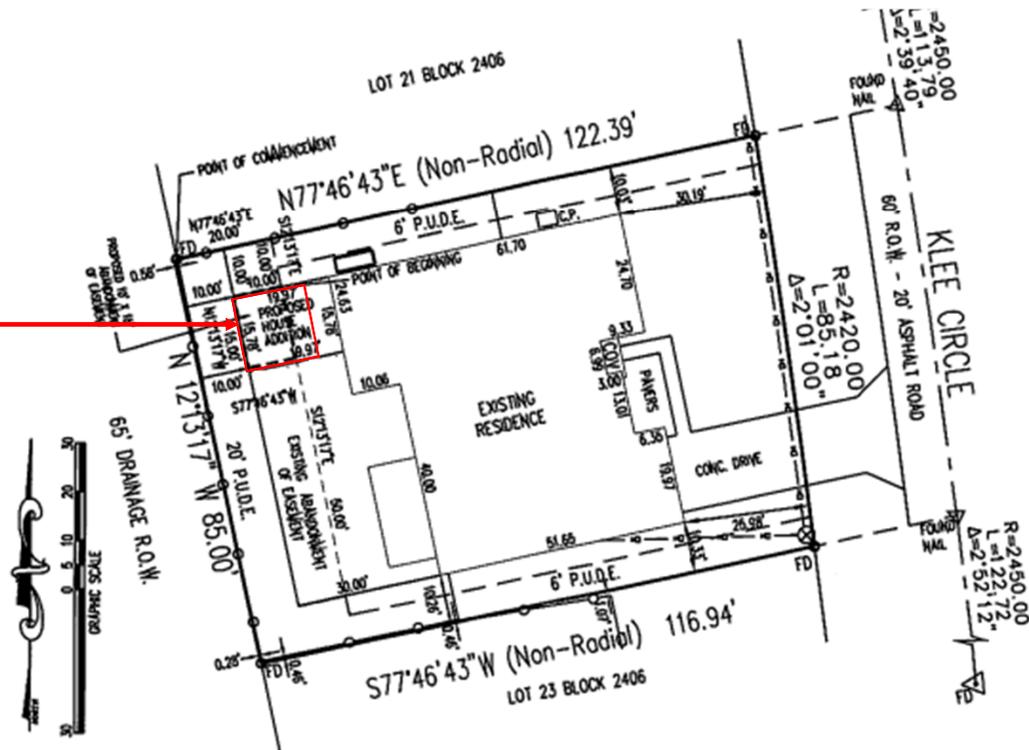
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residence
South	RL	RS-2	Single-Family Residence
East	RL	RS-2	Vacant Parcel
West	RL	RS-2	Single-Family Residence



CityofPSL.com

Boundary Survey

Variance Request



Questions or Comments?

Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table





Agenda Summary

2023-391

Agenda Date: 5/2/2023

Agenda Item No.: 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-053 Scott E. Kaapke - Variance

Location: 1549 SW Underwood Ave.

Legal Description: Port St. Lucie Section 31, Block 1669, Lot 18

This is a request for a variance of 6.06 feet to allow an 18.94-foot setback from the rear property line for a proposed home addition.

Submitted By: Bianca Lee, Planner I

Executive Summary: The applicant is requesting a variance of 6.06 feet to allow an 18.94-foot setback from the rear property line for a proposed home addition. Section 158.073(H)(3) Yard Requirements and Landscaping, requires a minimum building setback line of twenty-five (25) feet in the rear yard for Single-Family Residential Districts. The proposed addition will meet the side setback requirement within RS-2 (Single-Family Residential).

Presentation Information: A presentation will be provided.

Staff Recommendation: Move that the Board review the variance application and vote to approve, approve with conditions, or deny the variance request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 1549 SW Underwood Ave.

Attachments: 1. Staff report, 2. Survey, 3. Applicant response to variance criteria, 4. Deed, 5. Staff presentation



Scott E. Kaapke
Variance: Addition to House
Project Number: P23-053



Project Aerial Map

SUMMARY

Applicant's Request:	To grant a variance of 6.06 feet to allow an 18.94-foot setback from the rear property line for a proposed home addition.
Applicant:	Scott E. Kaapke
Property Owner:	Scott E. Kaapke
Location:	1549 SW Underwood Ave.
Application Type: (Identify if quasi-judicial)	Variance, Quasi-Judicial
Project Planner:	Bianca Lee

Project Description

The applicant is requesting a variance of 6.06 feet to allow an 18.94-foot setback from the rear property line for a proposed home addition. Section 158.073(H)(3) Yard Requirements and Landscaping, requires a minimum building setback line of twenty-five (25) feet in the rear yard for Single-Family Residential Districts. The proposed addition will meet the side setback requirement within RS-2 (Single-Family Residential). The aerial map predates the construction of the house, which was built in 2021.

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 and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

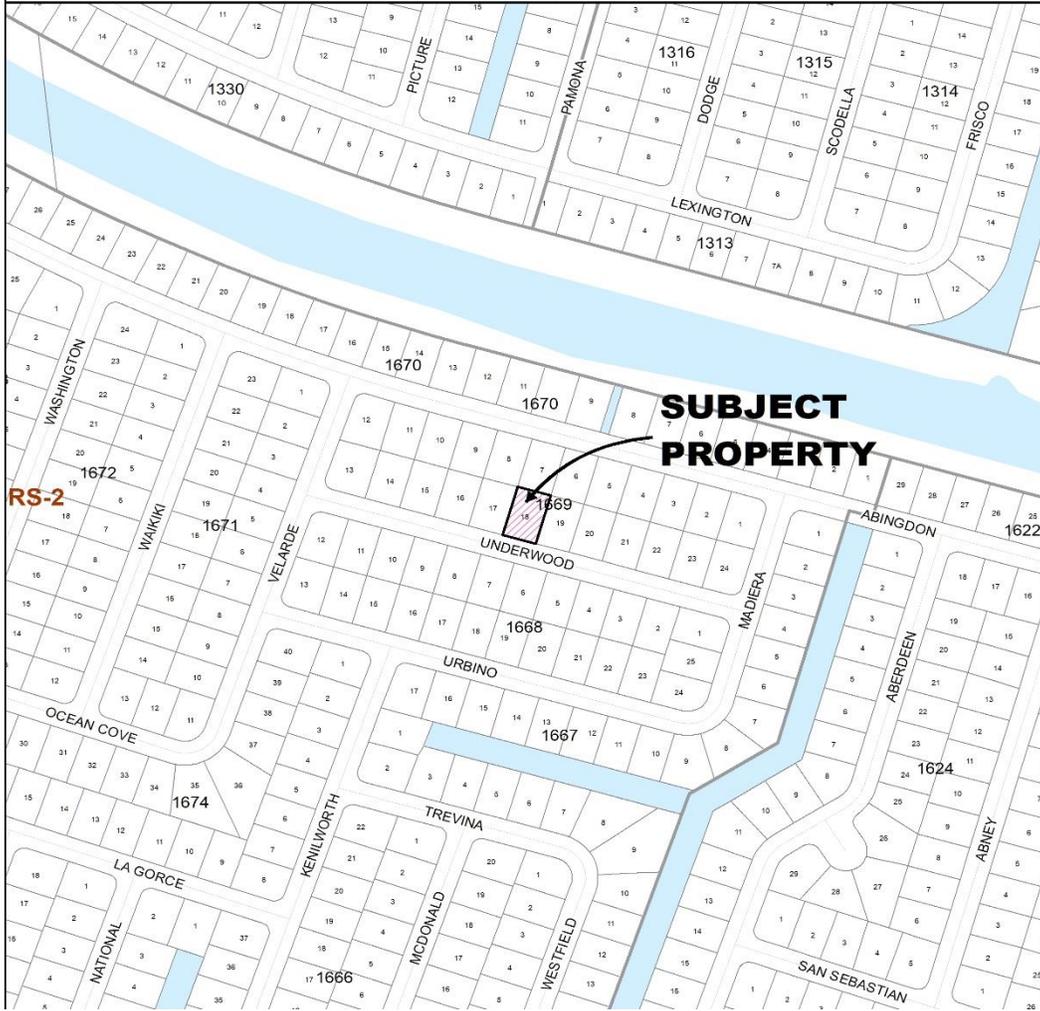
Parcel Number:	3420-650-0169-000-8
Property Size:	0.23 AC/ 10,000 SF
Legal Description:	Port St. Lucie Section 31, Block 1669, Lot 18
Address:	1549 SW Underwood Ave.
Future Land Use:	Low Density Residential (RL)
Existing Zoning:	Single-Family Residential (RS-2)
Existing Use:	Single-Family Residential

Surrounding Uses

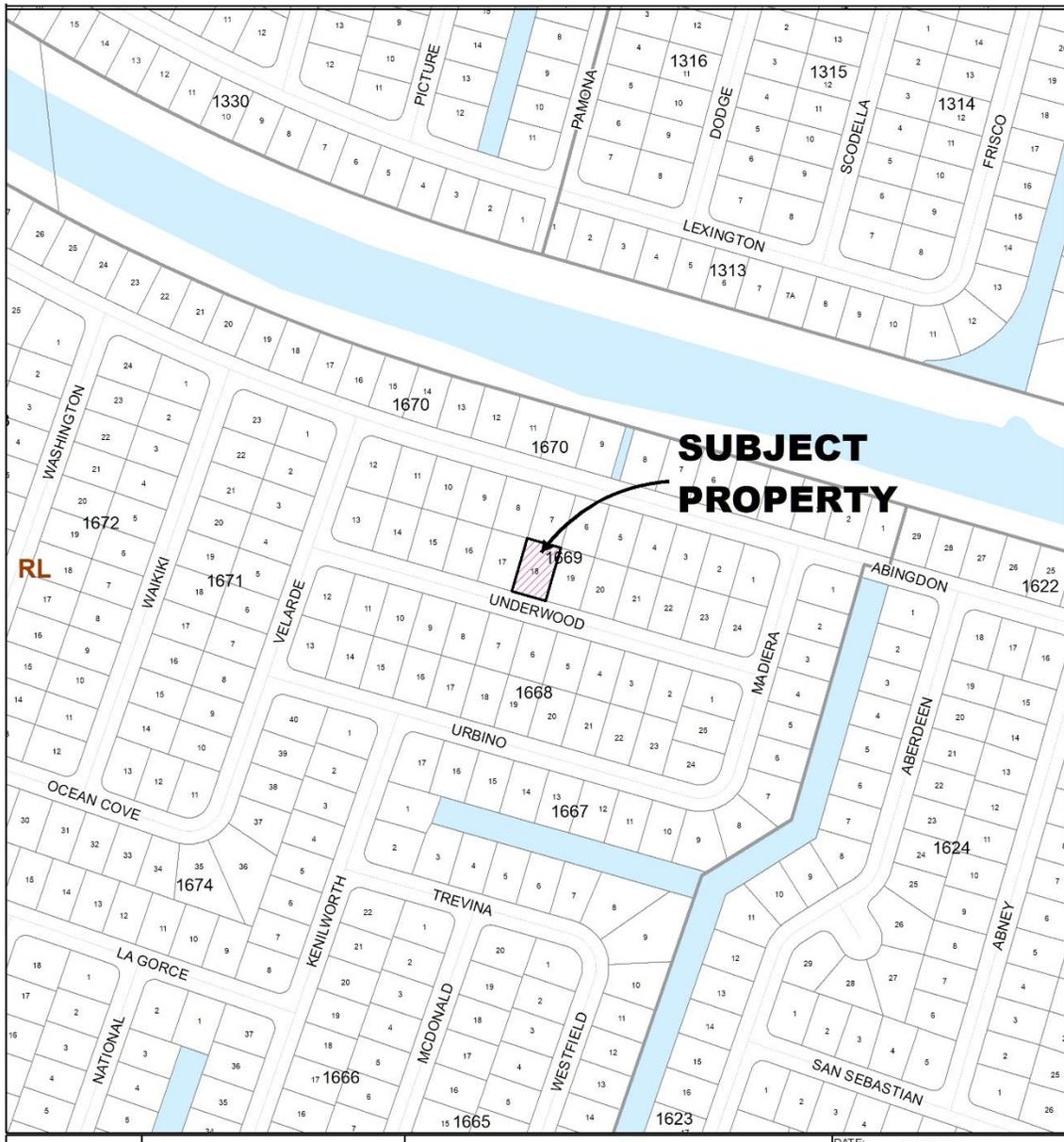
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	RS-2
South	RL	RS-2	RS-2
East	RL	RS-2	RS-2
West	RL	RS-2	RS-2

RL-Low Density Residential, and RS-2- Single-Family Residential

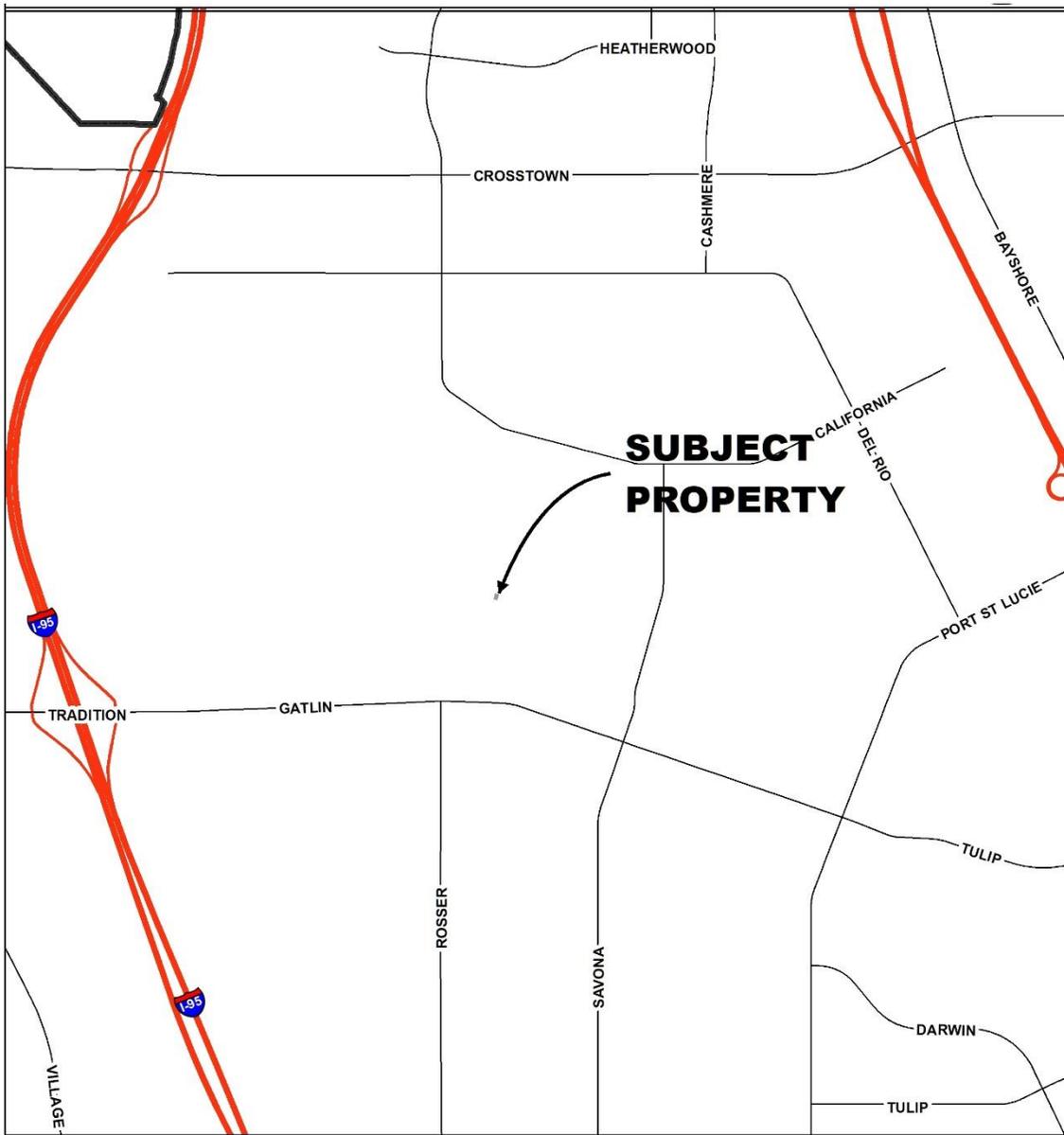
EXISTING ZONING



Zoning Map



Project Land Use Map



Location Map

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.
 - *Staff Findings: Special conditions and circumstances do not exist, which are peculiar to the land, structure, or building involved. The home is built on a standard 10,000 sq. ft. lot. The home was built in 2021 and there are currently no aerial views of the property that show the house.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Staff Findings: See No. 1 above.*
- 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.
 - *Staff Findings: Special privileges would be conferred upon the applicant, a 25 ft. building setback line in the rear yard is a regulatory standard applied to other lands, buildings, and structures in the RS-2 Zoning District.*
- 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.
 - *Staff Findings: Literal interpretation of the provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district or introduce unnecessary and undue hardships on the applicant. Engineered drawings can be revised to show the appropriate rear setback for the proposed addition.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Staff Findings: The proposed addition could be built to comply with the minimum 25 ft. building setback line requirement as per RS-2 zoning Section 158.073(H)(3) Yard Requirements and Landscaping.*
- 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.

- *Staff Findings: See No. 5 above.*
- 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.
- *Staff Findings: The applicant has acknowledged this.*

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:

- Motion to approve
- 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:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- 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).

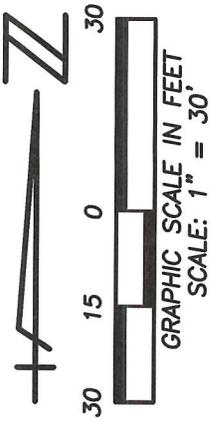
TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FOUNDATION	FINAL
COMPLETED ON:	9-24-20	9-24-20	1-27-21	2-15-21	4-09-21

LEGAL DESCRIPTION:

LOT 18 IN BLOCK 1669 OF PORT ST. LUCIE SECTION THIRTY ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 22, PAGES 22A THROUGH 22G, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ABBREVIATIONS:

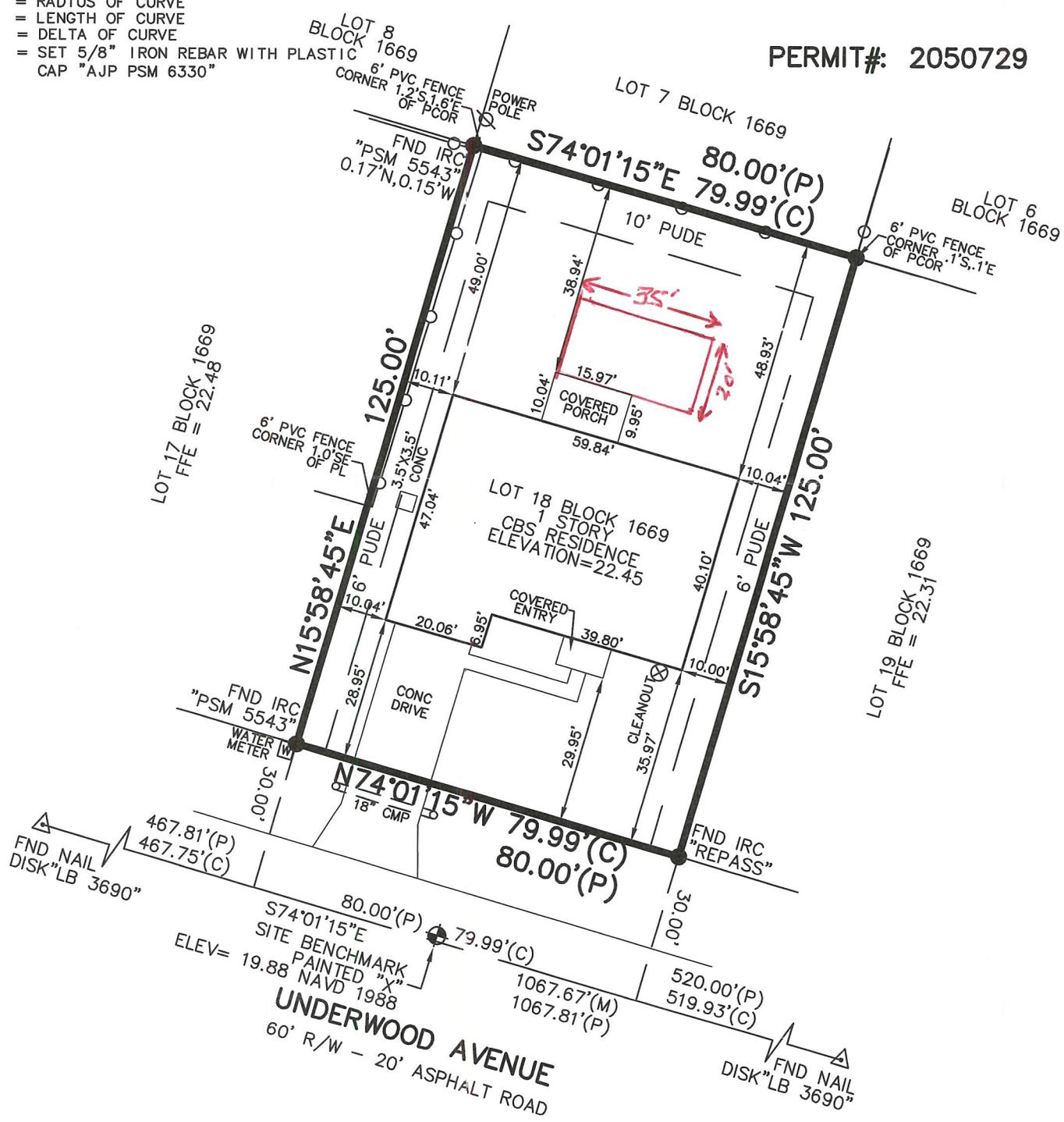
- (C) = CALCULATED
- (M) = MEASURED
- (P) = PLATTED
- CBS = CONCRETE BLOCK STRUCTURE
- CMP = CORRUGATED METAL PIPE
- CLF = CHAIN LINK FENCE
- CNS = COULD NOT SET
- CONC = CONCRETE
- FFE = FINISHED FLOOR ELEVATION
- FND = FOUND 5/8" IRON REBAR
- IRC = 5/8" IRON REBAR WITH PLASTIC CAP
- IR = 5/8" IRON REBAR
- PCOR = PROPERTY CORNER
- PL = PROPERTY LINE
- PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- R = RADIUS OF CURVE
- L = LENGTH OF CURVE
- Δ = DELTA OF CURVE
- = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"



SURVEYOR'S REPORT:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0275 J, EFFECTIVE DATE FEBRUARY 16, 2012.
4. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 18 ASSUMED TO BEAR S15°58'45"W.
6. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS ARE IN FEET.
7. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
8. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.

PERMIT#: 2050729



HOLIDAY BUILDERS
JOB# 16160235

1549 SW UNDERWOOD AVENUE

LAST FIELD DATE: 4-09-21

SCALE: 1"=30'
DATE: 4-09-21
DRAWN: RP
JOB NO.: 20-6081

ALEXANDER J. PIAZZA PSM, INC.
 Surveying • Mapping • Consulting
 619 SW Biltmore Street
 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250
 LB#7280

CERTIFIED TO:
 SCOTT EDWARD KAAPKE
 SHELTER MORTGAGE CO., LLC
 HOLIDAY BUILDERS, INC.
 HB TITLE, INC.
 ALLIANT NATIONAL TITLE INSURANCE COMPANY
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Alexander J. Piazza
 ALEXANDER J. PIAZZA
 Professional Surveyor & Mapper
 Florida Certificate No.: 6330

DATE:	REVISIONS:
1-26-21	REVISE HOUSE DIMENSIONS
10-20-20	CORRECT BM ELEVATION
FB/PG:	

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: scottka03@msn.com

PROPERTY OWNER:

Name: Scott E. KAAPKE
Address: 1549 SW Underwood Ave
Telephone No. 561-504-8535

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

Name: _____
Address: _____
Telephone No. _____ Email _____

SUBJECT PROPERTY:

Legal Description: Lot 18 Block 1669 Section 31
Parcel I.D. Number: Plot Book 14 PG 22 Parcel ID 342065001690008
Address: 1549 SW Underwood Ave
Current Zoning Classification RS-2 PSL

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.

Requesting variance on Rear set back.
New structure proposes 20ft addition
to rear of existing home.
This would exceed 25ft set back minimum
to 19.94' which is 5.06' less than required

 Signature of Applicant
Scott E. KAAPKE Hand Print Name
3-13-23 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;

to AVOID structural design changes and
AVOID ATTACHING NEW Addition to EXISTING structure,
EXCEPT FOR COVERED PATIO ENTRANCE TO NEW STRUCTURE

(2) Please explain if these conditions and circumstances result from actions by the applicant;

PROPOSED structure of 700 sq ft.
PLANS / DRAWINGS / ENGINEER planned and stamped
by Cert. Engineer WYNE Block PE # 52583 (cont. on
attached)

(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;

Pools both inground and accessories are
allowed 10' from rear setbacks. Proposed addition
is 20' from setback. Neighbors Lot # 17 and
(cont. on
attached)

(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;

Costs for drawings, costs for changes to
drawings, Removal of existing covered patio,
initial costs to add covered patio to (cont. on
attached)

(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;

Variance of 5'06" is the minimum needed.
OUR proposed plans for efficient and
economical addition to existing (cont. on
attached)

Variance Application page 1 of 2

Scott E. Kaapke
1549 SWE Underwood Ave
Parcel# 3420 650 0169 000 8

APPLICATION # _____

(2) continued,
were submitted to home owner with additional 10' to surveys PUDE of 10'.
Engineers and Architects were given survey stamped by PSL and concepts for proposed addition.

All codes and structural engineering were followed and designed above required minimums.
After completion of all drawings , truss builders engineer plan and deposits (Tibbetts of Palm Bay Florida) to construct truss and the initial purchase of this vacant property to add this structure, homeowner would incur extreme financial loss.
In addition, home owner by removing the existing covered patio to compensate for the 5'06" would cause additional extreme financial loss.

(3) continued,
Adjacent Lots #17 and #19 both have inground pools and structures well past the 25' minimum (less than 10' from property line) and will not be effected either visually or otherwise by the 5'06" variance to our rear setback.
Property directly to the rear of our lot , 1552 SW Abbingdon are well distanced from our proposed addition. Also, in addition to the proposed 20' setback , there is a 5'6" utility easement from our property line to powerline poles before the rear lot begins 10' PUDE. Survey shows this additional 5'6".

(4) continued,
to add covered patio (paid to Holiday Builders) and attaching to home utilizing exterior wall as common wall, would be in excess of 25,100 additional dollars to proposed plans .

(5) addition to existing structure requires that, attaching to existing covered patio will create a logical attachment to existing home with no alterations to homes existing roof line or truss support except where the patio roof meets new structure. In addition, this does not effect new home warranties or require a structural change to existing home.

(6) This additional recreation space is for personal use. I am a pianist/organist (soon to retire) and desire sound proof room to compose , play and record. Additionally for family room purposes.

The plans call for a complete and real match of roof , exterior block and stucco, color, window type, 15' setback from adjacent neighboring lot #19 , and over 27' of setback to neighboring lot #17.
More simply , the new structure will not be visible from the front of the property and not be intrusive to surrounding homes. No underground utilities and no additional FPL utilities since we are not needing more than our existing power service.

Additionally, we are willing to use glass block windows on the rear of home (2 planned in drawing) instead of typical sliding windows to maintain privacy of adjacent property.

SK
3-13-23

(continued)

Variance application

Scott E Kaapke

Page 2 of 2

(7) We have from conception, then drawings and then to submitting application made guidelines with our architects and engineers to follow all local and state codes and to exceed them to ensure our safety both from storm and builder quality.

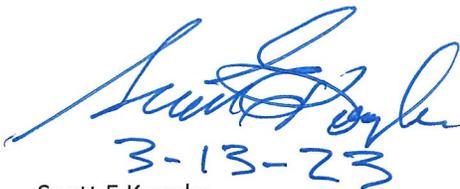
We have planned and thought this project completely for over 3 years including the vacant lot selection to accommodate the additional recreation room .

We absolutely will adhere to any suggestions from planning and zoning as well as inspector advisement. We also hope that our inspectors are communicating to us any workmanship deficiency so we can be aware of any possible issue. We have chosen contractors and sub-contractors familiar to PSL building department so to insure a smooth process from start to finish.

I will submit all digital drawings , survey and recent pictures with application and fees.

I will also make myself available for calls and public hearings. I have also explained our plans to all adjacent homeowners without any objections but , completely understand the hearing process.

Respectfully submitted,

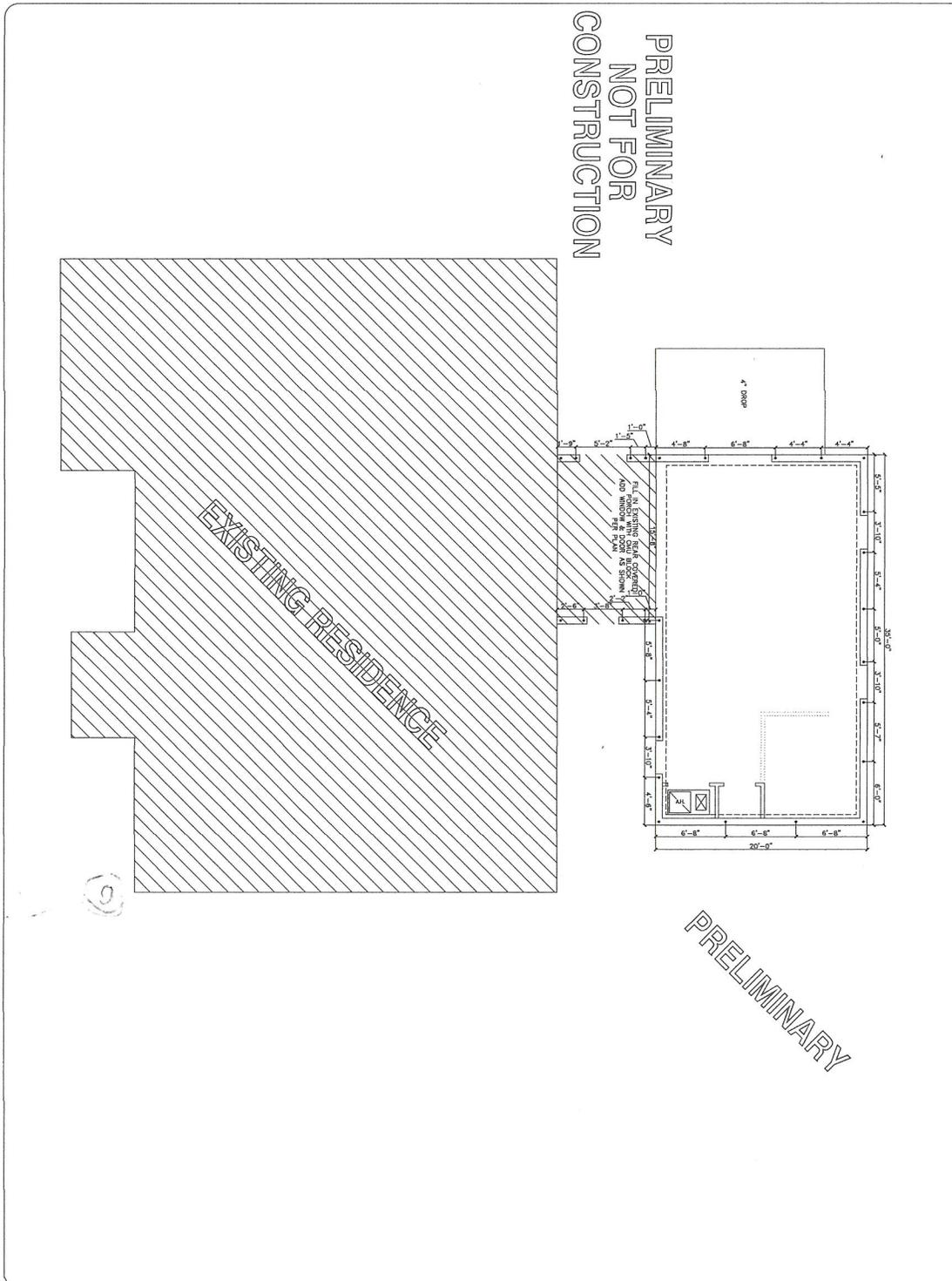


Scott E Kaapke

561-504-8535

Email scottka03@msn.com

FOR ILLUSTRATION PURPOSE



NOTE: WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID ERRORS, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO VERIFY DIMENSIONS AND OTHER DETAILS ON THE PLANS AND NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS BEFORE COMMENCING CONSTRUCTION.

	PROJECT: SCOTT KAAPKE RES Address: 1549 SW Underwood Ave. Port St. Lucie, 34953 CELL PH: 561-504-8535	SQ. FTG. TOTAL LIVING 700 TOTAL 700	PROJECT NUMBER 05/08/22 1/4"=1'-0"
	Plans By Bobby LLC PH. (352)398-8370		
	NOTE: WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID ERRORS, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO VERIFY DIMENSIONS AND OTHER DETAILS ON THE PLANS AND NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS BEFORE COMMENCING CONSTRUCTION.		

①

Prepared by:
THIS INSTRUMENT PREPARED BY:
HB Title, Inc.
2285 W. Eau Gallie Blvd.
Melbourne, FL 32935
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Tax ID No: 3420-650-0169-000-8
Our File: 2021-12483
Job Number: CG16160235

Corporate Warranty Deed

This Indenture, made this , 28th day of May, 2021 A.D.

Between Holiday Builders, Inc. whose post office address is 2293 W. Eau Gallie Blvd., Melbourne, FL 32935, a corporation existing under the laws of the State of Florida , Grantor and **Scott Edward Kaapke, Single** whose post office address is 1549 SW Underwood Ave, Port St Lucie, FL 34953, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Lot 18, Block 1669, PORT ST. LUCIE SECTION THIRTY ONE, according to the Plat thereof, as recorded in Plat Book 14, Pages 22, 22A through 22G, of the Public Records of St. Lucie County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **3420-650-0169-000-8**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness signature

Veronica L. Ruff

Printed witness name

[Handwritten Signature]

Witness signature

Kasey M. Harrington

Printed witness name

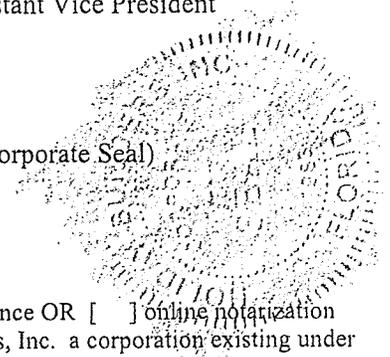
Holiday Builders, Inc.

[Handwritten Signature]

By:

Indira Sarju, Assistant Vice President

(Corporate Seal)

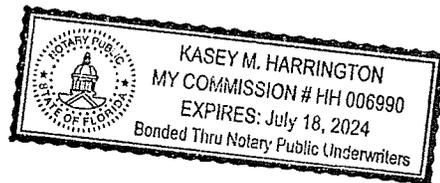


State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [] physical presence OR [] online notarization this 28th day of May, 2021 by Indira Sarju, Assistant Vice President of Holiday Builders, Inc. a corporation existing under the laws of the State of Florida. He/She [] is personally known to me or [] has produced _____ as identification.

[Handwritten Signature] (Seal)
Kasey M. Harrington Notary Public

Notary Printed Name



Scott E. Kaapke

1549 SW Underwood Avenue

VARIANCE

Project: P23-053

Planning and Zoning Board Meeting

Bianca Lee, Planner I

May 2, 2023, Meeting



PROJECT SUMMARY

- A variance to the setback requirements of RS-2 Zoning.
- The proposed home addition is not expected to interfere with drainage or utilities.



APPLICANT AND OWNER

- Scott E. Kaapke, applicant & property owner.

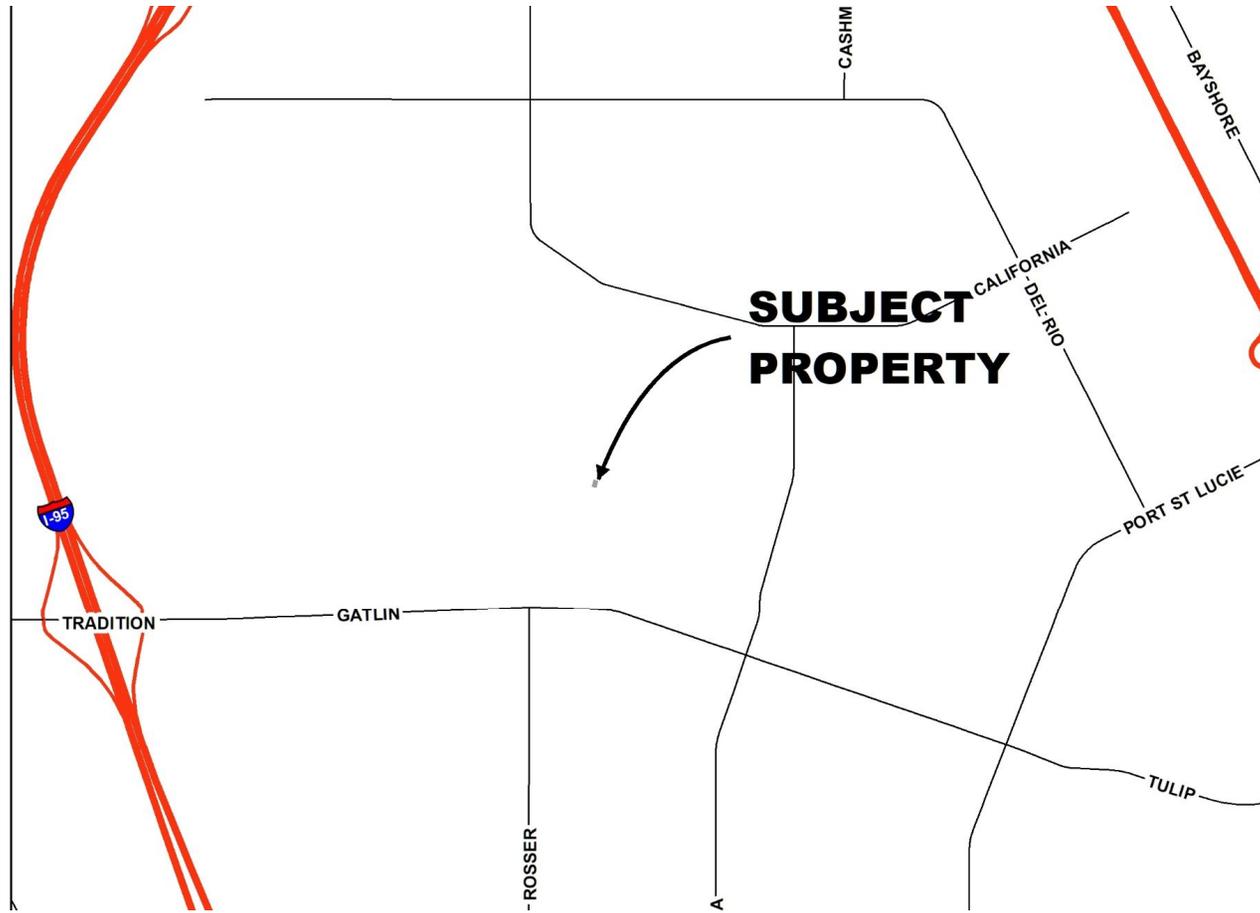


VARIANCE REQUEST

- A variance of 6.06 feet to allow an 18.94-foot setback from the rear property line for a proposed home addition.
- Section 158.073(H)(3) Yard Requirements and Landscaping, requires a minimum building setback line of twenty-five (25) feet in the rear yard for Single-Family Residential Districts.
- The minimum setback from side property lines shall be those set forth in the applicable zoning district. The property is zoned RS-2 (Single-Family Residential), Section 158.073(H)(2) requires two (2) side yards, each of which providing a building setback line of ten (10) feet. The proposed addition will meet the side setback requirement within RS-2 (Single-Family Residential).



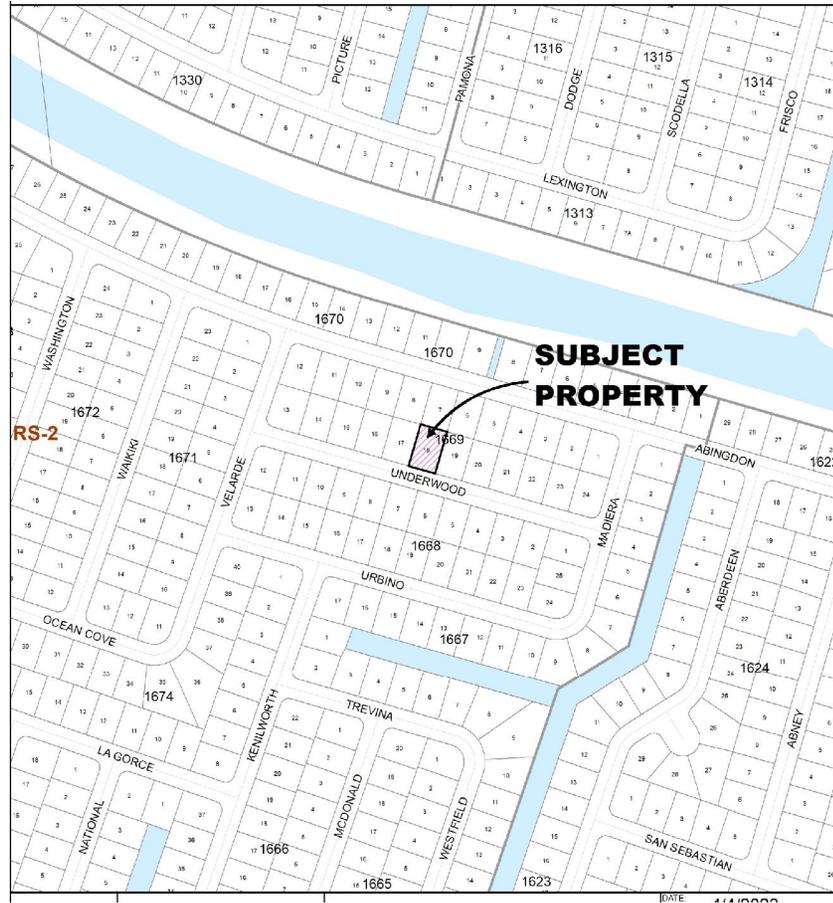
LOCATION



AERIAL MAP



Zoning Map



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table





Agenda Summary

2023-406

Agenda Date: 5/2/2023

Agenda Item No.: 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-062 G. Callas Holdings, LLC - Rezoning

Location: North of SW Gatlin Boulevard on the west side of SW Fondura Road.

Legal Description: Port St. Lucie Section 31, Tract B

This is a request to rezone a 1.79-acre property from OSR (RS-2 (Single-Family Residential)).

Submitted By: Bethany Grubbs, Planner III

Executive Summary: The Applicant, G. Callas Holdings, LLC, is requesting rezoning of a 1.79-acre property from OSR (Open Space Recreational) to RS-2 (Single-Family Residential). This is a request to rezone a 1.79-acre property from OSR (Open Space Recreational) to RS-2 (Single-Family Residential). The property is located north of SW Gatlin Boulevard on the west side of SW Fondura Road. The property is currently vacant. The property has a future land use designation of OSR (Open Space Recreational). The applicant is requesting under a separate application to change the land use to RL (Low Density Residential), which, if granted, will be compatible with the requested zoning of RS-2 (Single-Family Residential).

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the rezoning request.

Alternate Recommendations:

1. Move that the Board recommend denial of the rezoning request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: North of SW Gatlin Boulevard on the west side of SW Fondura Road.

Attachments:

1. Staff Report
2. Application
3. Deed

4. Staff Presentation

Project Description

This is an application to rezone a vacant, 1.79-acre property from the OSR (Open Space Recreational) zoning district to the RS-2 (Single Family Residential) zoning district. The subject property is located north of SW Gatlin Boulevard on the west side of SW Fondura Road. Adjacent existing zoning categories to the north, south, east, and west are all RS-2 (Single-Family Residential).

The property has submitted a concurrent future land use map amendment application to change the land use classification from OSR (Open Space Recreational) to RL (Low Density Residential). The land use map amendment will be heard concurrently with the rezoning.

Previous Actions and Prior Reviews

N/A

Public Notice Requirements

Per Section 151.06 of the City’s Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

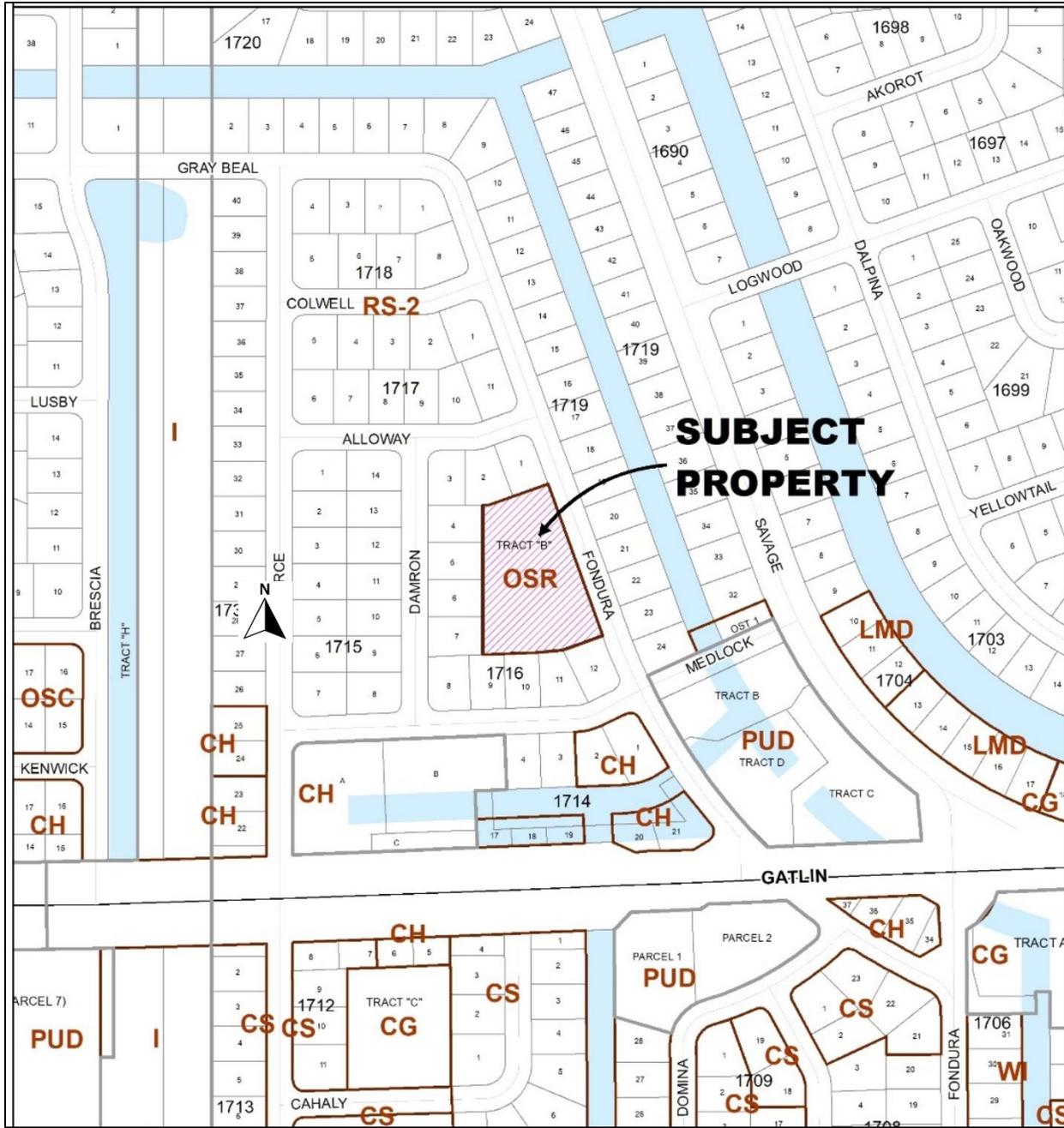
Location and Site Information

Parcel Number:	3420-650-0002-000-0
Property Size:	1.79 acres
Legal Description:	Port St. Lucie – Section 31, Tract B
Existing Future Land Use:	OSR (Open Space Recreational)
Existing Zoning:	OSR (Open Space Recreational)
Existing Use:	Vacant
Requested Zoning:	RS-2 (Single Family Residential)
Proposed Use:	Single-family residential

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
South	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
East	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences
West	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences

RL - Low Density Residential, RS-2 – Single-Family Residential



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. The RS-2 (Single Family Residential) zoning district is listed as a compatible zoning district under the RL (Low Density Residential) as shown in the following table:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RL (Low Density Residential)	GU, RE, RS-1 through RM-5 , RMH

ZONING REVIEW

Applicant's Justification Statement: The requested rezoning of the subject property will allow for up to five single-family residences.

Staff Analysis: The rezoning complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The RS-2 (Single Family Residential) Zoning District is compatible with the RL (Low Density Residential) future land use classification per Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan.

RELATED PROJECTS

P23-061 Small-Scale Comprehensive Plan Map Amendment acres from OSR (Open Space Recreational) to RL (Low Density Residential).

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.

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.

REZONING 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 recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: mike@mccartylandplanning.com

PROPERTY OWNER:

Name: G. Callas Holdings LLC
Address: 3720 NE 209th Ter, Aventura, FL 33180
Telephone No.: _____ Email _____

AGENT OF OWNER (if any)

Name: Mike McCarty, McCarty + Associates
Address: 3095E Osceola Ave, Suite 104, Stuart, FL 34994
Telephone No.: 772-341-9322 Email Mike@mccartylandplanning.com

PROPERTY INFORMATION

Legal Description: Port St Lucie, Section 31, Tract B (map 43115) (OR 1056-670: 3967-2840)
(Include Plat Book and Page)
Parcel I.D. Number: 3420-650-0002-000-0
Current Zoning: OSR
Proposed Zoning: RS-2
Future Land Use Designation: OSR Acreage of Property: 1.79 ac
Reason for Rezoning Request: See attached project narrative with rezoning justifications

George Callas GEORGE J. CALLAS 2-24-2023
*Signature of Owner Hand Print Name 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.

02/26/20

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 27 day of FEB.,
20 17, by first party GEORGE J CALLAS
whose post office address is 3720 NE 209 TERR AVENTURA FLORIDA 33180
to second party G CALLAS HOLDINGS LLC
whose post office address is 3720 NE 209 TERR AVENTURA FLORIDA 33180

WITNESSETH, That the said first party, for good consideration and for the sum of
\$ 10.00 paid by the said second party, the receipt whereof is hereby
acknowledged,
does hereby remise, release and quitclaim unto the said second party forever, all the
right, title, interest and claim which the said first party has in and to the following
described parcel of land, and improvements and appurtenances thereto in the County
of SAINT LUCIE, State of FLORIDA

Post Signature to wit: section 31- TRACT B

IN WITNESS WHEREOF, The said first party has signed and sealed these presents
the day
and year first above written.

Signed, sealed and delivered in presence of:

Witness [Signature]
Witness [Signature]

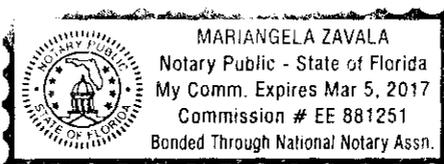
[Signature]
First Party
[Signature]
Second Party

STATE OF ; FL
COUNTY OF ; miami-bade

On 2/27/2017 before me, Mariangele Zavala
personally appeared George J Callas
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to
me
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature [Signature]

Affiant Known Unknown
ID Produced Florida Driv. License
(Seal)



G. Callas Holdings, LLC Rezoning

Planning & Zoning Board Meeting

May 2, 2023

Bethany Grubbs

Planner III

CityofPSL.com



Request:

- The applicant is requesting approval for the rezoning of a 1.79-acre parcel from OSR (Open Space Recreational) to RS-2 (Single Family Residential).
- The property has a concurrent future land use map amendment application to change the designation from OSR (Open Space Recreational) to RL (Low Density Residential).



General Information:

Property Owner/Applicant – G. Callas Holdings, LLC

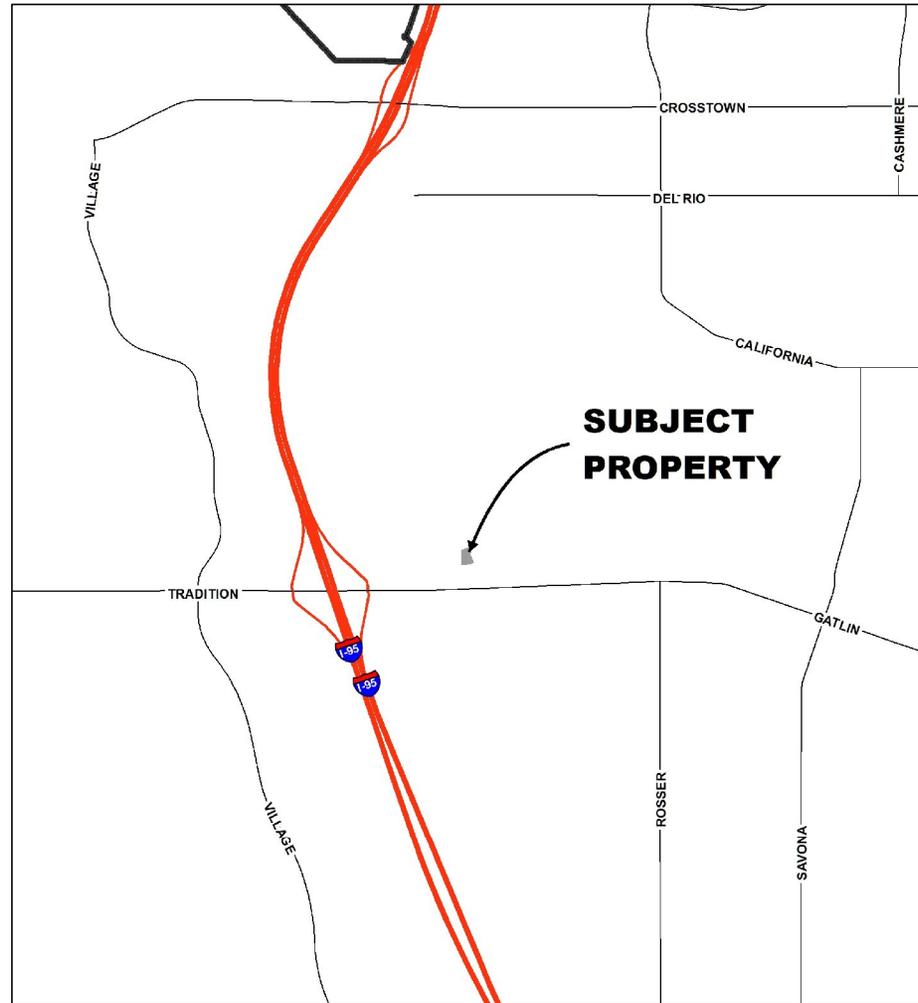
Agent – Michael McCarty, McCarty & Associates Land Planning and Design, LLC

Location – The subject property is located on the north of SW Gatlin Boulevard on the west side of SW Fondura Road

Existing Use – Vacant



Location Map



CityofPSL.com

Aerial

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
South	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
East	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences
West	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences

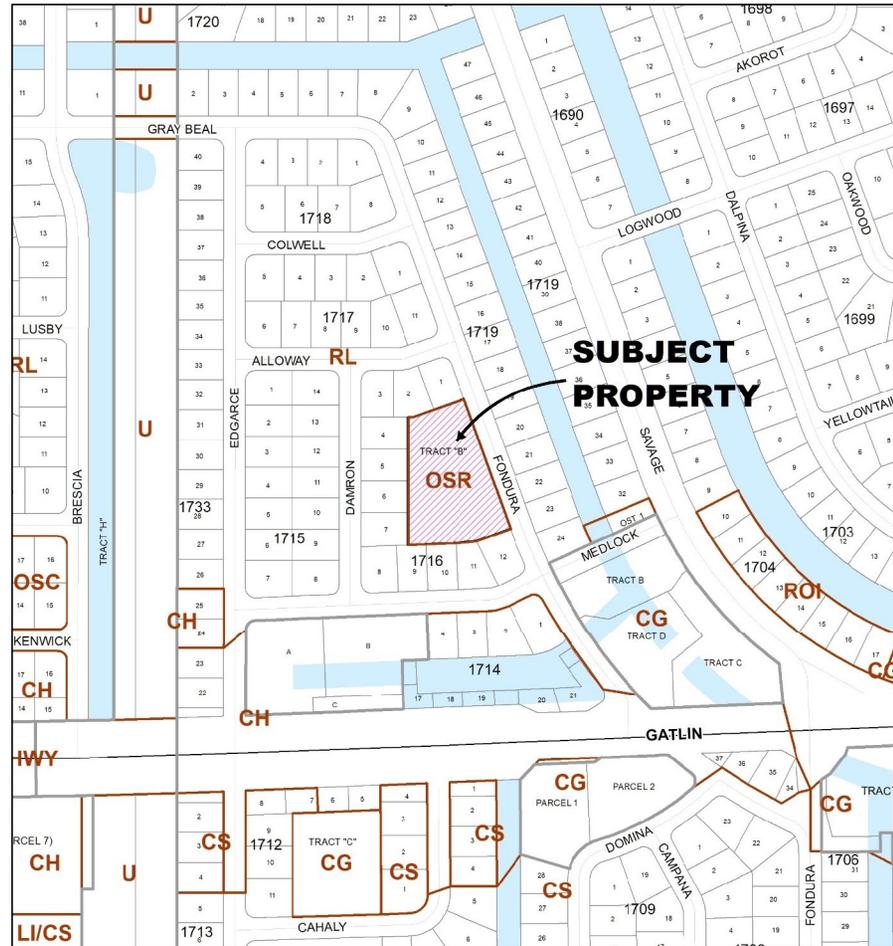


CityofPSL.com

Future Land Use

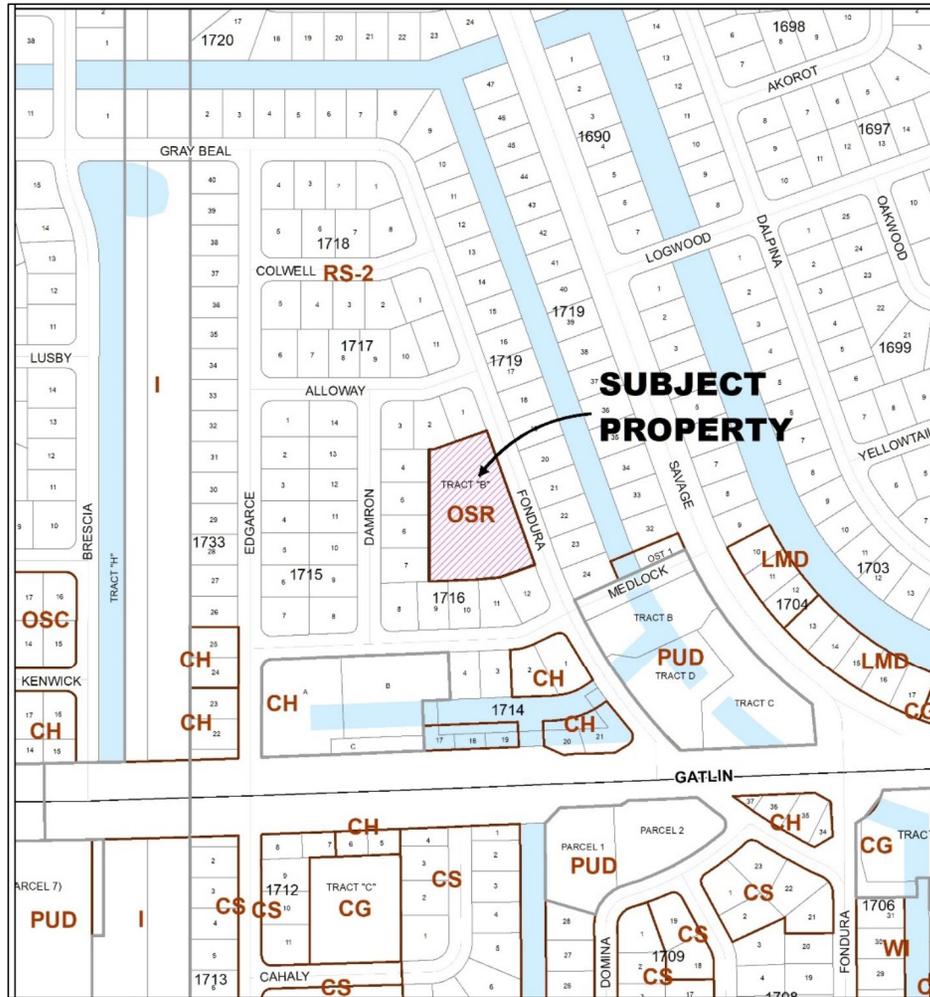
OSR (Open Space Recreational) –
Existing

RL (Low Density Residential) –
Proposed



CityofPSL.com

Existing Zoning OSR (Open Space Recreational)



CityofPSL.com



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
South	RL (Low Density Residential)	RS-2 (Single Family Residential)	Vacant residential lots
East	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences
West	RL (Low Density Residential)	RS-2 (Single Family Residential)	Single-family residences



Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

Compatible Zoning District

RL (Low Density Residential)

GU, RE, RS-1 through RM-5, RMH

*Upon approval of a concurrent land use amendment



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 proposed RS-2 (Single Family Residential) zoning district is listed as a compatible zoning district under the RL (Low Density Residential) future land use classification.



Planning & Zoning Staff Recommendation

- The Planning & Zoning Department staff recommends approval of the rezoning request.





Agenda Summary

2023-397

Agenda Date: 5/2/2023

Agenda Item No.: 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-065 - Eden at Tradition - Landscape Modification

Location: The property is located at the northwest corner of the intersection of SW Village Parkway and SW Hegener Drive (fka Paar Drive).

Legal Description: The legal description is Tradition SG-10, Parcel C.

This is a request for a landscape modification to allow for enhanced landscaping in lieu of providing a six (6) foot buffer wall along the west property line.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: A site plan for Eden at Tradition was approved by the City Council on December 12, 2022 (P22-136). Eden at Tradition is a multi-family project. The property abuts a dedicated open space tract and city owned future park parcel to the west. Both the open space tract and the city park parcel are within a designated residential sub-district per the Southern Grove NCD land use plan (Figure 1-3) and the Southern Grove DRI master development plan (Map H). The Del Webb at Tradition master planned community is located on the west side of the dedicated open space tract and the City owned park parcel.

Presentation Information: Staff will provide a presentation.

Planning and zoning Board action options: The Board may move to approve, approve with conditions, deny or table the proposed landscape modification.

Background: The Eden at Tradition project will consist of eight-unit, six-unit and four-unit two story multi-family residential buildings for a total of thirty-three buildings on 19.67 acres. The units will be two and three bedroom for a total of 214 residential units. Each unit will have its own driveway, garage, and patio/backyard. The development plan includes a clubhouse, community pool, a tot lot, a dog park, and guest parking.

Issues/Analysis: Per Section 154.03(C)5 of the Landscape and Land Clearing Code, a wall is required in a landscape buffer strip where commercial, industrial, institutional, office, or public facility uses abut property to the side or rear which is designated with a residential or open space land use or where multi-family development abuts property to the side or rear which is designated with single-family zoning or PUD zoning with single-family uses. Under Section 154.12 of the Landscape and Land Clearing Code an applicant can apply for an exemption or modification to the requirement for an architectural buffer wall in a landscape buffer strip and propose enhanced landscaping in lieu of the wall.

Special Consideration: N/A

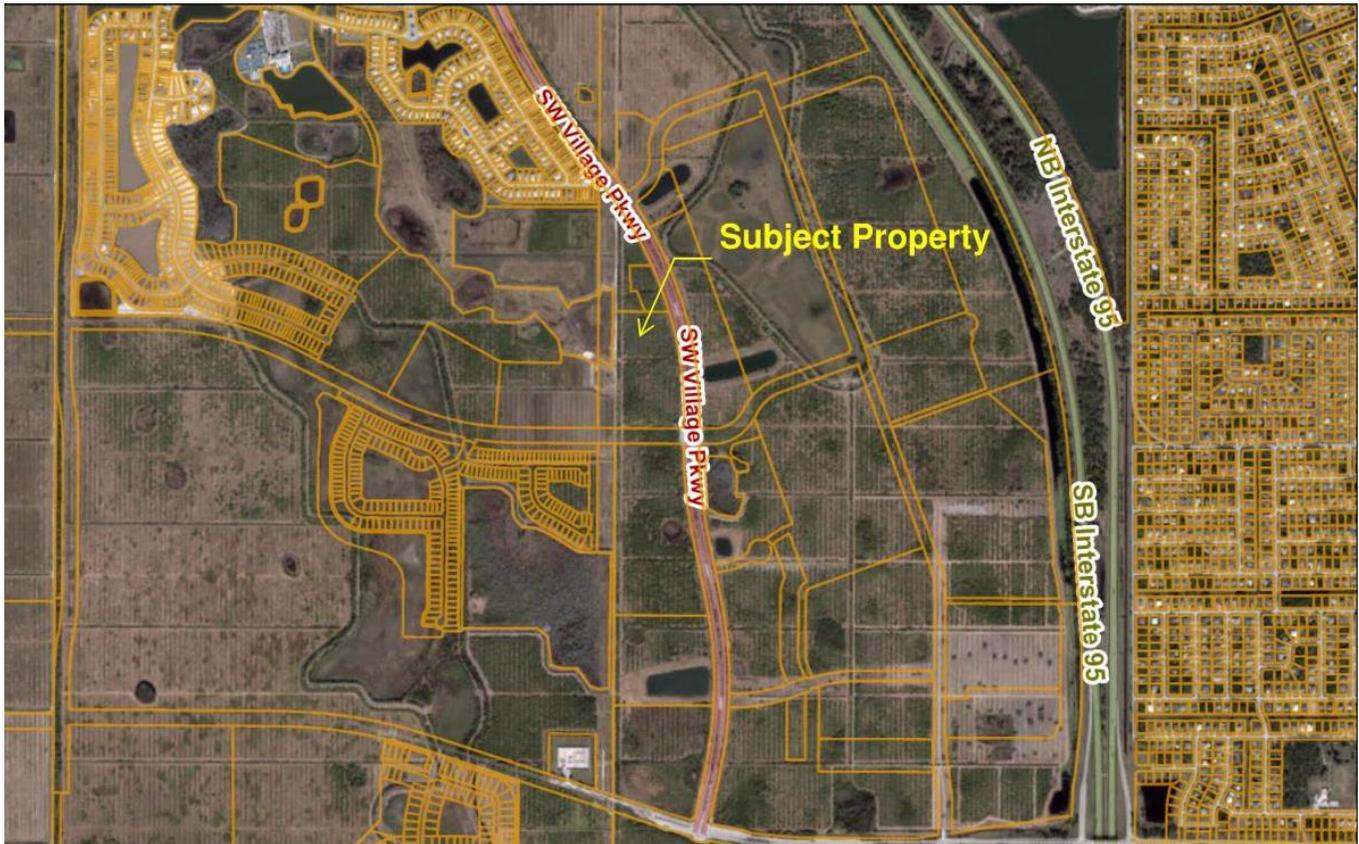
Location of Project: The property is located at the northwest corner of the intersection of SW Village Parkway and SW Hegener Drive (fka Paar Drive).

Attachments:

1. Staff Report
2. Applicant's Justification Statement
3. Proposed Landscape Modification Plan
4. Application
5. Warranty Deed
6. Staff Presentation



Eden at Tradition
Application for Landscape Buffer Wall Modification
Project Number: P23-065



Project Aerial Map

SUMMARY

Applicant’s Request:	The request is for a landscape modification to the architectural buffer wall requirement for the western perimeter landscape buffer.
Applicant:	Matt Yates, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located at the northwest corner of the intersection of SW Village Parkway and SW Hegener Drive (fka Paar Drive).
Application Type:	Landscape Modification, Quasi-Judicial
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, has applied for a landscape modification for the project known as Eden at Tradition. The proposal is to allow for enhanced landscaping in lieu of providing a six (6) foot buffer wall. The Eden at Tradition Site Plan was approved by the City Council on December 12, 2022 (P22-136). The approved Eden at Tradition project will consist of eight-unit, six-unit and four-unit two story multi-family residential buildings for a total of thirty-three buildings on 19.67 acres. The units will be two and three bedroom for a total of 214 residential units. Each unit will have its own driveway, garage, and patio/backyard. The development plan includes a clubhouse, community pool, a tot lot, a dog park, and guest parking.

The subject property is located at the northwest corner of the intersection of SW Hegener Drive (fka Paar Drive) and SW Village Parkway and within the Southern Grove DRI. The property is encumbered by a 170- foot wide FPL easement along its western boundary. The property abuts a dedicated open space tract and city owned future park parcel to the west. Both the open space tract and the city park parcel are within a designated residential sub-district per the Southern Grove NCD land use plan (Figure 1-3) and the Southern Grove DRI master development plan (Map H). The Del Webb at Tradition master planned community is located on the west side of the dedicated open space tract and the City owned park parcel.

Per Section 154.03(C)5 of the Landscape and Land Clearing Code, a wall is required in a landscape buffer strip where commercial, industrial, institutional, office, or public facility uses abut property to the side or rear which is designated with a residential or open space land use or where multi-family development abuts property to the side or rear which is designated with single-family zoning or PUD zoning with single-family uses. Under Section 154.12 of the Landscape and Land Clearing Code an applicant can apply for an exemption or modification to the requirement for an architectural buffer wall in a landscape buffer strip and propose enhanced landscaping in lieu of the wall.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet of the subject property and the application was included on the published agenda for the Planning & Zoning Board’s meeting.

Location and Site Information

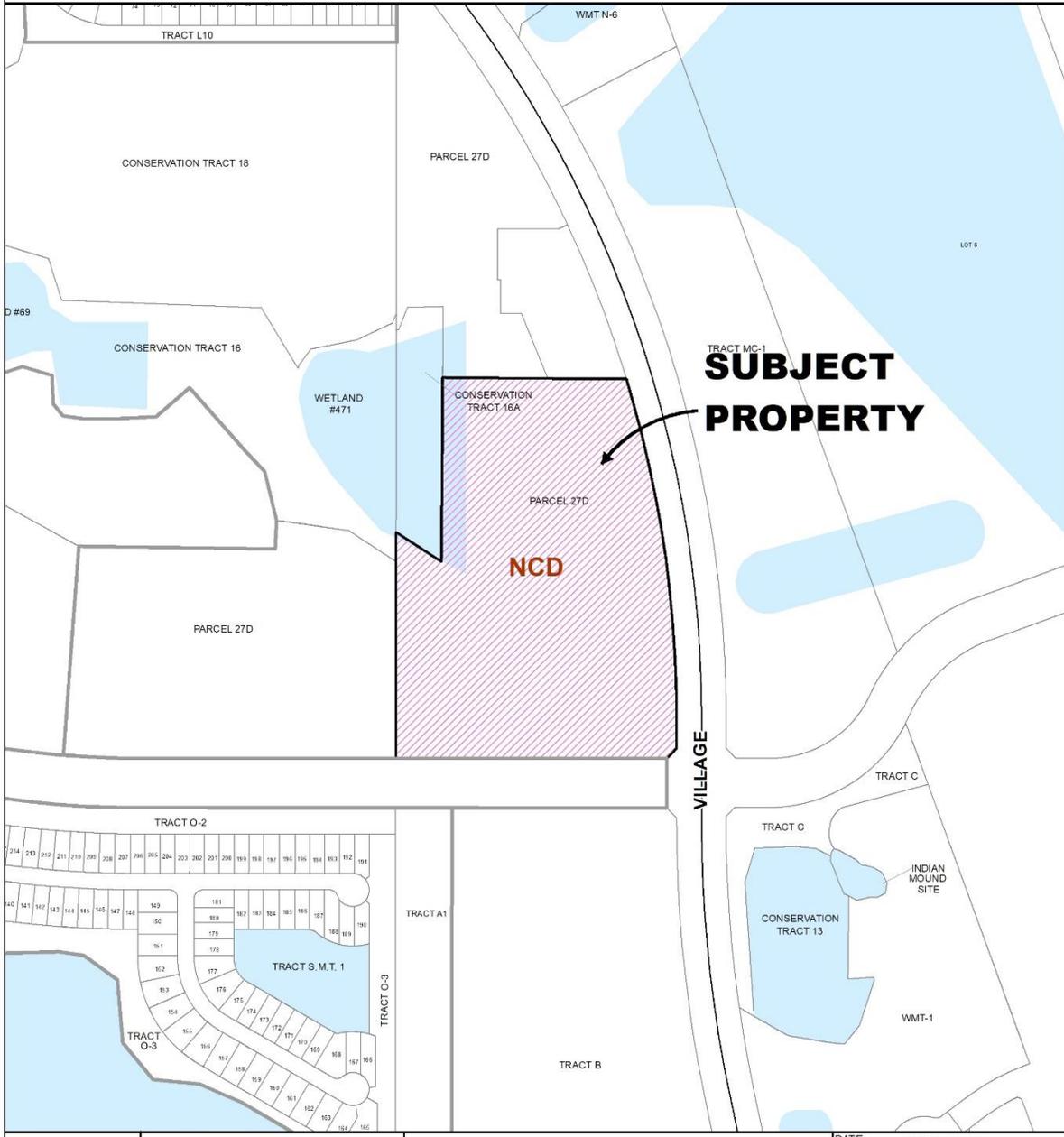
Parcel Number:	4326-701-0003-000-6
Property Size:	19.67 acres
Legal Description:	Tradition SG-10, Parcel C
Future Land Use:	NCD
Existing Zoning:	MPUD (Southern Grove 10 MPUD)
Existing Use:	Vacant land (Approved Eden at Tradition Site Plan)

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land with an approved site plan for Farrell Self Storage (P21-121)
South	NCD	MPUD	Cottages at Tradition multi-family development
East	NCD	MPUD	Vacant GFC owned land in Southern Grove
West	NCD	SLC AG-5	Vacant city parcel for a future park site and a dedicated open space tract

NCD - New Community Development District
 MPUD Master Planned Unit Development
 SLC AG-5 – St. Lucie County Agricultural

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

An application for a landscape modification is reviewed for consistency with Article I of the Landscape and Land Clearing Code, Section 154.12. As set forth in Section 154.12, requests to substitute landscaping for an architectural wall that is a required feature of a landscape buffer shall be considered by the Planning and Zoning Board at a public hearing based on the procedures outlined in Section 154.12. 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.

Requests for landscape exemption or modification to landscape buffer wall requirements will be based on review of detailed plans identifying the size, quantity, and location of the vegetation to be preserved and installed along the proposed site's boundaries; the use(s) proposed for the property seeking the modification or exemption; proposed and existing uses surrounding uses; and the criteria listed under Section 154.12 (B) of the Landscape Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with exemption or modification to landscape buffer wall criteria Section 154.12 (B).

- 1) The total area dedicated to a buffer will be greater than what the code would impose without the modification.

Staff Findings: The Southern Grove 10 MPUD requires a ten (10) foot perimeter landscape buffer along the side and rear property lines. In addition to the required ten (10) landscape buffer, the property is encumbered by a 170- foot FPL easement along its western property line. It amounts to a 180- foot buffer along the western property line. In lieu of a buffer wall, the applicant's proposal will provide a total of 191 trees including 38 Sabal Palms, 26 East Palatka Holly trees, and 9 Southern Live Oak trees. The Oak trees will range in size from 14 feet to 16 feet at time of planting. The East Palatka Holly will range in size from 12 feet to 14 feet at time of planting and the Sabal Palms will range in size from 12- foot clear trunk to 16-foot clear trunk at time of planting. The buffer will also include a row of Clusia shrubs four feet tall at time of planting to create a continuous hedge. The Landscape Code requires trees to have a minimum height of 12 feet at time of planting and shrubs to have a minimum height of two feet at time of planting.

- 2) Outside activities and hours of operation for the proposed use(s).

Staff Findings: The request is associated with a requirement for an architectural buffer wall to be included in a perimeter landscape buffer when a multi-family residential development abuts property designated for single-family residential use to the side or rear. Although the land to the west falls within a designated residential sub-district per the Southern Grove NCD land use plan (Figure 1-3) and the Southern Grove DRI master development plan (Map H), the abutting parcels are designated for non-residential uses per the Southern Grove DRI. The subject property abuts a 46.92 acre designated open space tract that is dedicated to the Southern Grove CDD No. 5 for conservation purposes and a 14.82- acre park parcel that is owned by the City of Port St. Lucie. The hours of operation of the proposed multi-family use should not adversely impact the adjacent uses.

- 3) Natural and man-made features of uses that provide distance and separation from those existing uses to be buffered.

- *Staff Findings: The subject property abuts a 46.92 acre designated open space tract that is dedicated to the Southern Grove CDD No. 5 for conservation purposes and a*

14.82- acre city owned parcel that is designated for a future park as required by the Southern Grove DRI. A SEU is required because the park parcel and the open space tract are within a designated residential sub-district. The closest residential development in this area is within the Del Webb at Tradition Master Planned Community. Del Webb is on the west side of the park parcel and the dedicated open space tract.

- 4) Other factors that may be important to a decision.

Staff Findings: The proposed enhanced landscape plan was reviewed by the City's landscape architect. The landscape architect noted that the additional Holly trees and the increased size of the Clusia hedge will grow into a dense and opaque visual buffer.

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed landscape modification. If the Board finds that the application is consistent with the criteria as listed in Section 154.12 (B) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the landscape modification application is inconsistent with the criteria as listed in Section 154.12 (B) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request 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).



April 5, 2023

via electronic submittal

Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RE: Eden at Tradition – Landscape Buffer Wall Modification Request

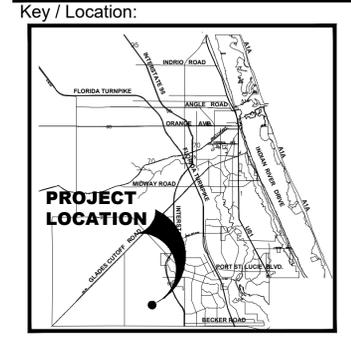
On behalf of Mattamy Homes and Eden Living, please find attached an enhanced Landscape Plan for the development known as Eden at Tradition to support a request to utilize dense landscaping in lieu of the required buffer wall along the western development boundary / FPL easement.

The proposed landscape buffer includes the addition of 26 hollies and an increase in the installed size specification for the Clusia hedge. There is a total of 191 trees (including 38 sabal palms) proposed along the entirety of the 1,155' development boundary. The western development boundary abuts a 170' wide FPL easement. Westward of the FPL easement, the future land uses are listed as 'conservation' and 'vacant'; however, the vacant area is intended as a future City park site.

We hope the information provided with this application is sufficient for your evaluation. Upon review, if you have any question, please contact me directly at (772)220-2100.

Respectfully,

Matthew Yates

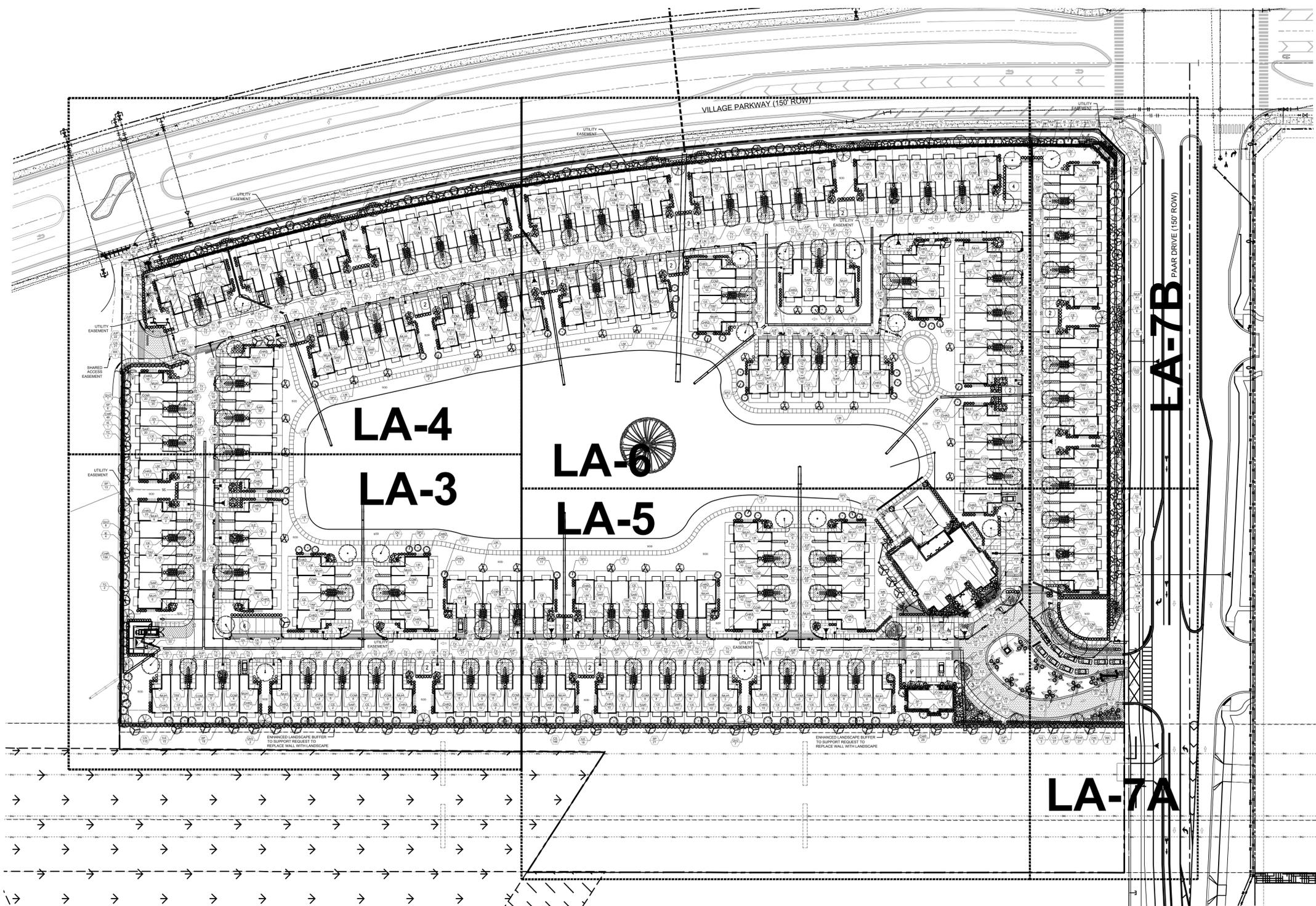


Project Team:
Owner/Developer:
 Mattamy Homes
 1500 Gateway Blvd, Suite 212
 Boynton Beach, FL 33426
 561-739-7902
Civil Engineer:
 Kimley-Horn
 445 24th Street, Suite 200
 Vero Beach, FL 32960
 772-794-4100
Surveyor:
 Caulfield & Wheeler, Inc.
 410 SE Port St. Lucie Blvd
 Port St. Lucie, FL 34984
 772-408-1920
Traffic Consultant:
 MacKenzie Engineering, Inc.
 1172 SW 30th Street, Suite 500
 Palm City, FL 34990
 772-286-8030
Landscape Architect/Land Planner:
 Lucido & Associates
 701 E Ocean Blvd
 Stuart, FL 34904
 772-220-2100

**Eden
 at Tradition**
 Port St. Lucie, Florida
Landscape Plan
 June 7, 2022

City of Port St. Lucie P# 22-136
 PSLUSD No. 5218B

Date	By	Description
10.11.22	MRY	Address SPRC comm
12.12.22	MRY	Update per civil plan
1.27.2023	MRY	Updates per civil plans
3.27.2023	MRY	Address SPRC comm



Required Trees:

	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter: (3,570/30)	119	50% = 60			50% = 60 (Max)
Street Trees: (3,395/50 x 2)	136	75% = 102			50% = 68 (Max)
Total:	255	162	20% = 67	50% = 128	128 (Max)

Provided Trees:

	Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	395	288	103	288	128

Required Shrubs:

	Native%	Drought Tolerant%
Perimeter: (3,570/2)	1,785	25% = 446
Building(s) Foundation Perimeter: (14,734/1.5)	9,823	25% = 2,456
Total:	11,608	2,902

Provided Shrubs:

	Native	Drought Tolerant
Total:	11,926	5,210

- General Landscape Notes:**
- At least 50% of all required trees shall be of a native species. All plant material to be Florida No. 1 or better. All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum D.U. of .70.
 - All landscaping at intersection and corners complies with Section 158.204 of the Port St. Lucie Code of Ordinances to provide a clear sight zone between 2' - 6' above the final road crown elevation. All hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will be maintained at a height of no less than 6' above the road crown.
 - Existing landscape material noted for relocation may be substituted with new planting if construction schedule inhibits relocation.
 - Mechanical, Electrical, and Utility Equipment (including AC units) shall be screened with a hedge that is at least 24" in height when planted

- PSLUSD Notes for Landscape Plans**
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
 - No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant, or sanitary cleanouts, etc.
 - No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie code of Ordinances, PSLUSD technical specifications and policies.
 - All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
 - Tree shall not be planted within 10 feet of any PSLUSD underground infrastructure.

Index of Drawings:

Landscape Data	LA-1
Plant Schedule	LA-2
Landscape Plans	LA-3 - LA-7
Landscape Details	LA-8
Landscape Specifications	LA-9

Designer: ASH
 Manager: MRY
 Project Number: LA 22-040
 Municipal Number: P22-136
 Computer File: Eden Landscape Plan - Modification.dwg

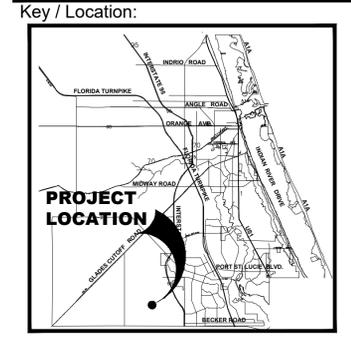
REG # 1018
 Thomas P. Lucido

SCALE: 1" = 60'

0 30' 60' 120'

Design: ASH
 Sheet: **LA-1**

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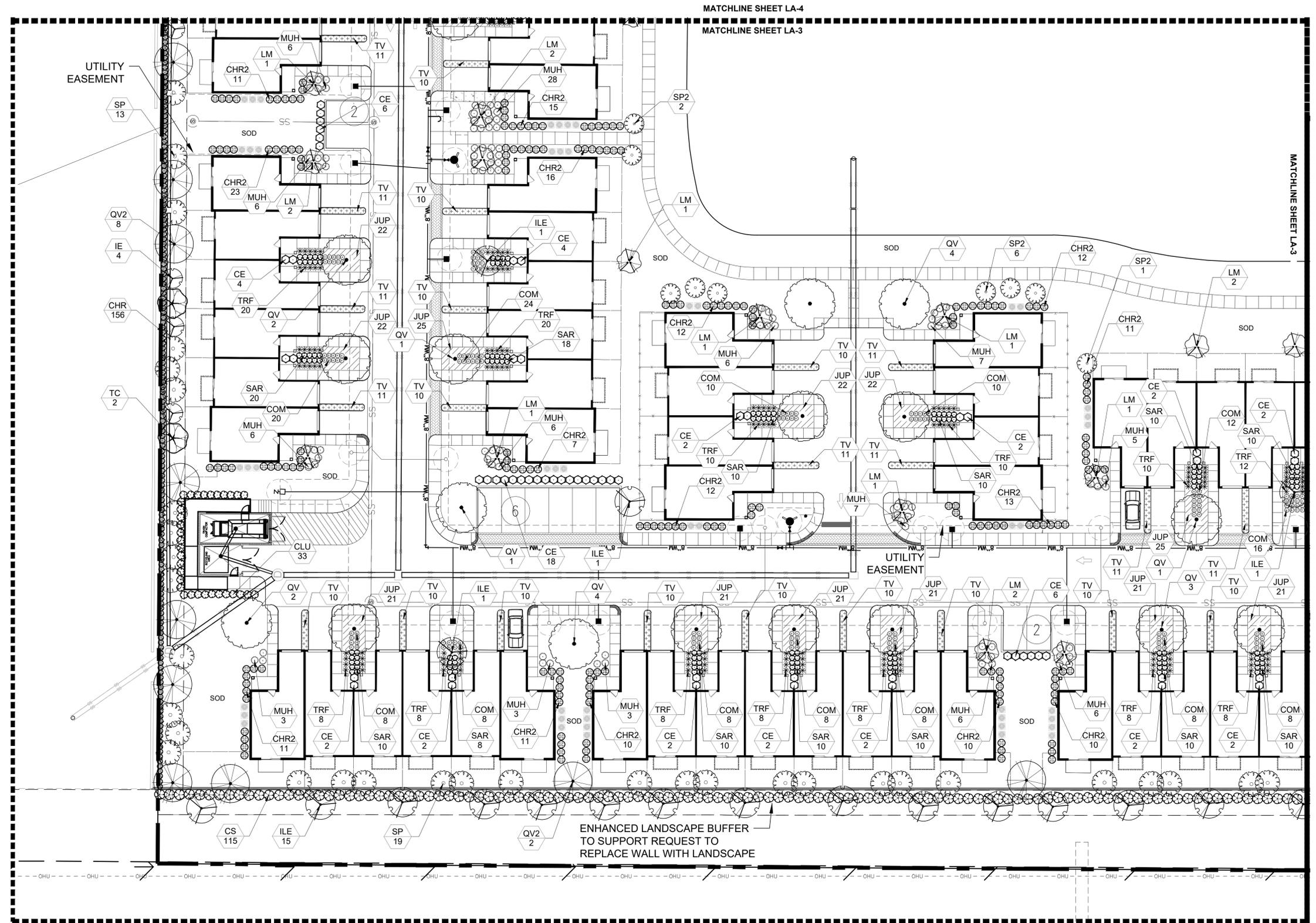
Project Team:
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 772-220-2100

**Eden
 at Tradition**
 Port St. Lucie, Florida
Landscape Plan

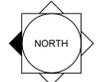
May 18, 2022

City of Port St. Lucie P# 22-136
 PSLUSD No. 5218B

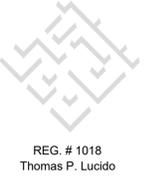
Date	By	Description
10.11.22	MRY	Address SPRC comm
12.12.22	MRY	Update per civil plan
1.27.2023	MRY	Updates per civil plans



ENHANCED LANDSCAPE BUFFER
 TO SUPPORT REQUEST TO
 REPLACE WALL WITH LANDSCAPE

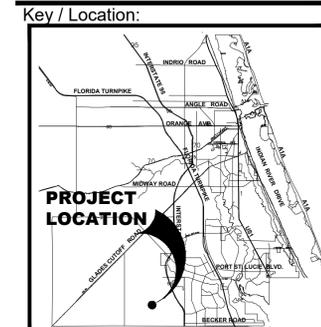


SCALE: 1" = 20'
 0 10' 20' 40'



REG # 1018
 Thomas P. Lucido

Designer	ASH	Sheet
Manager	MRY	
Project Number	LA 22-040	LA-3
Municipal Number	P22-136	
Computer File	Eden Landscape Plan - Modification.dwg	



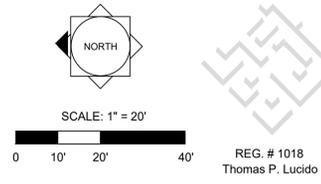
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Eden at Tradition

Port St. Lucie, Florida
Landscape Plan
 May 18, 2022

City of Port St. Lucie P# 22-136
 PSLUSD No. 5218B

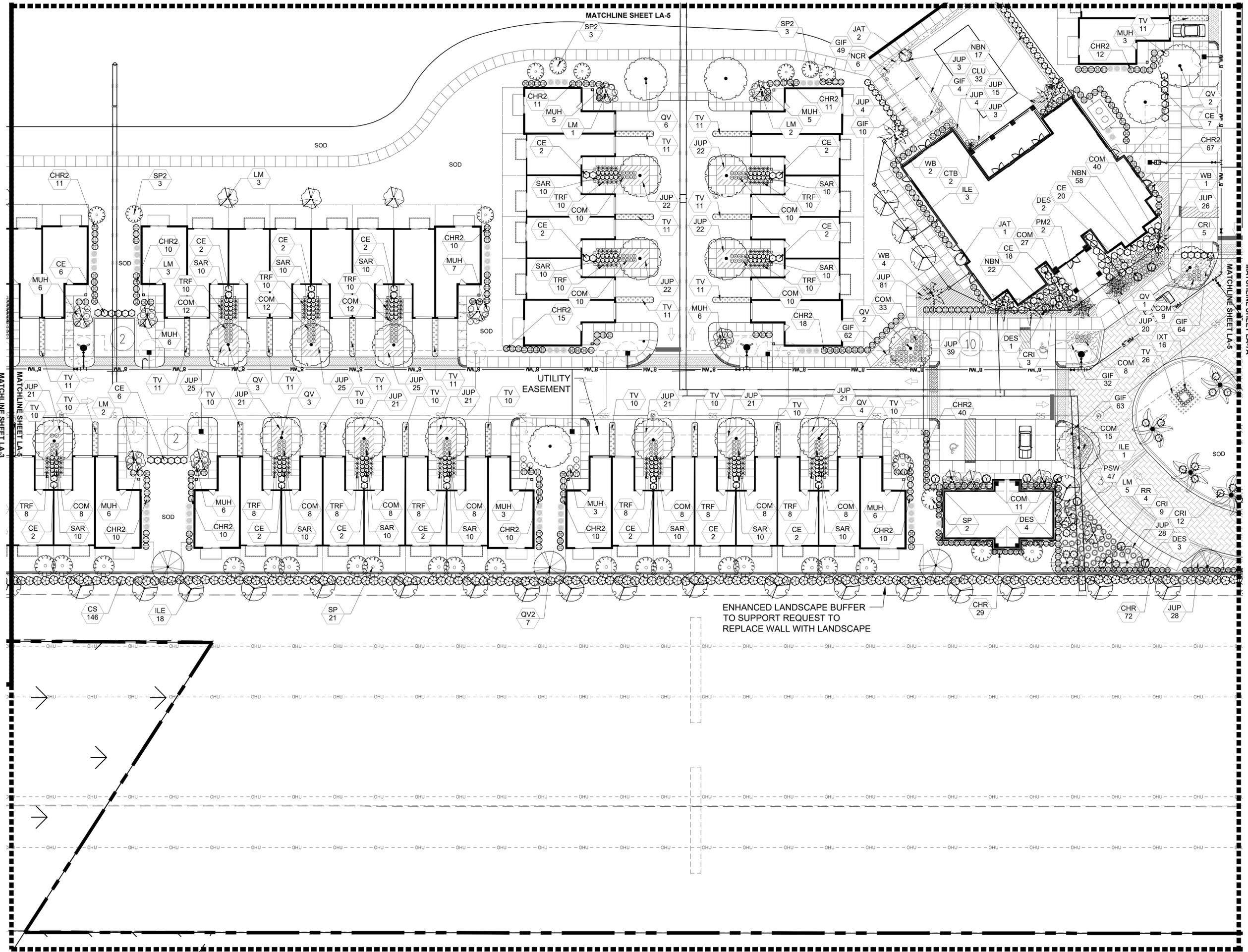
Date	By	Description
10.11.22	MRY	Address SPRC comm.
12.12.22	MRY	Update per civil plan
1.27.2023	MRY	Updates per civil plans

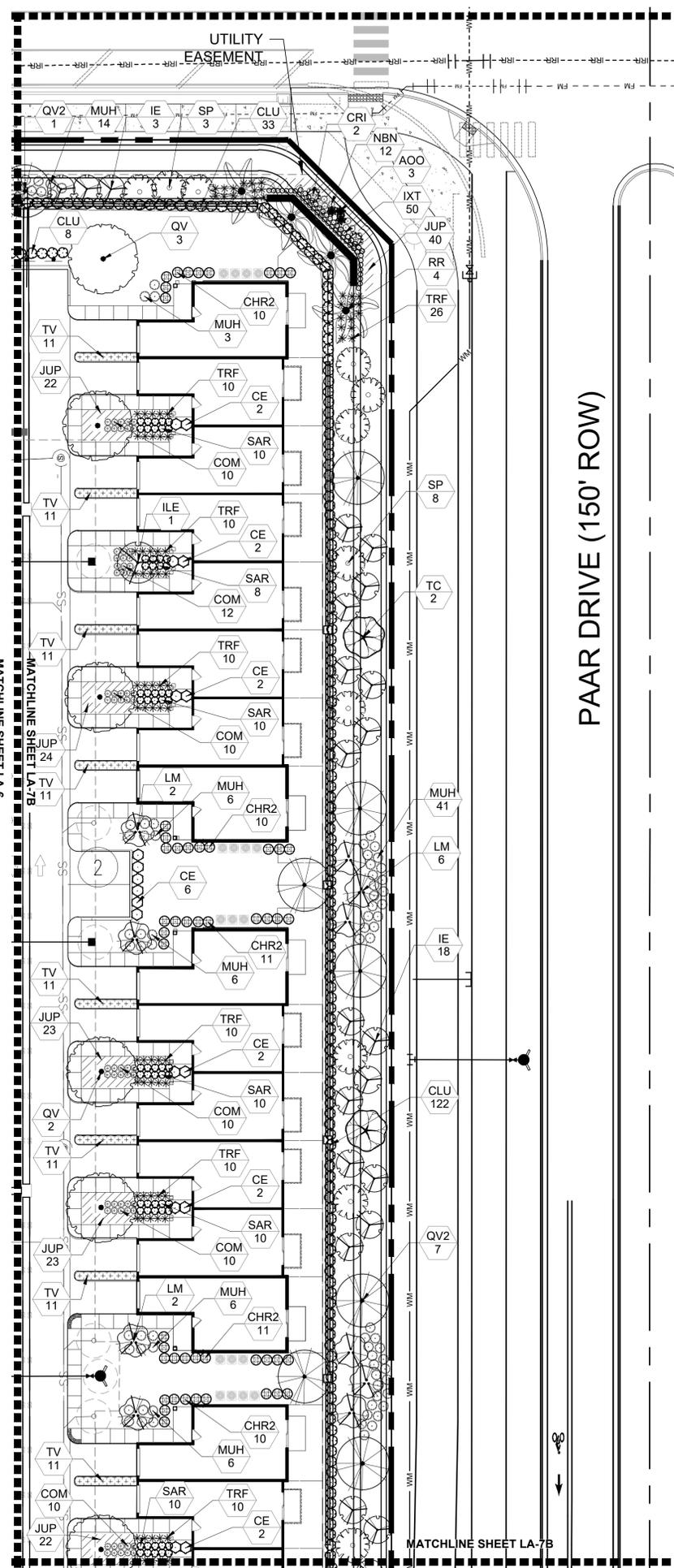
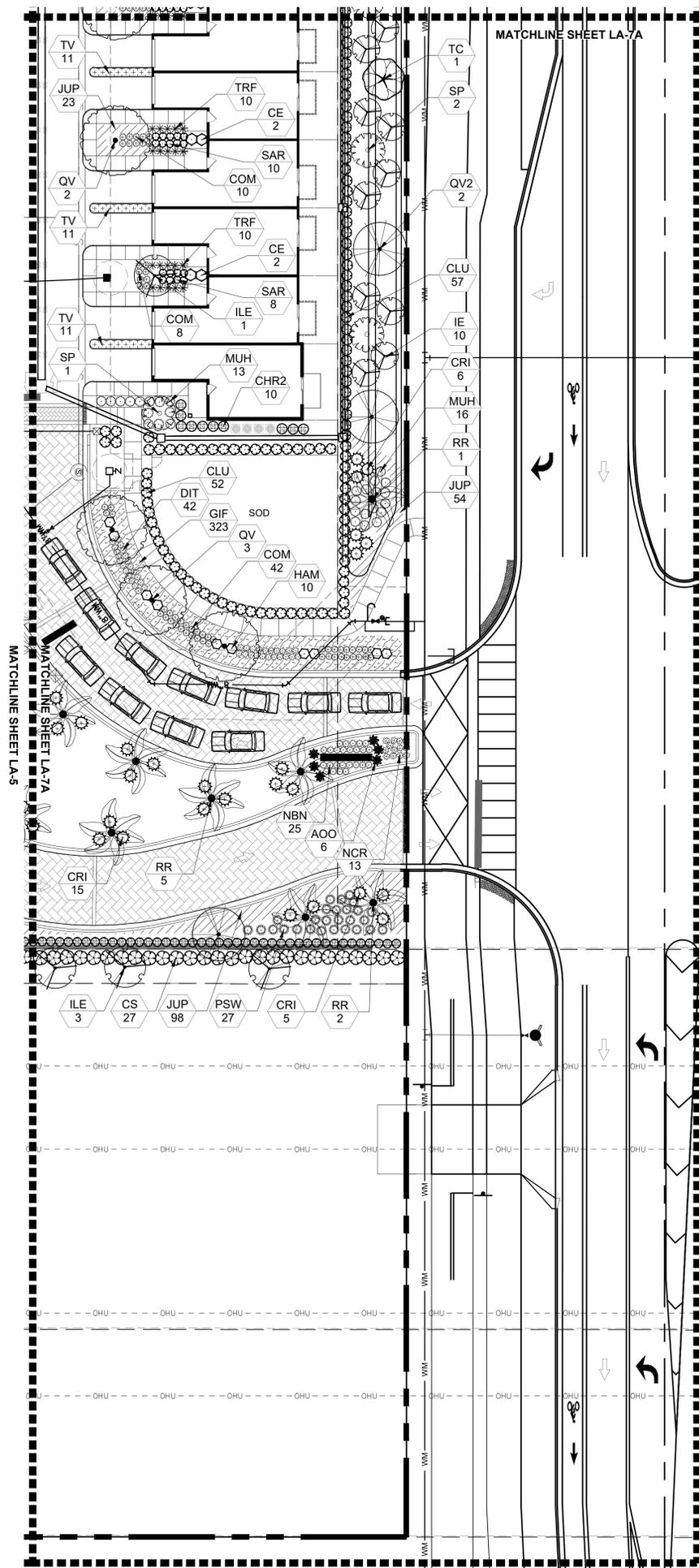


REG. # 1018
 Thomas P. Lucido

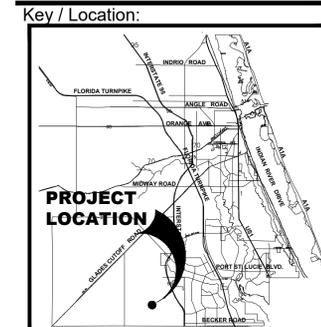
Designer: ASH Sheet
 Manager: MRY
 Project Number: LA 22-040
 Municipal Number: P22-136
 Computer File: Eden Landscape Plan - Modification.dwg

LA-5





PAAR DRIVE (150' ROW)

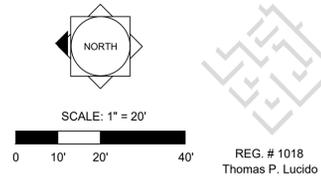


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**Eden
 at Tradition**
 Port St. Lucie, Florida
Landscape Plan
 May 18, 2022

City of Port St. Lucie P# 22-136
 PSLUSD No. 5218B

Date	By	Description
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12.12.22	MRY	Update per civil plan
1.27.2023	MRY	Updates per civil plans



Designer: ASH
 Manager: MRY
 Project Number: LA 22-040
 Municipal Number: P22-136
 Computer File: Eden Landscape Plan - Modification.dwg

Sheet
LA-7



Planning / Applications / P#: P23-065

Legal Request

- Application
- Comments
- Submittals
- Meetings
- Allowed Users
- BlueBeam
- History
- Fees
- Conditions
- Files
- Reports

Save

Project Name:

Southern Grove-Eden @ Tradition - Landscape Buffer Wall Mod.

Management/Property Information

Reviewers

Management

Project Type: *

LANDSCAPE BUFFER WALL ... ▾

Status:

P&Z MEETING SCHEDUL... ▾

Approved Date:

Project Number: *

P23-065

Amended Number:

Utility File Number:

Building Type :

Select... ▾

Primary Email Address:

myates@lucidodesign.com

Describe Request:

The request is to replace the required buffer wall along the project's western boundary / FPL easement with enhanced landscaping.

Check this if Exempt from Public Records Request:

Property Information

Address:

Project Site Location:

North-West corner of Village Pwy

City Section:

PI 13

Block:

SouthernGrove

Lot:

p/o Par. 27D

Legal Description:

A PORTION OF PARCEL 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG THE



Parcel Number

4326-701-0003-000-6

Current Land Use:

NEW COMMUNITY DEVELOPMENT ▾

Current Zoning:

MPUD - MASTER PLANNED UNIT DEVELOPMENT ▾

Proposed Zoning:

Select... ▾

Utility Provider:

Select... ▾

Acreage:

Administrative:

Architectural Elevations:

Agent/Applicant

Property Owners

Authorized Signatory of Corporation

Project Architect/Engineer

Agent First Name:

Matthew

Agent Last Name:

Yates

Agent Business Name:

Lucido & Assoc

Agent Phone:

(772) 220-2100

Agent Address:

701 E Ocean Blvd

Agent City:

Stuart

Agent State:

FLORIDA ▾

Agent Zip:

34994

Agent Email:

myates@lucidodesign.c

Save

*Mattamy Palm Beach, LLC
1500 Gateway Blvd, Suite 212
Boynton Beach, FL 33426*

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

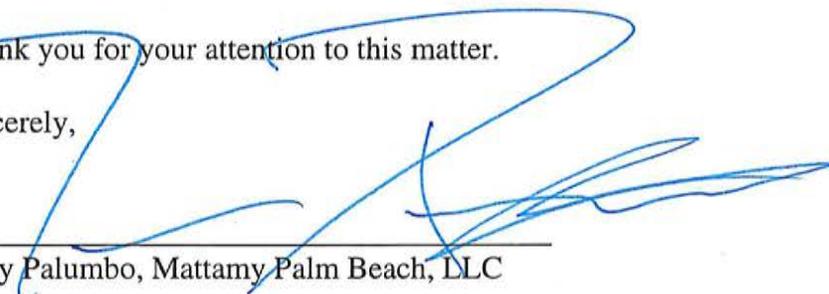
Re: Owner's Authorization - Eden Multi Family Development

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent Mattamy Palm Beach LLC. as applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,



Tony Palumbo, Mattamy Palm Beach, LLC

Prepared by and return to:
Greenspoon Marder, P.A.
200 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301
Attn: Barry E. Somerstein, Esq.
Tax Account No.: 4310-603-0007-000-4
[LIST ALL TAX ACCOUNT NOS.]

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made and executed as of the 29th day of June, 2018, by **TRADITION LAND COMPANY, LLC**, an Iowa limited liability company ("Grantor"), whose address is 10490 SW Village Center Drive, Port St. Lucie, Florida 34987, to and in favor of **MATTAMY PALM BEACH LLC**, a Delaware limited liability company ("Grantee"), whose address is 1500 Gateway Boulevard, Suite 212, Boynton Beach, Florida 33426.

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten and No/100 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 all of Grantor's right, title and interest in and to those certain pieces, parcels or tracts of land situated in St. Lucie County, Florida more particularly described as follows, to wit:

SEE EXHIBIT "A-1," "A-2" and "A-3" ATTACHED HERETO

(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 Grantor does hereby covenant with and warrant to the Grantee that it has good right and lawful authority to sell and convey the Property; and that it will defend the title to the Property, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

THE conveyance made herein, however, is expressly made **SUBJECT TO** (i) those matters described on **Exhibit "B"** attached hereto ("**Permitted Exceptions**"), however this reference shall not operate to reimpose same, and (ii) the Property is also subject to the restrictions and covenants running with the land applicable to the Property as set forth on **Exhibit "C"** attached hereto ("**Deed Restrictions**").

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:

GRANTOR:

TRADITION LAND COMPANY, LLC, an Iowa limited liability company

Kelly Rene Rea

Name: Kelly Rene Rea

Waide De Remer

Name: WAIDE DE REMER

By: [Signature]

Name: David C. Feltman

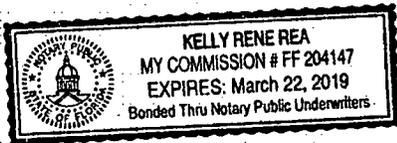
Title: President

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 21st day of June, 2018 by David C. Feltman, as President of Tradition Land Company, LLC, an Iowa limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Kelly Rene Rea

Notary Public Signature

Kelly Rene Rea

(Name typed, printed or stamped)

Commission No.: FF 204147

My Commission Expires: 3/22/2019

EXHIBIT "A-1"
DESCRIPTION OF WESTERN GROVE PROPERTY

A-1-1

WPBDOCS 9598635 2
35188720.4
33451.0019

LEGAL DESCRIPTION WESTERN GROVE TRACTS A & B

LEGAL DESCRIPTION WESTERN GROVE

PARCEL ID NUMBERS	4305-322-0002-000-1
4305-100-0000-000-5	4306-311-0000-000-6
4305-110-0000-000-6	4307-100-0000-000-1
4305-131-0001-000-8	4308-000-0000-000-7
4305-333-0001-000-8	4318-122-0001-000-0
4305-322-0001-000-4	

BEING A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, 8, 17, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°08'55" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2906.07 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 89°58'45" EAST, ALONG THE SOUTH LINE OF CROSSTOWN PARKWAY AS DEEDED FROM RESERVE HOMES LTD, L.P. TO CITY OF PORT ST. LUCIE, AS RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 4633.87 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,158.00 FEET, THE CHORD OF WHICH BEARS SOUTH 00°03'13" WEST, 0.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 0.93 FEET THROUGH A CENTRAL ANGLE OF 00°01'28" TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,690.00 FEET AND A CENTRAL ANGLE OF 03°25'08"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 100.84 FEET; THENCE NORTH 86°37'20" EAST, A DISTANCE OF 54.69 FEET; THENCE NORTH 53°38'02" EAST, A DISTANCE OF 11.25 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 501.54 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 12°20'03"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 215.27 FEET; THENCE NORTH 77°39'57" EAST, A DISTANCE OF 108.05 FEET; THENCE NORTH 73°41'12" EAST, A DISTANCE OF 447.38 FEET; THENCE NORTH 74°15'42" EAST, A DISTANCE OF 502.35 FEET; THENCE NORTH 74°29'48" EAST, A DISTANCE OF 493.07 FEET; THENCE NORTH 73°45'42" EAST, A DISTANCE OF 491.41 FEET; THENCE NORTH 74°31'50" EAST, A DISTANCE OF 526.42 FEET; THENCE NORTH 74°05'56" EAST, A DISTANCE OF 326.26 FEET TO THE WEST LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 3131, PAGE 1673, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 13°12'00" EAST, ALONG SAID WEST LINE, AND ALONG THE WEST LINE OF TRADITION PLAT NO. 35, AS RECORDED IN PLAT BOOK 52, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 4,266.67 FEET TO THE NORTH LINE OF TRADITION PLAT NO. 62, AS RECORDED IN PLAT BOOK 60, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRADITION PLAT NO. 62 THE FOLLOWING 3 COURSES AND DISTANCES; 1) THENCE SOUTH 81°33'53" WEST, A DISTANCE OF 621.46 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 05°23'17"; 2) THENCE WESTERLY ALONG THE ARC A DISTANCE OF 106.26 FEET; THENCE NORTH 53°22'26" WEST, A DISTANCE OF 15.42 TO THE EASTERLY RIGHT-OF-WAY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 OF SAID ST. LUCIE COUNTY PUBLIC RECORDS; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 760.00 FEET, CENTRAL ANGLE 2°03'38", ARC LENGTH OF 27.33 FEET; CHORD BEARING N1°53'40"W, A CHORD DISTANCE OF 27.33 FEET; THENCE S89°08'09"W, DEPARTING SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID TRADITION PLAT 62; THENCE ALONG THE WESTERLY BOUNDS OF SAID PLAT THE FOLLOWING 4 COURSES AND DISTANCES; 1) SOUTHERLY ALONG A CURVE TO THE LEFT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 840.00 FEET, CENTRAL ANGLE 12°36'21", ARC LENGTH 184.81 FEET, CHORD BEARING S7°10'01"E, A CHORD DISTANCE OF 184.44 FEET TO POINT OF REVERSE CURVATURE; 2) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 50.00 FEET, CENTRAL ANGLE 55°30'50", ARC LENGTH 48.45 FEET, CHORD BEARING S14°17'13"W, A CHORD DISTANCE OF 46.57 FEET TO A POINT OF REVERSE CURVATURE; 3) SOUTHWESTERLY ALONG A CURVE TO THE LEFT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 110.00 FEET, CENTRAL ANGLE 8°37'53", ARC LENGTH 16.57 FEET, CHORD BEARING S37°43'42"W, A CHORD DISTANCE OF 16.56 FEET TO A POINT OF REVERSE CURVATURE; 4) SOUTHWESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 50.00 FEET, CENTRAL ANGLE 51°19'04", ARC LENGTH 44.78 FEET, CHORD BEARING S59°04'17"W, A CHORD DISTANCE OF 43.30 FEET TO A POINT OF TANGENCY ON THE SOUTH LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 1178, PAGE 2311 AND OFFICIAL RECORDS BOOK 3274, PAGE 915, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 4 COURSES AND DISTANCES; THENCE SOUTH 84°43'49" WEST, A DISTANCE OF 174.38 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,100.00 FEET, A CENTRAL ANGLE OF 45°17'00"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 869.38 FEET; THENCE NORTH 49°59'11" WEST, A DISTANCE OF 1,546.87 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 39°18'59"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 823.44 FEET; THENCE NORTH 89°18'10" WEST, A DISTANCE OF 401.19 FEET TO THE WEST LINE OF EXHIBIT A (POWERLINE ROAD), AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651, PUBLIC RECORDS OF

Sheet 1 of 5



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 STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC
 Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION
WESTERN GROVE

ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE THE FOLLOWING 3 COURSES AND DISTANCES; THENCE SOUTH 00°41'50" WEST, A DISTANCE OF 557.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 18°08'36"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 455.99 FEET; THENCE SOUTH 18°50'26" WEST, A DISTANCE OF 800.66 FEET; THENCE SOUTH 70°06'36" EAST, A DISTANCE OF 540.99 FEET TO THE WEST LINE OF A 200.00 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°41'50" WEST, ALONG SAID WEST LINE, A DISTANCE OF 3,427.77 FEET; THENCE SOUTH 00°08'18" WEST, ALONG SAID WEST LINE, A DISTANCE OF 317.26 FEET TO THE NORTH LINE OF CONSERVATION TRACT 3, AS RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINE OF CONSERVATION TRACT 3 THE FOLLOWING 24 COURSES AND DISTANCES; THENCE NORTH 31°45'23" EAST, A DISTANCE OF 287.98 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 479.11 FEET; THENCE NORTH 25°42'03" EAST, A DISTANCE OF 815.85 FEET; THENCE NORTH 67°14'46" EAST, A DISTANCE OF 611.45 FEET; THENCE NORTH 80°50'18" EAST, A DISTANCE OF 311.82 FEET; THENCE SOUTH 39°35'38" EAST, A DISTANCE OF 373.81 FEET; THENCE SOUTH 62°56'57" WEST, A DISTANCE OF 710.69 FEET; THENCE SOUTH 09°54'33" WEST, A DISTANCE OF 528.17 FEET; THENCE SOUTH 43°15'34" EAST, A DISTANCE OF 1.86 FEET; THENCE NORTH 89°57'05" EAST, A DISTANCE OF 1,118.66 FEET; THENCE NORTH 35°27'24" EAST, A DISTANCE OF 161.02 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 130°29'58"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 455.53 FEET; THENCE SOUTH 14°02'38" EAST, A DISTANCE OF 439.21 FEET; THENCE SOUTH 11°24'07" WEST, A DISTANCE OF 156.51 FEET; THENCE SOUTH 54°52'19" WEST, A DISTANCE OF 285.65 FEET; THENCE NORTH 87°53'08" WEST, A DISTANCE OF 303.75 FEET; THENCE NORTH 64°44'39" WEST, A DISTANCE OF 347.21 FEET; THENCE NORTH 38°28'42" WEST, A DISTANCE OF 244.24 FEET; THENCE SOUTH 61°48'44" WEST, A DISTANCE OF 265.08 FEET; THENCE SOUTH 26°55'17" EAST, A DISTANCE OF 157.56 FEET; THENCE SOUTH 04°24'55" WEST, A DISTANCE OF 302.92 FEET; THENCE SOUTH 51°49'41" EAST, A DISTANCE OF 294.23 FEET; THENCE SOUTH 28°06'28" EAST, A DISTANCE OF 898.96 FEET TO THE NORTH LINE OF CONSERVATION TRACT 1, AS RECORDED IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF CONSERVATION TRACT 1 THE FOLLOWING 5 COURSES AND DISTANCES; THENCE SOUTH 72°37'52" WEST, A DISTANCE OF 619.63 FEET; THENCE SOUTH 18°11'57" WEST, A DISTANCE OF 269.91 FEET; THENCE SOUTH 01°51'59" EAST, A DISTANCE OF 146.75 FEET; THENCE SOUTH 32°55'06" EAST, A DISTANCE OF 1,128.20 FEET; THENCE SOUTH 49°21'19" EAST, A DISTANCE OF 380.65 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E/W # 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 829, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST, ALONG SAID NORTH LINE OF E/W # 1 AND THE NORTH LINE OF PARCEL 2 OF RIVERLAND GROVE, A DISTANCE OF 2,230.58 FEET TO THE POINT OF BEGINNING OF CONSERVATION TRACT 2, AS SHOWN IN OFFICIAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF CONSERVATION TRACT 2 THE FOLLOWING 24 COURSES AND DISTANCES; THENCE NORTH 16°14'32" EAST, A DISTANCE OF 312.22 FEET; THENCE NORTH 60°39'52" EAST, A DISTANCE OF 69.34 FEET; THENCE NORTH 70°31'49" EAST, A DISTANCE OF 130.24 FEET; THENCE NORTH 46°25'24" EAST, A DISTANCE OF 54.76 FEET; THENCE NORTH 32°01'44" EAST, A DISTANCE OF 35.62 FEET; THENCE NORTH 08°45'15" EAST, A DISTANCE OF 49.65 FEET; THENCE NORTH 10°37'45" WEST, A DISTANCE OF 61.45 FEET; THENCE NORTH 24°33'27" WEST, A DISTANCE OF 95.46 FEET; THENCE NORTH 09°05'54" WEST, A DISTANCE OF 95.57 FEET; THENCE NORTH 20°34'23" WEST, A DISTANCE OF 64.51 FEET; THENCE NORTH 45°12'39" WEST, A DISTANCE OF 167.70 FEET; THENCE NORTH 59°18'14" WEST, A DISTANCE OF 151.59 FEET; THENCE NORTH 88°01'37" WEST, A DISTANCE OF 54.82 FEET; THENCE SOUTH 74°52'40" WEST, A DISTANCE OF 305.26 FEET; THENCE NORTH 70°03'54" WEST, A DISTANCE OF 245.26 FEET; THENCE SOUTH 76°25'53" WEST, A DISTANCE OF 232.03 FEET; THENCE NORTH 35°37'28" WEST, A DISTANCE OF 365.49 FEET; THENCE NORTH 64°00'05" WEST, A DISTANCE OF 104.96 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 614.79 FEET; THENCE SOUTH 15°45'52" WEST, A DISTANCE OF 524.60 FEET; THENCE SOUTH 29°27'50" EAST, A DISTANCE OF 150.74 FEET; THENCE SOUTH 63°02'12" EAST, A DISTANCE OF 200.44 FEET; THENCE NORTH 89°59'49" EAST, A DISTANCE OF 311.47 FEET; THENCE SOUTH 57°38'10" EAST, A DISTANCE OF 1,042.53 FEET TO THE NORTH RIGHT-OF-WAY LINE OF E/W # 1, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 829, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°50'39" WEST, ALONG SAID NORTH LINE OF E/W # 1 AND THE NORTH LINE OF PARCEL 2 OF RIVERLAND GROVE, A DISTANCE OF 5063.33 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609 (RANGELINE ROAD) A 150.00 FOOT WIDE RIGHT-OF-WAY; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 609 (RANGELINE ROAD) THE FOLLOWING 6 COURSES AND DISTANCES; THENCE NORTH 00°00'21" EAST, A DISTANCE OF 1,040.46 FEET; THENCE NORTH 00°01'22" WEST, A DISTANCE OF 2,608.92 FEET; THENCE NORTH 85°42'58" EAST, A DISTANCE OF 74.89 FEET; THENCE NORTH 02°05'08" WEST, A DISTANCE OF 5,257.15 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 5,654.58 FEET, A CENTRAL ANGLE OF 02°06'23"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 207.88 FEET; THENCE NORTH 00°01'15" EAST, A DISTANCE OF 2,337.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,771.478 ACRES, MORE OR LESS.

Sheet 2 of 5



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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC
Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION

WESTERN GROVE

TOGETHER WITH PARCEL 1 Parcel ID: 4305-322-0002-000-1

A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE N00°01'15"E A DISTANCE OF 60.00 FEET; THENCE S89°58'45"E A DISTANCE OF 4633.87 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

AND THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°56'03" EAST, A RADIAL DISTANCE OF 2,158.00 FEET AND HAVING A CHORD BEARING OF SOUTH 00°03'12" WEST, 0.93 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 00°01'28", A DISTANCE OF 0.93 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,690.00 FEET AND A CENTRAL ANGLE OF 03°25'08"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 100.84 FEET; THENCE NORTH 86°37'20" EAST, A DISTANCE OF 54.69 FEET; THENCE NORTH 53°38'02" EAST, A DISTANCE OF 11.25 FEET; THENCE EAST, A DISTANCE OF 501.54 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 11°43'53"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 204.75 FEET; THENCE NORTH 55°36'44" EAST, A DISTANCE OF 125.02 FEET; THENCE NORTH 89°58'45" WEST, A DISTANCE OF 874.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.684 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL 2 (WETLAND 81) Parcel ID: 4308-331-0001-000-1

BEING A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF TRACT 1, ACCORDING TO TRADITION PLAT NO. 70, AS RECORDED IN PLAT BOOK 67, PAGE 31, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 80°50'18" WEST, A DISTANCE OF 311.82 FEET; THENCE SOUTH 67°14'46" WEST, A DISTANCE OF 363.33 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE SOUTH 67°14'46" WEST, A DISTANCE OF 248.12 FEET; THENCE SOUTH 25°42'03" WEST, A DISTANCE OF 107.45 FEET; THENCE NORTH 55°58'12" WEST, A DISTANCE OF 41.35 FEET; THENCE NORTH 64°04'09" WEST, A DISTANCE OF 36.99 FEET; THENCE NORTH 34°18'02" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 04°58'20" EAST, A DISTANCE OF 32.40 FEET; THENCE NORTH 29°38'11" EAST, A DISTANCE OF 56.90 FEET; THENCE NORTH 55°08'19" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 67°58'26" EAST, A DISTANCE OF 76.12 FEET; THENCE NORTH 79°45'14" EAST, A DISTANCE OF 78.71 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF 47.36 FEET; THENCE SOUTH 83°49'59" EAST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 76°45'58" EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 58°01'15" EAST, A DISTANCE OF 60.94 FEET TO THE POINT OF BEGINNING.

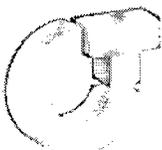
CONTAINING 0.923 ACRES, MORE OR LESS.

LESS AND EXCEPT PARCEL 3

BEING A PARCEL OF LAND LYING IN SECTIONS 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N89°58'45"W A DISTANCE OF 50.00 FEET; THENCE N00°01'15"E A DISTANCE OF 60.00 FEET; THENCE S89°58'45"E A DISTANCE OF 5508.49 FEET; THENCE S55°36'44"W A DISTANCE OF 125.02 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

Sheet 3 of 5



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Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION

WESTERN GROVE

THENCE SOUTH 49°13'04" EAST, A DISTANCE OF 69.74 FEET; THENCE NORTH 74°03'19" EAST, A DISTANCE OF 2,864.71 FEET; THENCE NORTH 13°12'00" WEST, A DISTANCE OF 46.01 FEET; THENCE SOUTH 74°05'56" WEST, A DISTANCE OF 326.26 FEET; THENCE SOUTH 74°31'50" WEST, A DISTANCE OF 526.42 FEET; THENCE SOUTH 73°45'42" WEST, A DISTANCE OF 491.41 FEET; THENCE SOUTH 74°29'48" WEST, A DISTANCE OF 493.07 FEET; THENCE SOUTH 74°15'42" WEST, A DISTANCE OF 502.35 FEET; THENCE SOUTH 73°41'12" WEST, A DISTANCE OF 447.38 FEET; THENCE SOUTH 77°39'57" WEST, A DISTANCE OF 108.05 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 00°36'10"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 10.52 FEET TO THE POINT OF BEGINNING. ALSO LESSING OUT THAT PORTION OF EXHIBIT A, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, THAT LIES IN THE ABOVE DESCRIBED PARCEL.

CONTAINING 3.318 ACRES, MORE OR LESS.

LESS AND EXCEPT: Parcel ID: 4306-700-0001-000-7
 FLORIDA POWER AND LIGHT ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (CONTAINING 2.491 ACRES, MORE OR LESS).

ALSO LESS AND EXCEPT: Parcel ID: 4308-501-0001-020-8
 FERNLAKE DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, EXHIBIT B (CONTAINING 8.358 ACRES, MORE OR LESS).

ALSO LESS AND EXCEPT: Parcel ID: 4306-111-0001-000-9 Parcel ID: 4306-144-0001-000-1
 POWERLINE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612, EXHIBIT C AND OFFICIAL RECORDS BOOK 3071, PAGE 2651, EXHIBIT C (CONTAINING 40.982 ACRES, MORE OR LESS).

TRACT C Parcel ID: 4308-000-0000-000-7

BEING A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 58, AS RECORDED IN PLAT BOOK 59, PAGE 21, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID TRADITION PLAT NO. 58 THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 89°53'05" WEST, A DISTANCE OF 194.96 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70°02'04"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 61.12 FEET; THENCE NORTH 19°51'01" WEST, A DISTANCE OF 224.93 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 83°40'24"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 292.08 FEET; THENCE SOUTH 76°28'35" WEST, A DISTANCE OF 669.95 FEET; THENCE SOUTH 07°29'09" EAST, A DISTANCE OF 209.34 FEET; THENCE SOUTH 47°13'42" WEST, A DISTANCE OF 508.14 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY) AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 24°41'40" WEST, 443.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.27 FEET THROUGH A CENTRAL ANGLE OF 17°24'52" TO THE SOUTHWEST CORNER OF TRACT A, ACCORDING TO THE PLAT OF TRADITION PLAT NO. 68, AS RECORDED IN PLAT BOOK 66, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY LINE OF SAID TRACT A THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 74°00'46" EAST, A DISTANCE OF 60.76 FEET; THENCE NORTH 21°07'28" EAST, A DISTANCE OF 100.75 FEET; THENCE NORTH 30°08'54" EAST, A DISTANCE OF 78.00 FEET; THENCE NORTH 14°10'47" WEST, A DISTANCE OF 112.39 FEET; THENCE NORTH 71°42'41" WEST, A DISTANCE OF 90.85 FEET; THENCE NORTH 51°27'29" WEST, A DISTANCE OF 76.73 FEET; THENCE SOUTH 88°24'58" WEST, A DISTANCE OF 16.19 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY THE FOLLOWING 6 COURSES AND DISTANCES; AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 00°47'31" WEST, 40.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.50 FEET THROUGH A CENTRAL ANGLE OF 01°35'02"; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,595.00 FEET, A CENTRAL ANGLE OF 09°38'59"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 268.63 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°50'06"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 41.74 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 21°42'43"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.26 FEET TO A

Sheet 4 of 5



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 STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC
 Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION
WESTERN GROVE

POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 56°42'14"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 49.48 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FERNLAKE DRIVE (A 80.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FERNLAKE DRIVE THE FOLLOWING 3 COURSES AND DISTANCES, AND TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 930.00 FEET AND A CENTRAL ANGLE OF 54°51'10"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 890.35 FEET; THENCE NORTH 18°19'28" EAST, A DISTANCE OF 61.04 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 870.01 FEET, A CENTRAL ANGLE OF 13°23'54"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 203.45 FEET TO THE SOUTHWESTERLY CORNER OF TRADITION PLAT NO. 62, AS RECORDED IN PLAT BOOK 60, PAGE 22, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID TRADITION PLAT NO. 62 THE FOLLOWING 3 COURSES AND DISTANCES; THENCE SOUTH 51°55'07" EAST, A DISTANCE OF 701.92 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 440.00 FEET, THE CHORD OF WHICH BEARS NORTH 75°57'08" EAST, 209.81 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 211.85 FEET THROUGH A CENTRAL ANGLE OF 27°35'12"; THENCE NORTH 89°44'44" EAST, A DISTANCE OF 277.08 FEET TO THE NORTHWEST CORNER OF TRADITION PLAT NO. 16, AS RECORDED IN PLAT BOOK 44, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST, ALONG THE WEST LINE OF SAID TRADITION PLAT NO. 16, A DISTANCE OF 1,493.94 FEET TO THE POINT OF BEGINNING. CONTAINING 54.548 ACRES, MORE OR LESS.

CONTAINING 1,773.484 ACRES (TOTAL NET), MORE OR LESS.

TOGETHER WITH:

- All of Parcel ID: 4305-110-0000-000-6
- A portion of Parcel ID: 4304-124-0001-000-3
- A portion of Parcel ID: 4304-111-0000-000-6

A PARCEL OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST LUCIE COUNTY, FLORIDA AND BEING A PORTION OF THE LANDS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1745 AT PAGE 1819, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 375 AS SHOWN ON TRADITION PLAT NO. 28 AS RECORDED IN PLAT BOOK 45 AT PAGES 24 THROUGH 38, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND RUNNING THENCE N74°03'19"E ALONG THE NORTHERLY BOUNDS OF SAID LOT 375 AND CONTINUING ALONG THE NORTHERLY BOUNDS OF WATER MANAGEMENT TRACT 1 AS SHOWN ON SAID TRADITION PLAT NO. 28, A DISTANCE OF 182.96 FEET TO A POINT LOCATED S74°03'19"W A DISTANCE OF 50.00 FEET FROM THE CENTERLINE OF A 20 WIDE WATER MANAGEMENT EASEMENT SHOWN ON THE ABOVE MENTIONED TRADITION PLAT 28; THENCE N15°45'29"W ALONG A LINE PARALLEL TO AND 50 FEET DISTANT WESTERLY FROM SAID CENTERLINE, A DISTANCE OF 29.52 FEET TO A POINT ON THE NORTHERLY BOUNDS OF THE PLAT LAST ABOVE MENTIONED AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S74°14'30"W ALONG THE NORTHERLY BOUNDS OF SAID TRADITION PLAT 18 A DISTANCE OF 816.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S74°14'30"W A DISTANCE OF 18.57 FEET TO A POINT ON THE SOUTHERLY BOUNDS OF LANDS DESCRIBED BY DEED FIRST ABOVE MENTIONED; THENCE S13°37'52"W ALONG SAID BOUNDS A DISTANCE OF 14.03 FEET; THENCE S74°03'19"W, STILL ALONG SAID SOUTHERLY BOUNDS, A DISTANCE OF 5341.55 FEET TO A POINT ON THE NORTHERLY BOUNDS OF THE SO-CALLED WESTERN GROVE PARCEL; THENCE ALONG THE NORTHERLY BOUNDS THEREOF THE FOLLOWING TWO COURSES AND DISTANCES; 1) N49°13'04"W A DISTANCE OF 69.74 FEET; 2) N55°36'44"E A DISTANCE OF 125.02 FEET TO A POINT ON THE NORTHERLY BOUNDS OF THE O.L. PEACOCK CANAL AS DESCRIBED BY DEED FIRST ABOVE MENTIONED; THENCE ALONG SAID NORTHERLY BOUNDS THE FOLLOWING 4 COURSES AND DISTANCES; 1) N74°05'51"E A DISTANCE OF 4714.77 FEET; 2) N74°35'02"E A DISTANCE OF 620.60 FEET; 3) N34°54'59"E A DISTANCE OF 16.17 FEET; 4) N74°00'26"E A DISTANCE OF 755.08 FEET; THENCE S15°45'29"E, PARALLEL TO AND 50' DISTANT WESTERLY FROM THE CENTERLINE OF THE 20 FEET WIDE WATER MANAGEMENT EASEMENT REFERRED TO ABOVE, A DISTANCE OF 89.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT EXHIBIT "A" AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2612, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA. CONTAINING 13.24 ACRES OF LAND, MORE OR LESS.

TOTAL AREA OF ALL WESTERN GROVE PARCELS CONTAIN 1786.724 ACRES OF LAND, MORE OR LESS.

Sheet 5 of 5



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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC
Tradition Land Company LLC

Western Grove, St. Lucie County, Fl

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

EXHIBIT "A-2"
SOUTHERN GROVE PROPERTY

WPBDOCS 9598635 2
35188720.4
33451.0019

A-2-1

LEGAL DESCRIPTION

SOUTHERN GROVE

TOGETHER WITH: Parcel ID: 4322-231-0002-000-5

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND BEING A PORTION OF THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3 AS RECORDED IN PLAT BOOK NUMBER 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FROM THE SOUTHWEST CORNER OF PARCEL 24 OF THE ABOVE MENTIONED SOUTHERN GROVE PLAT NO. 3, THENCE N 90°00'00" E 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 90°00'00" E 648.81 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 4,950 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1210.08 FEET, THENCE N 75°59'37" E 561.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AND A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4,925 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.00 FEET, THENCE S 75°59'37" W 561.12 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5,050 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1234.52 FEET, THENCE S 90°00'00" W 648.97 FEET, THENCE N 00°05'34" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING— LESS THAT PART FOR RELOCATED E/W NO. 2 ROAD RIGHT-OF-WAY AS IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY.

CONTAINING 4.21 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0025-000-9 (PARCEL 24)
 Parcel ID: 4315-700-0030-000-7 (PARCEL 28)
 Parcel ID: 4315-700-0032-000-1 (PARCEL 29)

BEING ALL OF PARCELS 24, 28 AND 29 ACCORDING TO SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART FOR COMMUNITY BOULEVARD AND UTILITY SITE 1 AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995.

PARCEL 24 CONTAINS 130.570 ACRES OF LAND, MORE OR LESS.
 PARCEL 28 CONTAINS 436.727 ACRES OF LAND, MORE OR LESS.
 PARCEL 29 CONTAINS 386.544 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0001-000-5

BEING ALL OF UTILITY SITE 1 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3, RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (0.50 AC) (OR 3935-2984)

CONTAINING 0.50 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-700-0007-000-7 (CONSERVATION TRACT 3)
 Parcel ID: 4315-700-0016-000-3 (CONSERVATION TRACT 12)

BEING ALL OF CONSERVATION TRACTS 3 AND 12 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NUMBER 3, RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONSERVATION TRACT 3 CONTAINS 1.071 ACRE OF LAND, MORE OR LESS.
 CONSERVATION TRACT 12 CONTAINS 41.300 ACRES OF LAND, MORE OR LESS.

Sheet 1 of 3



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 STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC Tradition Land Company LLC

Mattamy Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION
SOUTHERN GROVE

TOGETHER WITH: Parcel ID: 4315-500-0008-000-0

BEING ALL OF PARCEL 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

FROM THE NORTHEAST CORNER OF SAID PARCEL 1 RUNNING THENCE TO A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1657.00 FEET, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1031.85 FEET, THENCE S 60° 57' 01" E 68.14 FEET TO THE POINT OF BEGINNING; THENCE S 60° 57' 01" E 140.00 FEET, THENCE S 74° 02' 59" W 42.43 FEET, THENCE N 60° 57' 01" W 80.00 FEET, THENCE N 15° 57' 01" W 42.43 FEET TO THE POINT OF BEGINNING. CONTAINING 0.076 ACRE OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

EXHIBIT B AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3071 AT PAGE 2591, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 0.004 ACRE OF LAND, MORE OR LESS

OVERALL PARCEL CONTAINS 60.681 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-500-0006-000-6 (CONSERVATION TRACT 10)
Parcel ID: 4315-500-0007-000-3 (CONSERVATION TRACT 21)

BEING ALL OF CONSERVATION TRACTS 10 AND 21, ACCORDING TO SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONSERVATION TRACT 10 CONTAINS 0.943 ACRES OF LAND. MORE OR LESS.
CONSERVATION TRACT 21 CONTAINS 5.064 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4322-600-0020-000-9 (PARCEL 25A)
Parcel ID: 4322-600-0023-000-0 (PARCEL 25D)
Parcel ID: 4322-600-0027-000-8 (PARCEL 27D)

BEING ALL OF PARCELS 25A, 25D AND 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 25A CONTAINS 28.766 ACRES OF LAND, MORE OR LESS.
PARCEL 25D CONTAINS 15.573 ACRES OF LAND, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL FROM THE ABOVE MENTIONED PARCEL 27D;

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 27D AND RUNNING THENCE ALONG THE BOUNDS THEREOF THE FOLLOWING 6 COURSES AND DISTANCES; 1) N4°13'26"E A DISTANCE OF 635.29 FEET; 2) S89°14'41"E A DISTANCE OF 596.05 FEET; 3) N3°14'21"E A DISTANCE OF 87.14 FEET; 4) S81°49'52"E A DISTANCE OF 217.07 FEET; 5) S75°35'46"E A DISTANCE OF 2.83 FEET; 6) S57°00'52"E A DISTANCE OF 172.59 FEET TO A POINT ON THE WESTERLY LINE OF A 60 FOOT WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 97 AT PAGE 505, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°02'34"W ALONG SAID WESTERLY BOUNDS A DISTANCE OF 596.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF E/W 4 R/W (PARR DRIVE) AS SHOWN ON THE ABOVE MENTIONED PLAT OF SOUTHERN GROVE PLAT NO. 13; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES; 1) N89°59'43"W A DISTANCE OF 772.26 FEET TO A POINT OF CURVATURE; 2) WESTERLY ALONG A CURVE TO THE RIGHT CONTAINING THE FOLLOWING ELEMENTS; RADIUS 2925.00 FEET, CENTRAL ANGLE 4°39'19" AN ARC LENGTH OF 237.65 FEET TO THE POINT OF BEGINNING. CONTAINING 14.825 ACRES OF LAND, MORE OR LESS.

THE PORTION OF PARCEL 27D DESCRIBED HEREIN CONTAINS 30.864 ACRES OF LAND, MORE OR LESS.

Sheet 2 of 3



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STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC
Tradition Land Company LLC

Mattamy Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

LEGAL DESCRIPTION

SOUTHERN GROVE

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2899 AT PAGE 2933 (EXHIBIT "A"), PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, WHICH POINT IS THE MOST NORTHERLY CORNER OF PARCEL 3 AS DESCRIBED IN THE ABOVE MENTIONED DEED AND RUNNING THENCE N25°57'22"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1204.05 FEET TO THE SOUTHWEST CORNER OF A UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, SAID PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N64°02'38"E, DEPARTING SAID RIGHT-OF-WAY AND RUNNING ALONG THE SOUTHERLY LINE OF THE PARCEL LAST ABOVE MENTIONED AND CONTINUE ON THE SAME COURSE, A TOTAL DISTANCE OF 654.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE CONTAINING THE FOLLOWING ELEMENTS; RADIUS 171.25 FEET, CENTRAL ANGLE 104°16'41", ARC LENGTH 311.67 FEET, CHORD BEARING S54°21'56"E, A CHORD DISTANCE OF 270.40 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE S26°39'19"E ALONG SAID LINE A DISTANCE OF 732.16 FEET; THENCE S30°11'31"E A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY BOUNDS OF E/W 3 RIGHT-OF-WAY AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2418 AT PAGE 2680 (EXHIBIT "E"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S59°48'29"W ALONG THE NORTHERLY BOUNDS THEREOF A DISTANCE OF 784.24 FEET TO THE MOST EASTERLY CORNER OF PARCEL 3 REFERRED TO ABOVE; THENCE N72°56'17"W ALONG THE NORTHERLY BOUNDS OF SAID PARCEL 3 A DISTANCE OF 34.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.66 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-609-0001-000-5

BEING ALL OF WATER MANAGEMENT TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 18, AS RECORDED IN PLAT BOOK 73, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 10.872 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4315-609-0001-000-5

BEING ALL OF OPEN SPACE TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 18, AS RECORDED IN PLAT BOOK 73, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 1.06 ACRES OF LAND, MORE OR LESS.

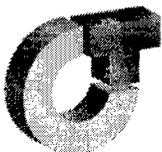
TOGETHER WITH: Parcel ID: 4315-610-0001-000-9

BEING ALL OF TRACT 1, ACCORDING TO SOUTHERN GROVE PLAT NO. 21, AS RECORDED IN PLAT BOOK 75, PAGES 1-3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 37.30 ACRES OF LAND, MORE OR LESS.

THE TOTAL AREA OF ALL SOUTHERN GROVE PARCELS DESCRIBED HEREIN IS 1213.705 ACRES OF LAND, MORE OR LESS.

Sheet 3 of 3



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Mattamy Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

EXHIBIT A-3
TRADITION PROPERTY

WPBDOCS 9598635 2
35188720.4
33451.0019

A-3-1

LEGAL DESCRIPTION
TRADITION

TOGETHER WITH: Parcel ID: 4309-803-0008-000-1

BEING ALL OF PARCEL A, ACCORDING TO TRADITION PLAT 17, AS RECORDED IN PLAT BOOK 43, PAGES 22, 22A-22F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 8.573 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 3333-800-0004-000-6

BEING ALL OF TRACT 1, ACCORDING TO TRADITION PLAT 32, AS RECORDED IN PLAT BOOK 62, PAGES 5-9, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 9.20 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH: Parcel ID: 4308-501-0001-000-2

TRADITION PLAT NO. 62 (PLAT BOOK 60-22) THAT PART OF SAID SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRADITION PLAT NUMBER 62 REFERRED TO ABOVE, THENCE S 11° 13' 04" E 30.00 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1300.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.00 FEET, THENCE S 12° 58' 52" E 129.50 FEET TO CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 32.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.58 FEET TO A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 108.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.56 FEET TO A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 182.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.09 FEET TO CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1450.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 417.90 FEET, THENCE N 78° 46' 37" W 146.08 FEET TO CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1205.00 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 413.44 FEET, THENCE S 81° 33' 53" W 654.60 FEET TO CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2950.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.91 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.78 FEET TO CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 110.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.79 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.95 FEET TO CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 760.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 139.01 FEET, THENCE S 53° 22' 26" E 15.42 FT TO CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 130.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.26 FEET, THENCE N 81° 33' 53" E 708.20 FEET TO A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1430.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 490.64 FEET, THENCE S 78° 46' 37" E 112.72 FEET TO CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1270.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 497.42 FEET TO THE POINT OF BEGINNING. CONTAINING 9.98 ACRES OF LAND. (OFFICIAL RECORDS BOOK 3274-915)

THE TOTAL AREA OF ALL TRADITION PARCELS DESCRIBED HEREIN IS 27.753 ACRES OF LAND, MORE OR LESS.

Sheet 1 of 1



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

Tradition Florida LLC
Tradition Land Company LLC

Mattamy Parcels

DATE: 6/15/2018	DRAWN BKH
SCALE: N/A	JOB No. 18-039

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments, including, but not limited to, any assessments of property owner associations and assessments and liens imposed by any governmental authority, the community development districts and special association districts which may impose and levy taxes and assessments on the Property for the year 2018 and all subsequent years which are not yet due and payable.
2. Zoning restrictions and prohibitions imposed by governmental authority, including, but not limited to, plats, site plans and/or any other governmental approvals or regulations pertaining to the Property.
3. Easements, restrictions and all other matters of record.
4. Facts which an accurate survey would show.
5. Rights of any parties in possession.
6. Any matter created by Grantee or through the Grantee.

B-1

WPBDOCS 9598635 2
35188720.4
33451.0019

EXHIBIT "C"**DEED RESTRICTIONS**

The following restrictions, covenants and provisions shall be deemed a part of the conveyance described in the Special Warranty Deed to which these Deed Restrictions are attached and shall be deemed covenants running with the land applicable to the Property described in such Special Warranty Deed ("**Property**"). These restrictions are for the benefit of the City of Port St. Lucie, Florida ("**City**") and any waiver or amendment to the restrictions in this Exhibit "C" shall require the written consent of the City.

Grantor and Grantee acknowledge that there shall be no improvements constructed upon the Property conveyed by Grantor, other than the "Proposed Uses", as hereinafter defined, without the written consent of the City.

"**Proposed Uses**" shall mean (unless otherwise approved in writing by the City) the Property may only be used for (i) not more than 4,000 units of residential density and not more than 220,000 square feet of available retail/office square footage within the Western Grove DRI Amended and Restated Development Order contemplated under City of Port St. Lucie Resolution 16-R24 recorded in Official Records Book 3864, Page 1792 of the Public Records of St. Lucie County, Florida ("**Western Grove DRI**") with respect to the portion of the Property described on Exhibit "A-1" ("**Western Grove Property**"), (ii) not more than 2,010 units of single-family dwelling units, not more than 808 units of multi-family dwelling units and not more than 576 apartment units, not more than 895,940 retail/office square feet on parcels SG-4, SG-5 and SG-7, not more than 240 hotel rooms on parcel SG-5, and not more than 123,449 square feet of retail/commercial square footage on CDD-1 Commercial Property, all within the portions of the Property more particularly described on Exhibit "A-2" ("**Southern Grove Property**") which are located within the Southern Grove DRI Amended and Restated Development Order contemplated under City of Port St. Lucie Resolution 15-R95 recorded in Official Records Book 3826, Page 2235 of the Public Records of St. Lucie County, Florida ("**Southern Grove DRI**"), and (iii) not more than 20 single-family dwelling units, not more than 130 multi-family dwelling units of residential density and not more than 90,000 square feet of retail square footage on the portion of the Property set forth on Exhibit "A-3" attached hereto and made a part hereof ("**Tradition Property**") which is subject to the Tradition DRI Amended and Restated Development Order as contemplated in City of Port St. Lucie Resolution 16-R25 recorded in Official Records Book 1840, Page 1881 of the Public Records of St. Lucie County, Florida ("**Tradition DRI**"); provided, however, without the written consent of the City, the owner of the various portions of the Property shall have the right to shift the uses set forth above as permitted under the conversion matrix set forth in (a) the Southern Grove DRI as to the Southern Grove Property, (b) as permitted under the Tradition DRI as to the Tradition Property, and (c) in the Western Grove Property as permitted under the Western Grove DRI.

In advance of any portion of the Property being developed, as evidenced by the submission of a site plan application or land development permit application with respect thereto, Grantee agrees that the portion of the Property being developed shall then be submitted to and encumbered by one of the following Charters, as applicable, to wit: (i) Commercial Charter For Tradition recorded in Official Records Book 2098, Page 1697 of the Public Records of St. Lucie

C-1

County, Florida, as amended from time to time, as to any non-residential uses intended to be developed on the portions of the Property, and (ii) the Community Charter For Tradition recorded in Official Records Book 1700, Page 868 of the Public Records of St. Lucie County, Florida, as amended from time to time, as to any residential uses intended to be developed on the portions of the Property (“Charters”).

Except with the City of Port St. Lucie, Florida’s written consent, the restrictions and covenants set forth in this **Exhibit C** shall be covenants running with the land for a period ending on a date which is twenty-one (21) years after the death of the last surviving lineal descendant of Queen Elizabeth, the queen of England.

Eden at Tradition Landscape Modification P23-065

Planning and Zoning Board Meeting
May 2, 2023
Bridget Kean, AICP, Senior Planner



APPLICANT AND OWNER

Matt Yates, Lucido and Associates, is acting as the agent for Mattamy Palm Beach, LLC, property owner.



PROJECT SUMMARY

- A site plan for Eden at Tradition was approved by the City Council on December 12, 2022 (P22-136).
- Eden at Tradition project will consist of eight-unit, six-unit and four-unit two story multi-family residential buildings for a total of thirty-three buildings on 19.67 acres.
- The project is located at the northwest corner of the intersection of SW Hegener Drive (fka Paar Dr) and SW Village Parkway.
- The property abuts a dedicated open space tract and city owned future park parcel to the west that are within a designated residential sub-district per the Southern Grove NCD land use plan (Figure 1-3) and the Southern Grove DRI master development plan (Map H).



Code Requirements

- Per Section 154.03(C)5 of the Landscape and Land Clearing Code, a wall is required in a landscape buffer strip where multi-family development abuts property to the side or rear which is designated with single-family zoning or PUD zoning with single-family uses.
- Under Section 154.12 of the Landscape and Land Clearing Code, an applicant can apply for an exemption or modification to the requirement for an architectural buffer wall in a landscape buffer strip and propose enhanced landscaping in lieu of the wall.



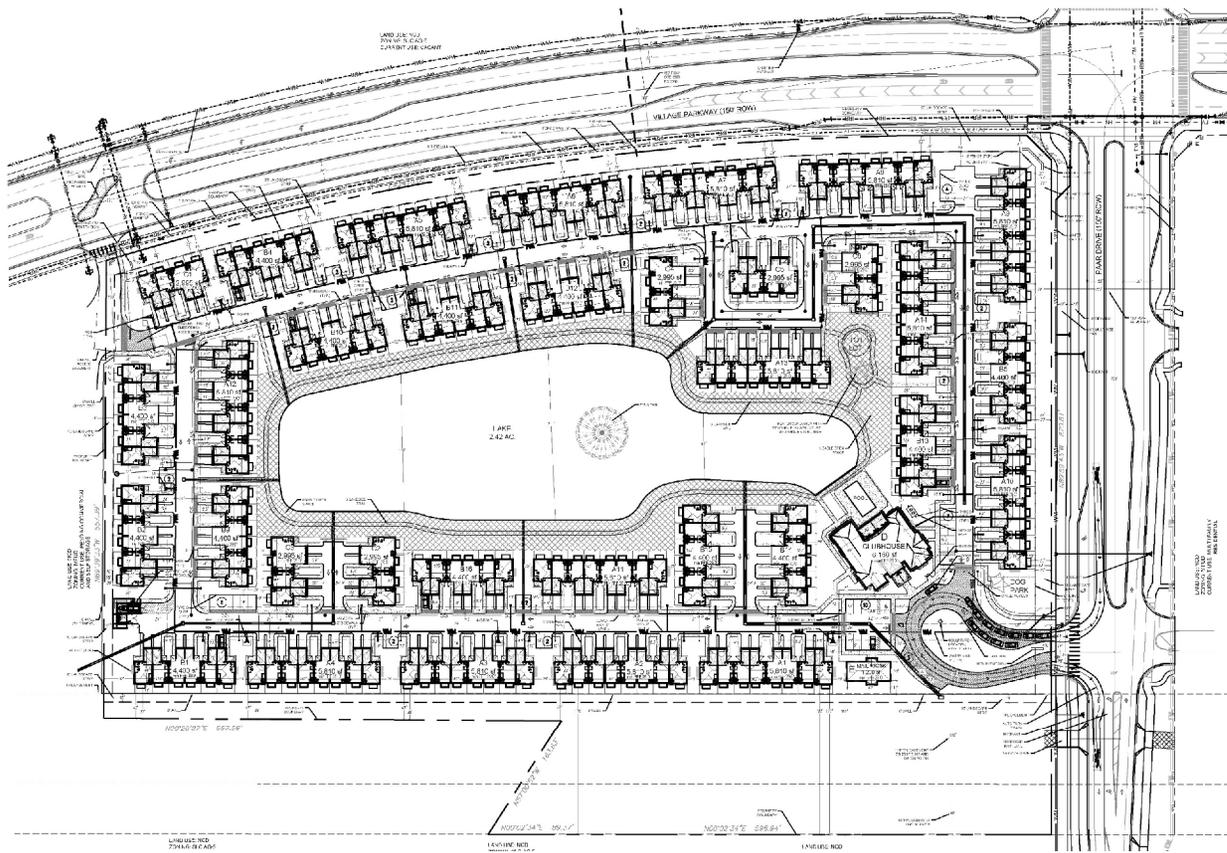
MODIFICATION REQUEST

- The request is to allow for enhanced landscaping in lieu of a wall along the western perimeter landscape buffer.
- The property is encumbered by a 170 foot wide FPL easement along its western boundary and abuts a 46.92 acre designated open space tract that is dedicated to the Southern Grove CDD No. 5 for conservation purposes and a 14.82 acre park parcel owned by the City of Port St. Lucie.
- The Del Webb at Tradition master planned community is located west side of open space tract and the City owned park parcel.
- Enhanced landscaping will include a mix of Oak trees with a minimum height of 14 to 16 feet at time of planting, East Palatka Holly trees at a minimum height between 12 to 14 feet at time of planting, Sabal Palms with a minimum clear trunk between 12 to 14 feet at time of planting, and a row of Calusa shrubs four feet tall at time of planting.



LOCATION MAP





Site Data

Total Site Area	827,086 sf (19.57 ac)	100%
Front Land Use Designation	1420 - Mixed Commercial/Development	
Site Specific Land Use Designation	Medium Density Residential	
Building Footprint	197,857	
Building Coverage	24.00%	
Impervious Area (Excl. Pavement)	1,172,220 sq ft	143%
Impervious Area (Incl. Pavement)	1,388,000 sq ft	168%

Pervious / Impervious Calculations

Impervious Area	1,172,220 sq ft	143%
Building Coverage	197,857 sq ft	24.00%
Pavement	1,074,363 sq ft	129.9%
Open Area (Excl. Pavement)	702,866 sq ft	85.0%
Open Area (Incl. Pavement)	900,723 sq ft	109.0%
Useable Open Space Area (25% Required)	225,191 sq ft	27.2%

Parking Requirements

Required	418	Provided
Minimum	418	418
Maximum	418	418

Building Setback Requirements

Front	20'	20'
Side	5'	5'
Rear	10'	10'

Product Type / Unit Count

A	1-FLEX/2 STORY (2,810 sf ea)	14 Buildings - 112 Units	81,342 sq ft	8,134 - 28
B	1-FLEX/2 STORY (2,800 sf ea)	13 Buildings - 78 Units	57,240 sq ft	5,724 - 26
C	1-FLEX/2 STORY (2,896 sf ea)	6 Buildings - 24 Units	17,376 sq ft	1,738 - 22
D	CONDO	1 Building	6,160 sq ft	616 - 12
E	MIXED USE	1 Building	1,200 sq ft	120 - 12
		Total	174,318 sq ft	17,432 - 100

Unit Mix

Unit Designation	Area	S.F./Sq.	% of Total	Usable Area (sq ft)
2BD	1,229,000	74	52.5%	308,800
1 & 2 BR	1,229,000	74	52.5%	308,800
3rd Floor	1,229,000	74	52.5%	308,800
4th Floor	1,229,000	74	52.5%	308,800
5th Floor	1,229,000	74	52.5%	308,800
6th Floor	1,229,000	74	52.5%	308,800
7th Floor	1,229,000	74	52.5%	308,800
8th Floor	1,229,000	74	52.5%	308,800
9th Floor	1,229,000	74	52.5%	308,800
10th Floor	1,229,000	74	52.5%	308,800
11th Floor	1,229,000	74	52.5%	308,800
12th Floor	1,229,000	74	52.5%	308,800
13th Floor	1,229,000	74	52.5%	308,800
14th Floor	1,229,000	74	52.5%	308,800
15th Floor	1,229,000	74	52.5%	308,800
16th Floor	1,229,000	74	52.5%	308,800
17th Floor	1,229,000	74	52.5%	308,800
18th Floor	1,229,000	74	52.5%	308,800
19th Floor	1,229,000	74	52.5%	308,800
20th Floor	1,229,000	74	52.5%	308,800
21st Floor	1,229,000	74	52.5%	308,800
22nd Floor	1,229,000	74	52.5%	308,800
23rd Floor	1,229,000	74	52.5%	308,800
24th Floor	1,229,000	74	52.5%	308,800
25th Floor	1,229,000	74	52.5%	308,800
26th Floor	1,229,000	74	52.5%	308,800
27th Floor	1,229,000	74	52.5%	308,800
28th Floor	1,229,000	74	52.5%	308,800
29th Floor	1,229,000	74	52.5%	308,800
30th Floor	1,229,000	74	52.5%	308,800
31st Floor	1,229,000	74	52.5%	308,800
32nd Floor	1,229,000	74	52.5%	308,800
33rd Floor	1,229,000	74	52.5%	308,800
34th Floor	1,229,000	74	52.5%	308,800
35th Floor	1,229,000	74	52.5%	308,800
36th Floor	1,229,000	74	52.5%	308,800
37th Floor	1,229,000	74	52.5%	308,800
38th Floor	1,229,000	74	52.5%	308,800
39th Floor	1,229,000	74	52.5%	308,800
40th Floor	1,229,000	74	52.5%	308,800
41st Floor	1,229,000	74	52.5%	308,800
42nd Floor	1,229,000	74	52.5%	308,800
43rd Floor	1,229,000	74	52.5%	308,800
44th Floor	1,229,000	74	52.5%	308,800
45th Floor	1,229,000	74	52.5%	308,800
46th Floor	1,229,000	74	52.5%	308,800
47th Floor	1,229,000	74	52.5%	308,800
48th Floor	1,229,000	74	52.5%	308,800
49th Floor	1,229,000	74	52.5%	308,800
50th Floor	1,229,000	74	52.5%	308,800
51st Floor	1,229,000	74	52.5%	308,800
52nd Floor	1,229,000	74	52.5%	308,800
53rd Floor	1,229,000	74	52.5%	308,800
54th Floor	1,229,000	74	52.5%	308,800
55th Floor	1,229,000	74	52.5%	308,800
56th Floor	1,229,000	74	52.5%	308,800
57th Floor	1,229,000	74	52.5%	308,800
58th Floor	1,229,000	74	52.5%	308,800
59th Floor	1,229,000	74	52.5%	308,800
60th Floor	1,229,000	74	52.5%	308,800
61st Floor	1,229,000	74	52.5%	308,800
62nd Floor	1,229,000	74	52.5%	308,800
63rd Floor	1,229,000	74	52.5%	308,800
64th Floor	1,229,000	74	52.5%	308,800
65th Floor	1,229,000	74	52.5%	308,800
66th Floor	1,229,000	74	52.5%	308,800
67th Floor	1,229,000	74	52.5%	308,800
68th Floor	1,229,000	74	52.5%	308,800
69th Floor	1,229,000	74	52.5%	308,800
70th Floor	1,229,000	74	52.5%	308,800
71st Floor	1,229,000	74	52.5%	308,800
72nd Floor	1,229,000	74	52.5%	308,800
73rd Floor	1,229,000	74	52.5%	308,800
74th Floor	1,229,000	74	52.5%	308,800
75th Floor	1,229,000	74	52.5%	308,800
76th Floor	1,229,000	74	52.5%	308,800
77th Floor	1,229,000	74	52.5%	308,800
78th Floor	1,229,000	74	52.5%	308,800
79th Floor	1,229,000	74	52.5%	308,800
80th Floor	1,229,000	74	52.5%	308,800
81st Floor	1,229,000	74	52.5%	308,800
82nd Floor	1,229,000	74	52.5%	308,800
83rd Floor	1,229,000	74	52.5%	308,800
84th Floor	1,229,000	74	52.5%	308,800
85th Floor	1,229,000	74	52.5%	308,800
86th Floor	1,229,000	74	52.5%	308,800
87th Floor	1,229,000	74	52.5%	308,800
88th Floor	1,229,000	74	52.5%	308,800
89th Floor	1,229,000	74	52.5%	308,800
90th Floor	1,229,000	74	52.5%	308,800
91st Floor	1,229,000	74	52.5%	308,800
92nd Floor	1,229,000	74	52.5%	308,800
93rd Floor	1,229,000	74	52.5%	308,800
94th Floor	1,229,000	74	52.5%	308,800
95th Floor	1,229,000	74	52.5%	308,800
96th Floor	1,229,000	74	52.5%	308,800
97th Floor	1,229,000	74	52.5%	308,800
98th Floor	1,229,000	74	52.5%	308,800
99th Floor	1,229,000	74	52.5%	308,800
100th Floor	1,229,000	74	52.5%	308,800



Project Team:
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 Lucido & Associates
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 www.lucido.com
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Eden at Tradition

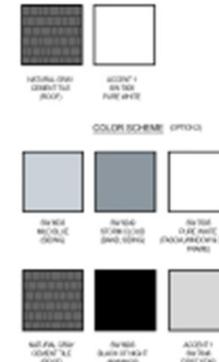
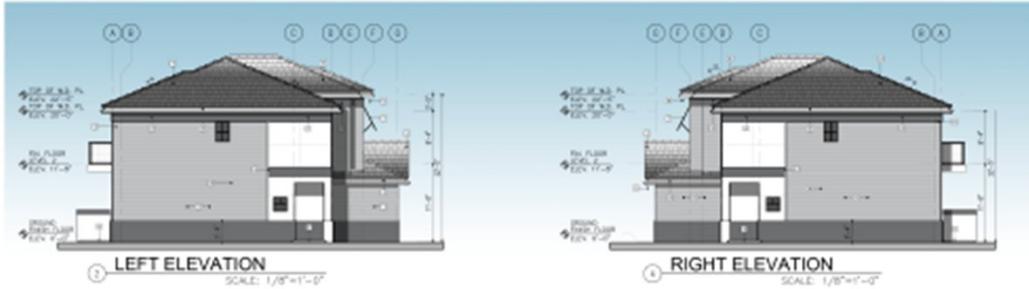
Port St. Lucie, Florida
 Site Plan
 April 20, 2022

City of Port St. Lucie P# 22-136
 PSLUSD No. 5216B

Date	By	Description
06.28.2022	MRV	Response to SPRC
08.28.2022	MRV	Response to SPRC
10.11.2022	MRV	Traffic statement, turn lane
11.23.2022	MRV	Adjust pavement markings



CityofPSL.com



ELEVATION LEGEND

[Symbol]	1/4" STYCO FIBER 3/4" SQUARE
[Symbol]	1/4" FIBER BOARD
[Symbol]	2 1/2" P.S. NO FIBER BOARD (TOP)
[Symbol]	NOSE BUSH ROOF SHEDDLE TO BE
[Symbol]	RECEIVED BY ARCHITECT/ENGINEER
[Symbol]	SHOWER KIT STOP AT NO. 5/8" JAMB & WEDGE
[Symbol]	NOSE DECORATIVE BRACKETS
[Symbol]	ALUMI-CASSETT
[Symbol]	2 1/2" NOSE AT BOTTOM OF WINDOW
[Symbol]	4" ALUMI-CASSETT & CORNER
[Symbol]	SHEDDLE TO ALL STAIR CASE
[Symbol]	LAP BOARD 4" EXPOSURE
[Symbol]	LAP BOARD 4" EXPOSURE
[Symbol]	HORIZONTAL JAMB & 4" NOSE HARD BOARD

NOTE 1
1/4" STYCO FIBER 3/4" SQUARE TO BE FINISHED BY ARCHITECT/ENGINEER
FINISHING ACCORDANCE WITH SECTION 05230 OF F.I. AND FINISH SCHEDULE OF PROJECT MANUAL WITH 3/4" OF THE FINISHED BUSH ROOF KIT STOP AT NO. 5/8" JAMB & WEDGE
FINISHING SHEDDLE 1/4" TO BOTTOM OF SOA AND 3/4" TO TOP OF 2 1/2" NOSE
FINISHING SHEDDLE OR FINISHED FLOOR FINISH LOCATION APPROVED BY ARCHITECT/ENGINEER

NOTE 2
FINISHING ACCORDANCE WITH SECTION 05230 OF F.I. AND FINISH SCHEDULE OF PROJECT MANUAL WITH 3/4" OF THE FINISHED BUSH ROOF KIT STOP AT NO. 5/8" JAMB & WEDGE
FINISHING SHEDDLE 1/4" TO BOTTOM OF SOA AND 3/4" TO TOP OF 2 1/2" NOSE
FINISHING SHEDDLE OR FINISHED FLOOR FINISH LOCATION APPROVED BY ARCHITECT/ENGINEER



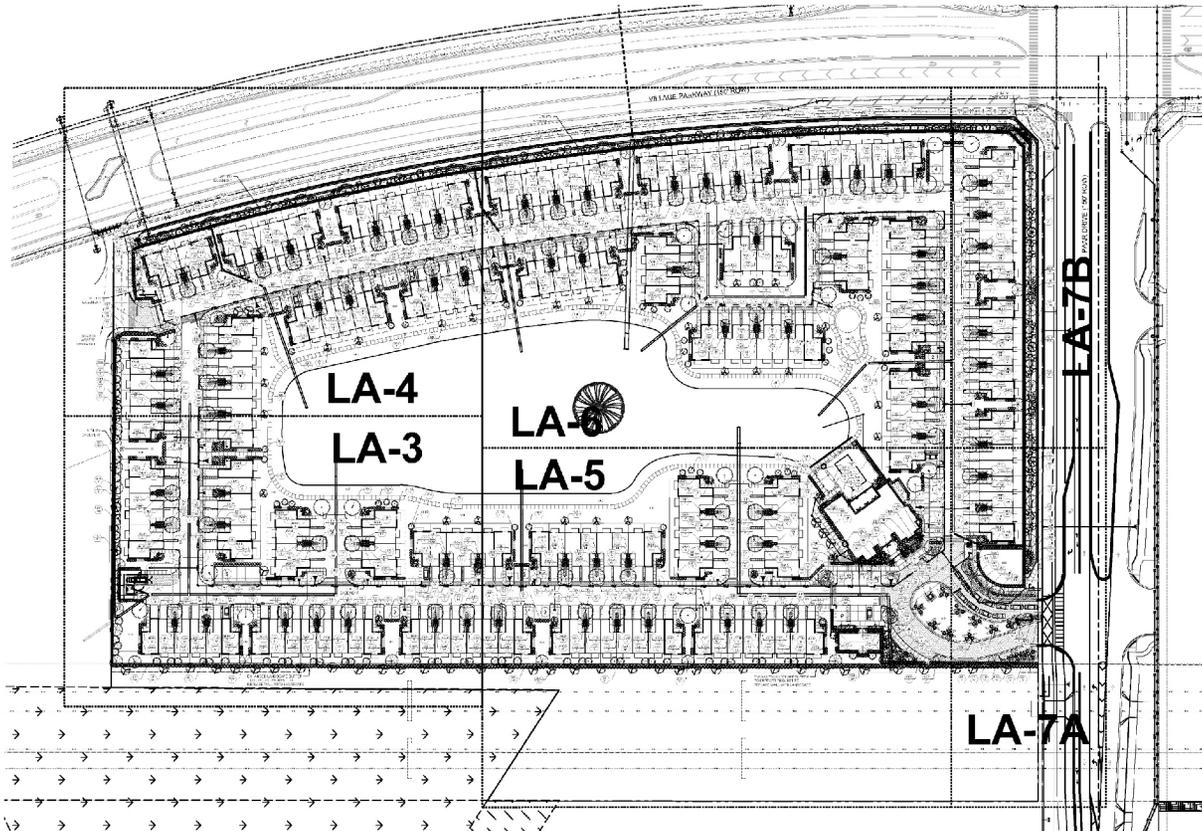
EDEN AT TRADITION
FOR
EDEN LIVING
COMMUNITY
PORT ST. LUCIE, FLORIDA

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ARCHITECTURE & PLANNING
1000 W. US HWY 1
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PORT ST. LUCIE, FL 34956
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WWW.MSAArchitects.com

CITY OF PORT ST. LUCIE, FLORIDA

PROJECT INFORMATION

DATE	05/24/2022
SCALE	AS SHOWN
SHEET TITLE	ELEVATIONS
TOWNHOUSE TYPE I	ELEVATIONS



Required Trees:	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Perimeter (3,172/30)	119	60% = 69			30% = 62 (Max)
Street Trees (8,389/65 x 2)	136	75% = 102			30% = 69 (Max)
Total:	255	162	5	20% = 67	52% = 128

Provided Trees:	Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	395	286	6	103	209

Required Shrubs:	Native%	Drought Tolerant%
Perimeter (3,570/2)	1,705	23% = 445
Buildings/ Foundation Perimeter (14,734/15)	8,223	25% = 2,466
Total:	11,506	2,922

Provided Shrubs:	Native	Drought Tolerant
Total:	11,525	5,210

- General Landscaping Notes:**
- At least 50% of all required trees shall be of a native species. All plant material to be Florida No. 1 or better. All landscape & soil areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum C.U. of 70.
 - All landscaping of interconnectives and common areas shall comply with Section 158.204 of the Port St. Lucie Code of Ordinances to provide a clear sight triangle between 2'-6" above the final road surface elevation. All hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage, no any tree within the 25' sight triangle will be allowed to a height of no less than 6' above the road surface.
 - Existing landscape material noted for relocation may be substituted with new planting if construction schedule inhibits relocation.
 - Maintenance, Electrical, and Utility Egress (including AC Units) shall be screened with a hedge that is at least 24" in height when planted.

- PSLUSD Notes for Landscape Plans**
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
 - No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant, or utility clearcut, etc.
 - No landscaping shall be planted in a manner that would adversely affect utility easements.
 - Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinance, PSLUSD technical specifications and policies.
 - All landscaping by the City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
 - Trees shall not be planted within 10' feet of any PSLUSD underground infrastructure.

Index of Drawings:

Category	Code	Description
Landscape Data	LA-1	LA-1
Plant Schedule	LA-2	LA-2
Landscape Plans	LA-3, LA-7	LA-3, LA-7
Landscape Details	LA-8	LA-8
Landscape Specifications	LA-9	LA-9



Project Team:

Owner/Developer:
 Gateway Homes
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 Boynton Beach, FL 33426
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 David L. Gorman
 President
 Mr. John S. Gorman, Sr.
 2200 South FL 2080
 732 784 4103

Architect:
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 1102 Palm St., Suite 404
 Port St. Lucie, FL 34958
 772 338 1553

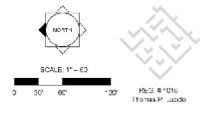
Utility Consultant:
 Muckelbauer Engineering, Inc.
 11000 US Highway 1, Suite 100
 Palm Bay, FL 34989
 772 338 8000

Landscape Consultant and Planner:
 Lucido & Associates
 401 E. Ocean Blvd
 Suite 100, Port St. Lucie
 772 236 2100

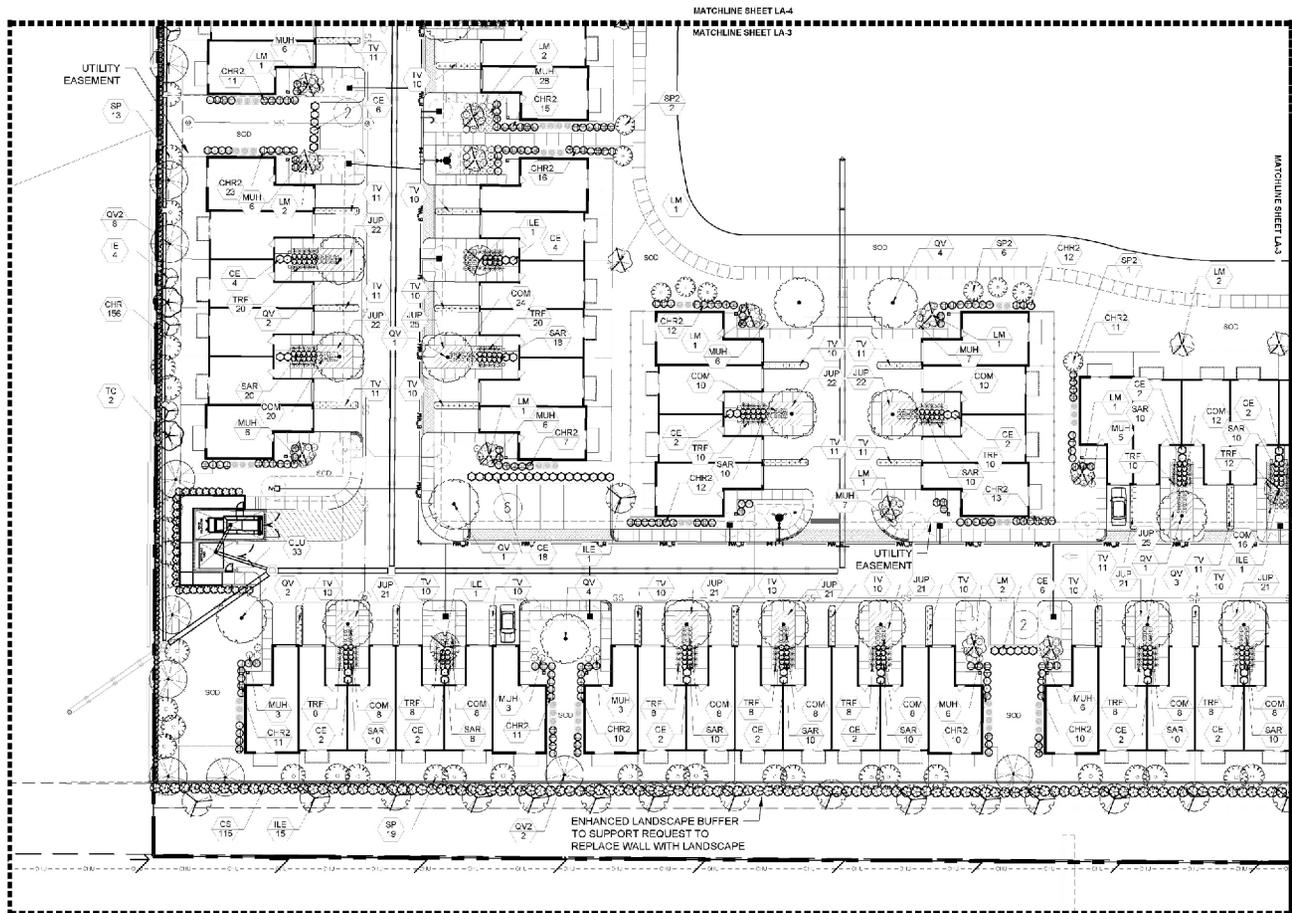
Eden at Tradition
 Port St. Lucie, Florida
 Landscape Plan
 June 7, 2022

City of Port St. Lucie P# 22-135
 PSLUSD No. 5218B

Date	By	Description
10.11.22	MRY	Address SPRC comm
12.12.22	MRY	Update per civil plan
1.27.2023	MRY	Updates per civil plans
3.27.2023	MRY	Address SPRC comm



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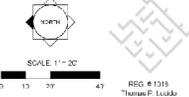


Project Team:
 Prepared by:
 10/12/2022
 Revised by:
 12/12/2022
 12/27/2023

Eden at Tradition
 Port St. Lucie, Florida
 Landscape Plan
 May 18, 2022

City of Port St. Lucie P# 22-136
 PSLUSD No. 5218B

Date	By	Description
10.11.22	MRY	Address SPRC confirm
12.12.22	MRY	Update per civil plan
1.27.2023	MRY	Updates per civil plans



Designer: ASJ
 Manager: MRY
 Project Number: LA-22-040
 Revision Number: 100-000
 Computer File: Eden Landscape Plan - Mod/Outstanding

LA-3

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QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

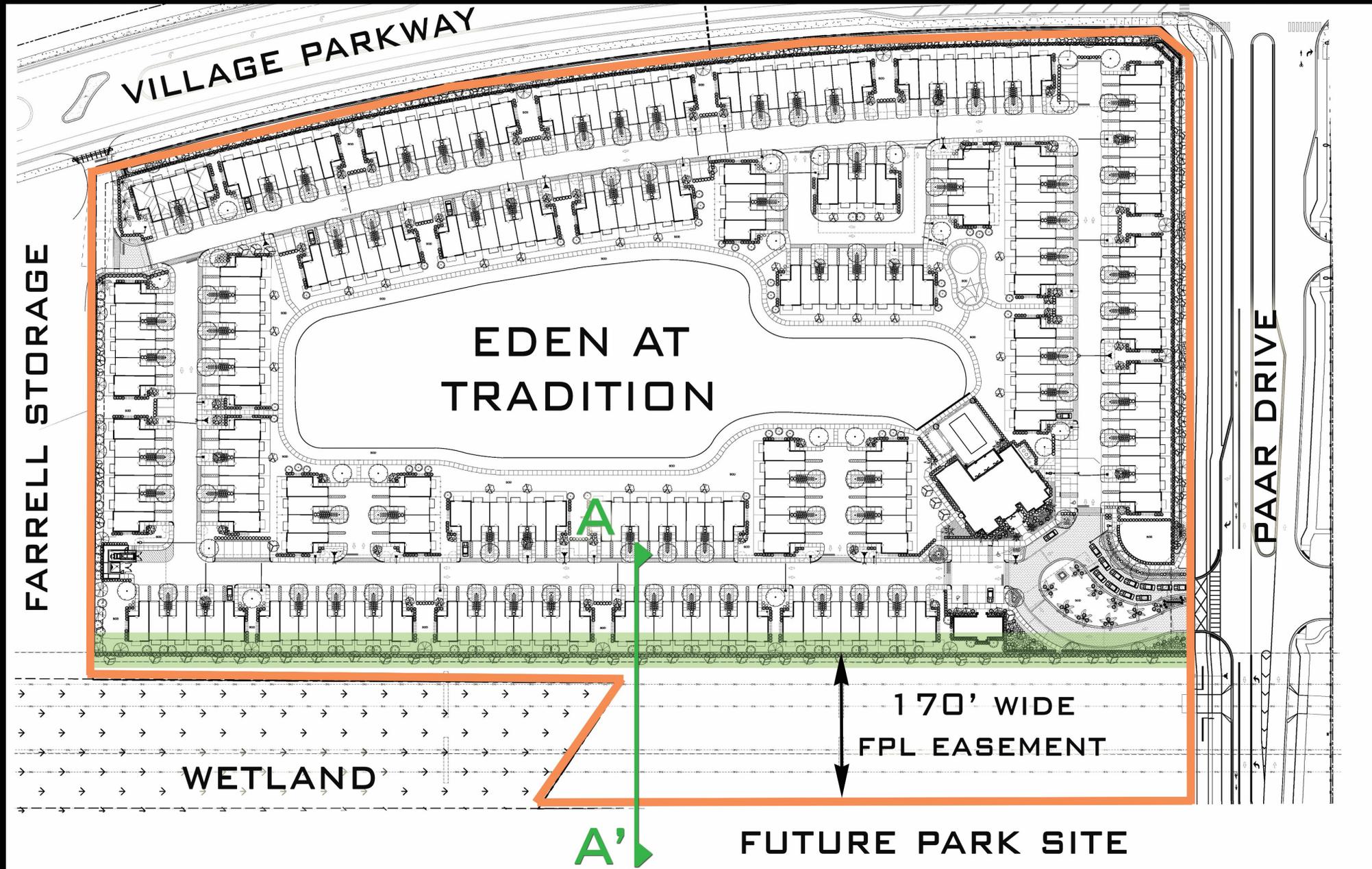


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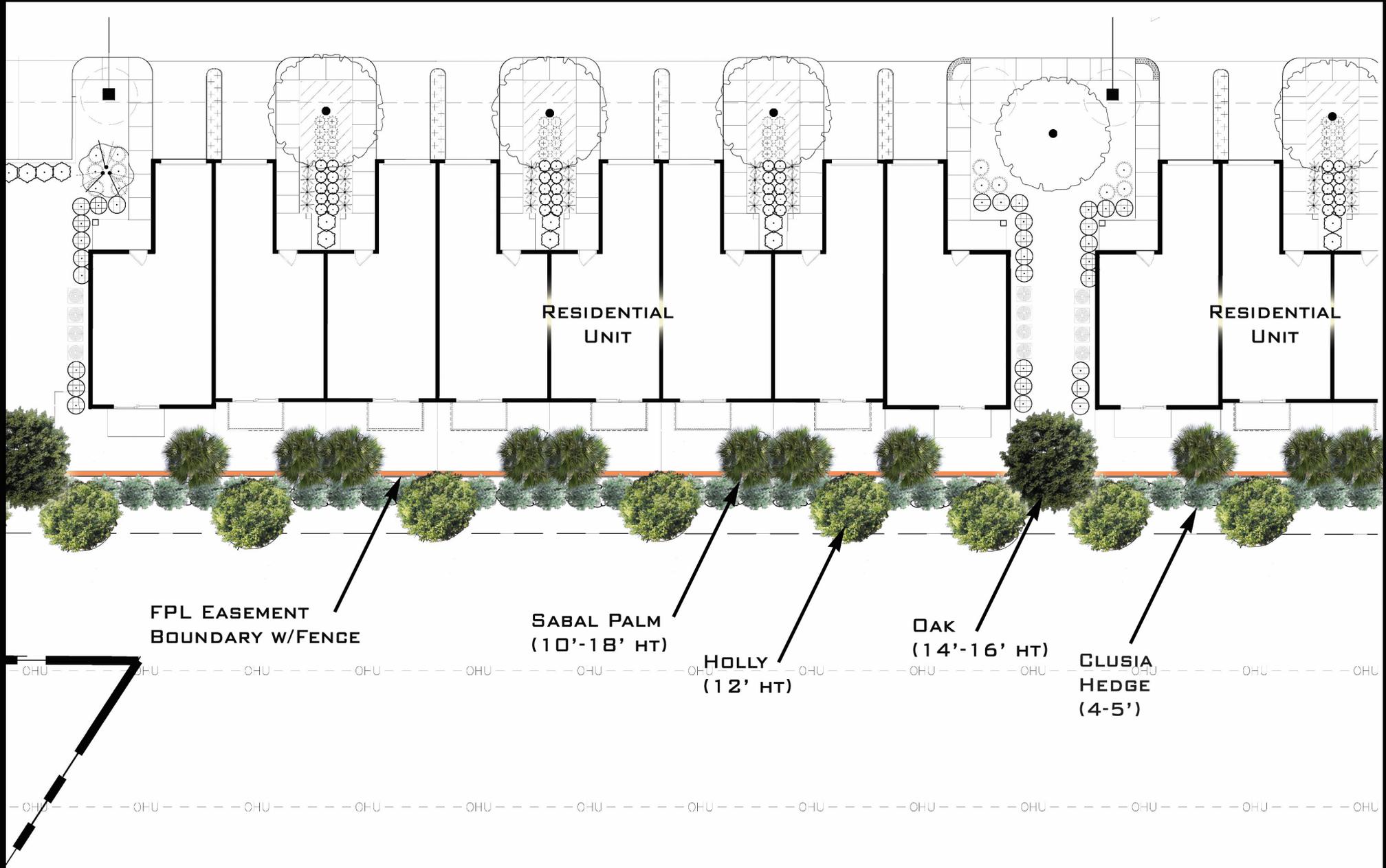


EDEN
LIVING

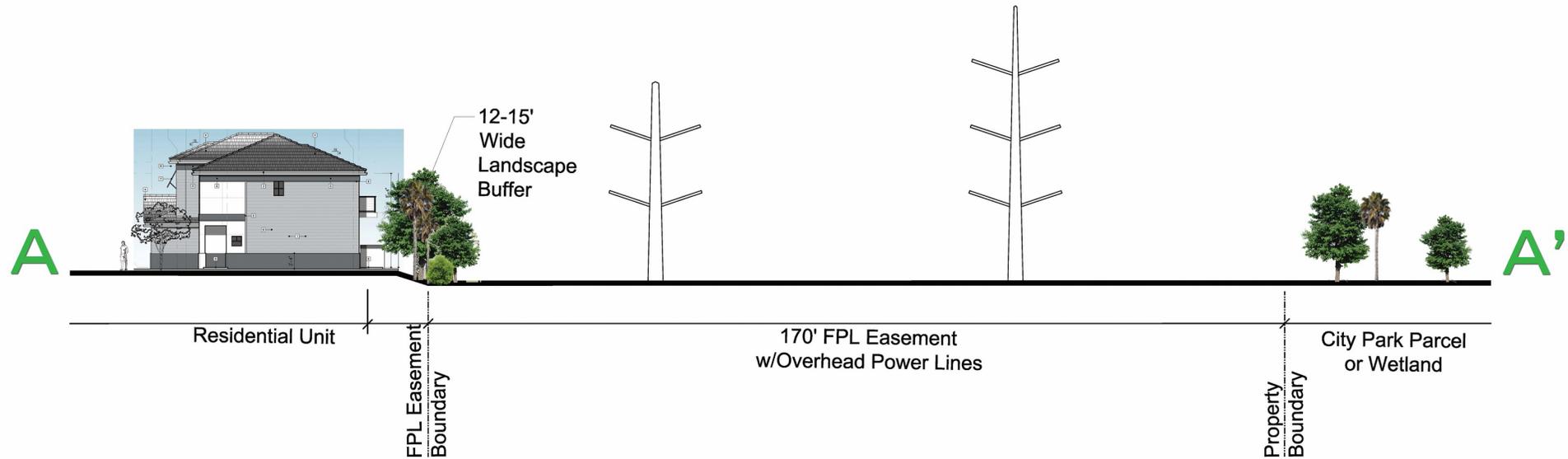
Landscape Modification Exhibits



EDEN - SITE & LANDSCAPE PLAN



EDEN - LANDSCAPE BUFFER



KEY ITEMS:

- 170' WIDE FPL EASEMENT ALONG ENTIRE WESTERN BOUNDARY
- 191 TREES ALONG 1,155' OF WESTERN BOUNDARY
- AVERAGE 6' ON-CENTER TREE SPACING
- LARGER LANDSCAPE MATERIAL AT TIME OF INSTALLATION
- NO COMMERCIAL OR RESIDENTIAL DEVELOPMENT TO THE WEST



Agenda Summary

2023-394

Agenda Date: 5/2/2023

Agenda Item No.: 8.g

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-067 Varian, Lisa - Variance

Location: 481 SE Faith Terrace

Legal Description: Port St. Lucie Section 2, Block 314, Lot 8

This is a request for a variance of 1.5 feet to allow an 8.5-foot side yard setback for a proposed screen enclosure and pool.

Submitted By: Francis Forman, Planner II, Planning & Zoning Department

Executive Summary: The applicant is requesting a variance of one-and-a-half feet to allow an eight-and-a-half-foot setback from the side property line for a proposed screen enclosure with a pool. Section 158.127(C) Accessory Uses in Single-Family Residential Districts, states that the minimum side yard setbacks for this property are 10 feet as set forth by the applicable zoning district of RS-2.

Presentation Information: Staff will provide a brief presentation.

Staff Recommendation: Move that the Board review the variance application and vote to approve, approve with conditions, or deny the variance request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 481 SE Faith Terrace

Attachments: 1. Staff Report, 2. Applicant's response to variance criteria, 3. Boundary Survey, 4. Warranty Deed, 5. Staff Presentation.



Varian, Lisa
Variance (Side Yard Setback)
P23-063

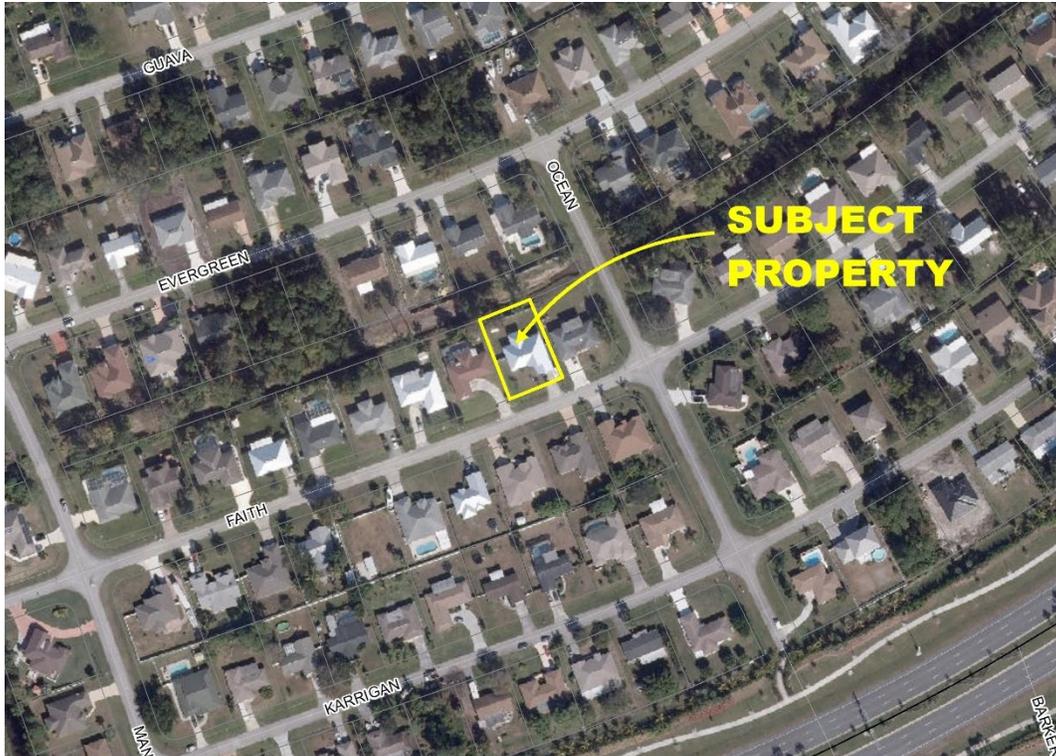


Figure 1. Aerial Map

SUMMARY

Applicant’s Request:	To grant a variance to Section 158.217(C) of the City Code to allow for a 1.5-foot encroachment into the side yard setback for a pool deck and screen enclosure.
Application Type:	Variance, Quasi-Judicial
Applicant:	Lori Moxley, Apex Pavers Inc
Property Owner:	Lisa Varian
Address:	481 SE Faith Ter
Location:	North side of SE Faith Terrace, west of SE Ocean Lane
Project Planner:	Francis Forman, Planner II

Project Description

Variance request: The applicant is requesting a variance of 1.5 feet to allow an 8.5-foot setback from the side property line for a proposed pool deck and screen enclosure. Section 158.127(C) Accessory Uses in Single-Family Residential Districts, states that the minimum side yard setbacks for this property are 10 feet as set forth by the applicable zoning district of RS-2.

Background: The applicant is proposing to develop a pool deck and screen enclosure that will align with the outer edge of the existing residential house. The provided survey shows the existing home was constructed within the 10-foot side setback causing it to be noncompliant. However, the formboard survey on record for the home shows that the foundation was correctly placed on the site meeting the required 10-foot side setbacks, as shown in Figure 2. It appears a surveyor error resulted in the home being constructed to close to the property line.

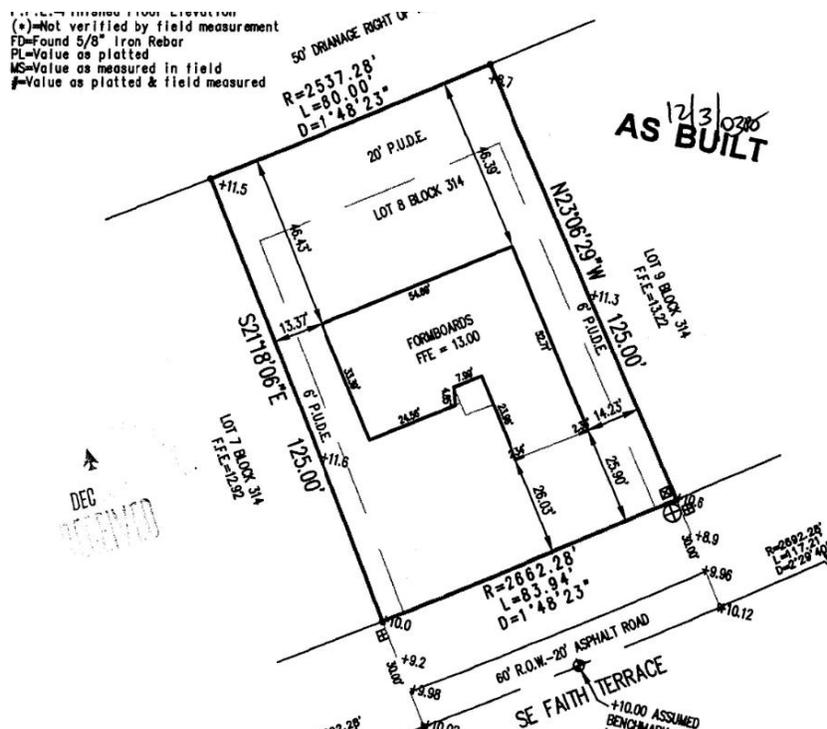


Figure 2. Formboard Survey

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 and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

Parcel Number:	3420-505-0672-000-0
Property Size:	+/- 0.23 acres
Legal Description:	Lot 8, Block 314, Port St. Lucie Section 2
Future Land Use:	RL (Low Density Residential)
Existing Zoning:	RS-2 (Single-Family Residential)
Existing Use:	Single-Family Residence

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residence
South	RL	RS-2	Single-Family Residence
East	RL	RS-2	Single-Family Residence
West	RL	RS-2	Single-Family Residence

RL, Low Density Residential – RS-2, Single Family Residential

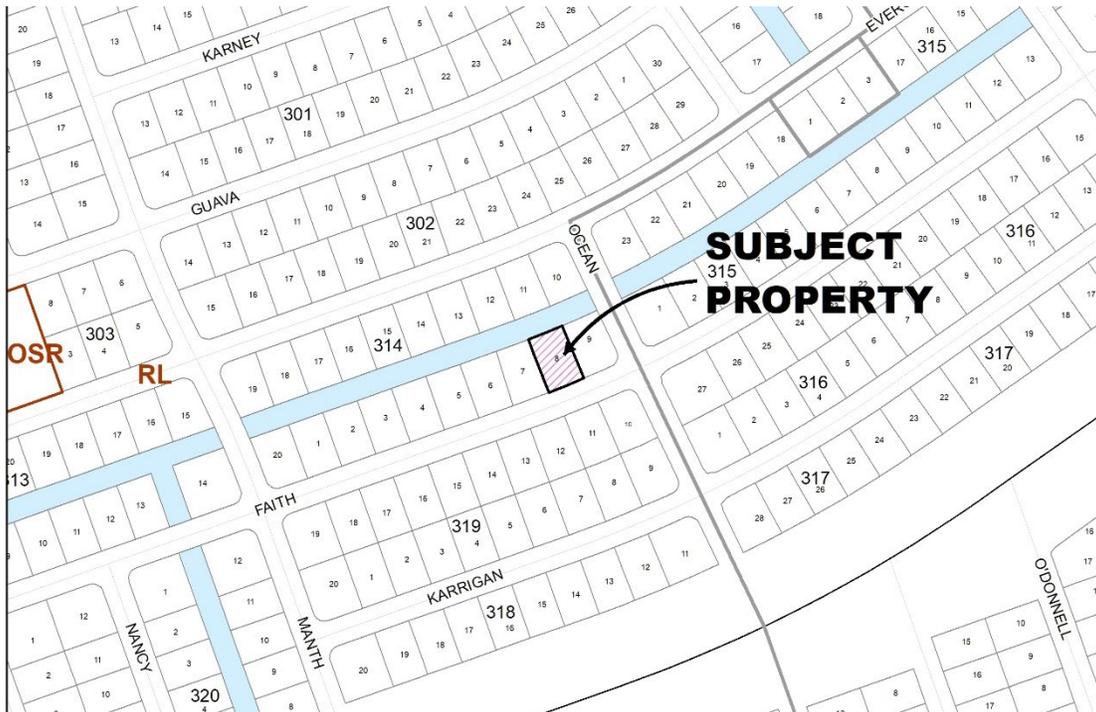


Figure 3. Land Use Map

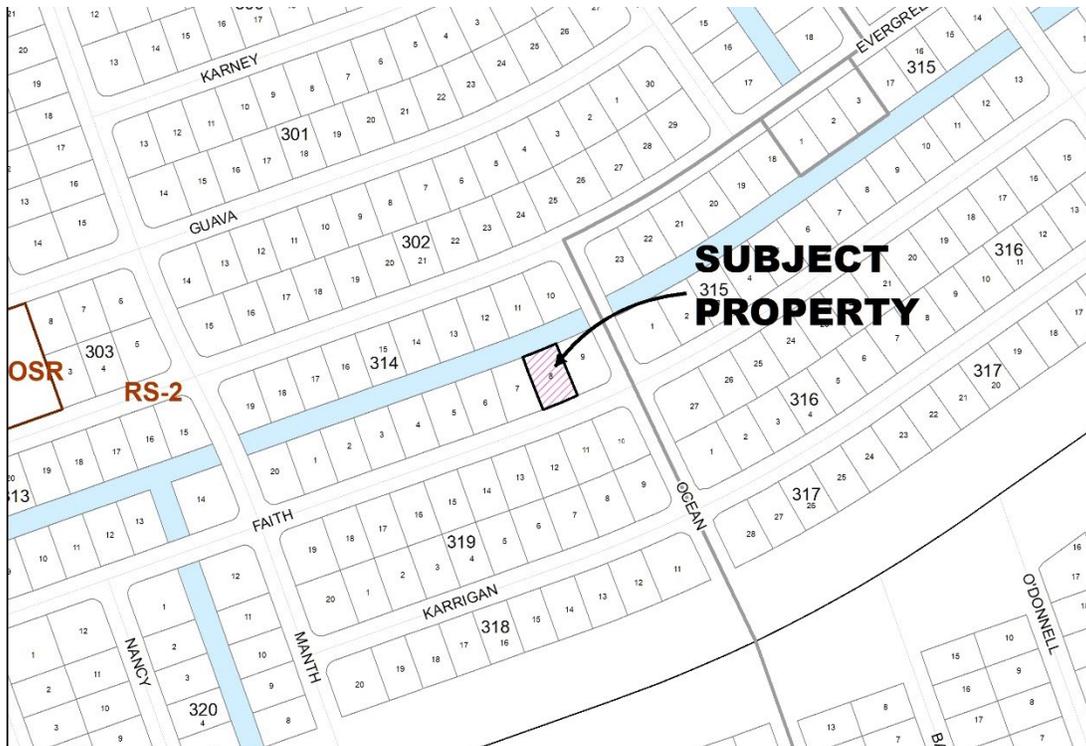


Figure 4. Zoning Map

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 the 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 the 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). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

See the applicant's responses that are included in the Variance application.

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.
 - **Staff Findings:** *The existing single-family residence was previously constructed within the ten-foot side yard setback causing the home to be nonconforming. The location of the structure is a special condition and circumstance that is peculiar to this property that is not applicable to other lands within the same zoning district.*
2. That the special conditions and circumstances do not result from any action of the applicant.
 - **Staff Findings:** *The request for the variance is self-imposed by the applicant through*

the proposed location of the screen enclosure and pool deck being aligned with the residence located within the side yard setback.

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.
 - *Staff Findings: See comment #2. The request for the variance is self-imposed by the applicant through the proposed screen enclosure and pool deck location. Granting the variance would confer special privileges on the applicant.*
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.
 - *Staff Findings: The literal interpretation of the provisions would not deprive the applicant of any commonly enjoyed rights by other property owners. The variance is self-imposed by the proposed placement of the screen enclosure and pool deck.*
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Staff Findings: The request for the variance is self-imposed and would not be needed with the relocation of the proposed screen enclosure and pool.*
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.
 - *Staff Findings: The request for the variance is self-imposed and would not be within the general intent and purpose of the chapter.*
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.
 - *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:

- Motion to approve
- 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:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- 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).

158.295 (B)

Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. 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 should consider:

(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.

House was built in the 10' right side setback. Variance is required to square off the screen enclosure with the corner of the house.

(2)

That the special conditions and circumstances do not result from any action of the applicant.

Conditions were not caused by homeowner. House was built in the setback.

(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.

It will not.

(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.

True, based on the house in the setback it would substantially reduce the deck space in an already tight area for the pool deck/screen enclosure.

(5)

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Yes, we are just trying to match the enclosure with the house, nothing more.

(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.

Yes, it will.

(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.

Yes, absolutely.

BOUNDARY SURVEY

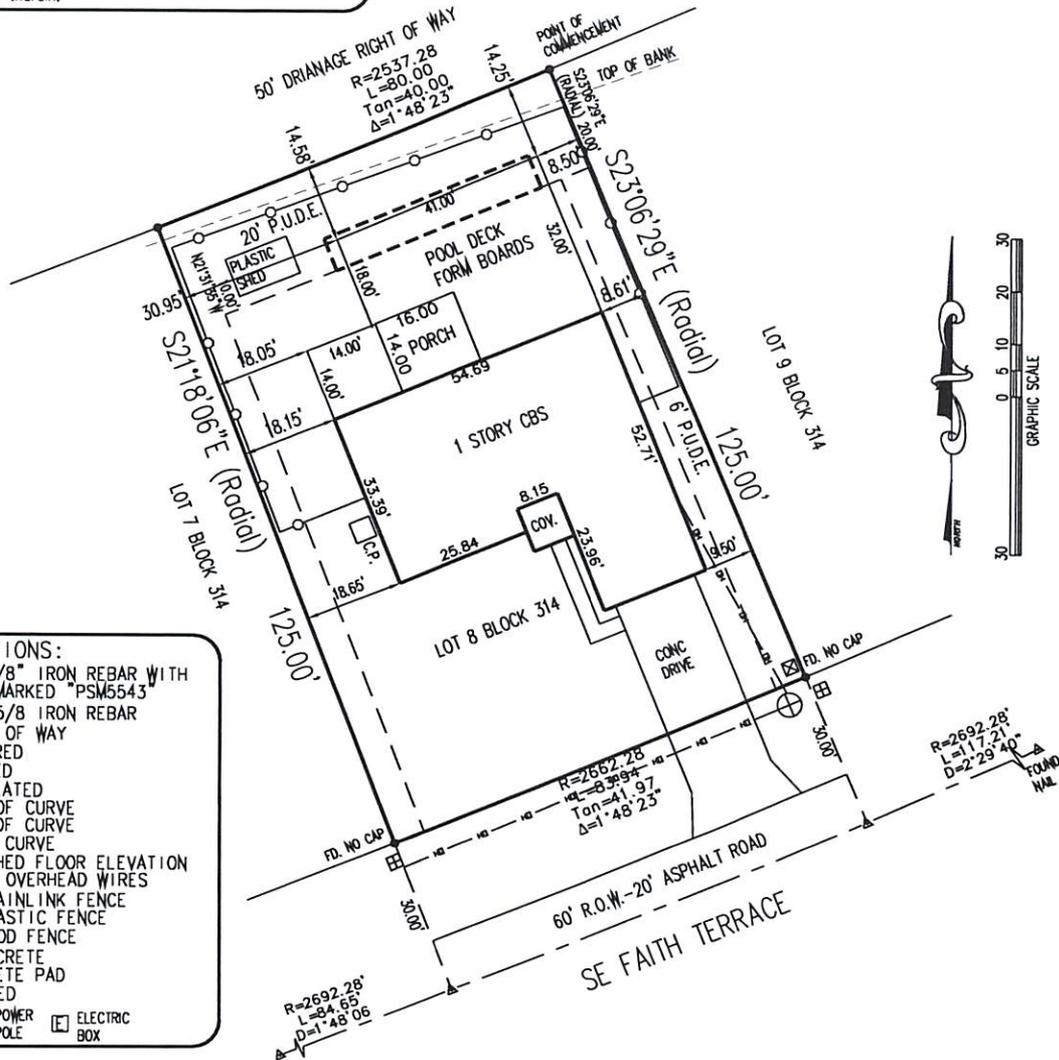
**LEGAL DESCRIPTION:
REVOCABLE ENCROACHMENT**

An revocable encroachment being a part of a 20.00 foot wide public utilities and drainage easement on the North side of Lot 8 in Block 314 of Part St. Lucie Section Two according to the plat thereof as recorded in Plat Book 12 pages 12A through 12D of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Lot 8, thence run S23°06'29"E along the East line of said Lot 8, said East line also being radial to a 2537.28' radius curve concave to the Northwest, a distance of 20.00 feet to a point on the Southerly limit of the aforementioned 20.00 foot wide public utilities and drainage easement, said point being a point on a 2557.28 foot radius curve concave to the Northwest; thence run along in a Southwesterly direction along said 2557.28 foot radius curve through a central angle of 00°13'30" an arc length of 10.04 feet to the Point of Beginning of said revocable encroachment; Thence continue along the arc of said 2557.28 foot radius curve, and along said Southerly limit, through a central angle of 00°56'16" for an arc length of 41.85 feet to a point; then run along a line that is radial to said curve N21°56'47"W a distance of 6.50 feet to a point on the arc of a 2550.78 foot radius curve concave to the Northwest; Thence run Northeasterly along the arc of said 2550.78 foot curve through an arc angle of 00°56'16" for an arc length of 41.71 feet to a point; Thence run S22°52'59"E along a radial line, a distance of 6.50 feet to the Point of Beginning. Containing 271 square feet therein.

SURVEYORS NOTES:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X MAP# 12111C0287 K DATED: 2-19-20.
5. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 8 BLOCK 314 AS BEING S23°06'29"E ACCORDING TO THE PLAT DESCRIBED HEREON.
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT.
8. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PURPOSE OF THIS SURVEY IS POOL CONSTRUCTION. ACCURACY=1 FOOT IN 7,500 FEET OR BETTER.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.



ABBREVIATIONS:

- SET = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"
 - FD = FOUND 5/8 IRON REBAR
 - R/W = RIGHT OF WAY
 - (M) = MEASURED
 - (P) = PLATTED
 - (C) = CALCULATED
 - R = RADIUS OF CURVE
 - L = LENGTH OF CURVE
 - D = DELTA OF CURVE
 - FFE = FINISHED FLOOR ELEVATION
 - OH-OH-OH- = OVERHEAD WIRES
 - X-X-X- = CHAINLINK FENCE
 - = PLASTIC FENCE
 - O-O-O- = WOOD FENCE
 - CONC. = CONCRETE
 - C.P. = CONCRETE PAD
 - Cov. = COVERED
- WATER METER POWER POLE ELECTRIC BOX

REVISION: 3/21/23 - POOL DECK FORMBOARD

481 SE FAITH TERRACE

Atlantic Land Designs
of the Treasure Coast, LB7468
754 NE Jensen Beach Blvd. Jensen Beach, FL 34957
Mailing Address:
P.O. Box 1421 Jensen Beach, FL 34958
ALD5543@gmail.com (772) 398-4290

SCALE: 1"=30'	DATE: 5/11/22
DRAWN: jc	2022-0382
DATE:	REVISIONS
10/10/22	REVOCABLE ENCROACHMENT
10/21/22	ADD PLASTIC SHED

LAST FIELD DATE: 3/21/23

Certified to: VARIAN RESIDENCE APEX PAVERS & POOLS
(772) 419-5151

I hereby certify that the survey shown hereon is true and correct and is based on actual measurements taken in the field.

DocuSigned by:
James Cesiro
A1338D8A59FD4C1...

11M CERTIFIED
CERTIFICATE
PSM 5543

STATE OF
FLORIDA
REGISTERED SURVEYOR & ENGINEER

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

Prepared by and return to:
Marian M. Bechtel
Paralegal
Shayna M. Bechtel, P.L.
3731 NE Pineapple Avenue Suite A
Jensen Beach, FL 34957
772-225-5830
File Number: 20110048
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of December, 2011 between Tara A. Hanson, a single woman whose post office address is 481 SE Faith Terrace, Port St. Lucie, FL 34983 and Terrie Rhodes Hui, a single woman whose post office address is 2757 SW Ann Arbor Road, Port St. Lucie, FL 34953, grantor, and Lisa M. Varian, an unmarried person whose post office address is 23 Pearce Avenue, Eatontown, NJ 07724, 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 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 Saint Lucie County, Florida to-wit

Lot 8, Block 314, PORT ST. LUCIE SECTION TWO, according to the plat thereof as recorded in Plat Book 12, Page 12, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 3420-505-0672-000/0

Subject to taxes for 2012 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, 2011.

DoubleTime®

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:

Shayna Bechtel
Witness Name: Shayna Bechtel

Tara A. Hanson (Seal)
Tara A. Hanson

M. M. Bechtel
Witness Name: Marian M. Bechtel

Terrie Rhodes Hui (Seal)
Terrie Rhodes Hui

Shayna Bechtel
Witness Name: Shayna Bechtel

M. M. Bechtel
Witness Name: Marian M. Bechtel

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 8th day of December, 2011 by Tara A. Hanson, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Marian M. Bechtel
Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this ⁷8th day of December, 2011 by Terrie Rhodes Hui, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Marian M. Bechtel
Notary Public

Printed Name: _____

My Commission Expires: _____

Varian, Lisa

481 SE Faith Ter

VARIANCE

Project: P23-063

Planning and Zoning Board Meeting

Francis Forman, Planner II

May 2, 2023



PROJECT SUMMARY & VARIANCE REQUEST

- A variance to Section 158.217(C) of the City Code to allow for a one and a half (1.5) foot encroachment into the side yard setback for a proposed screen enclosure and pool.

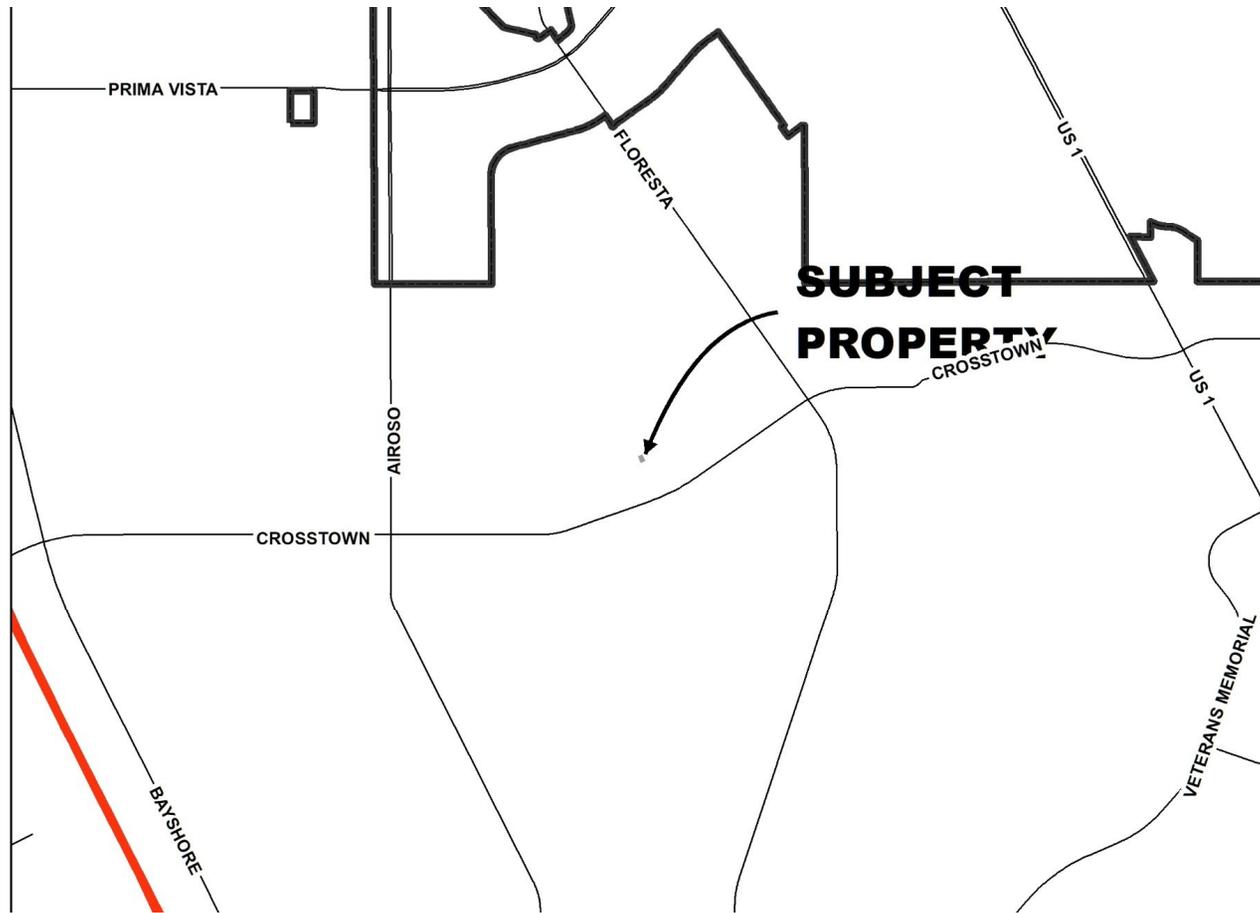


APPLICANT AND OWNER

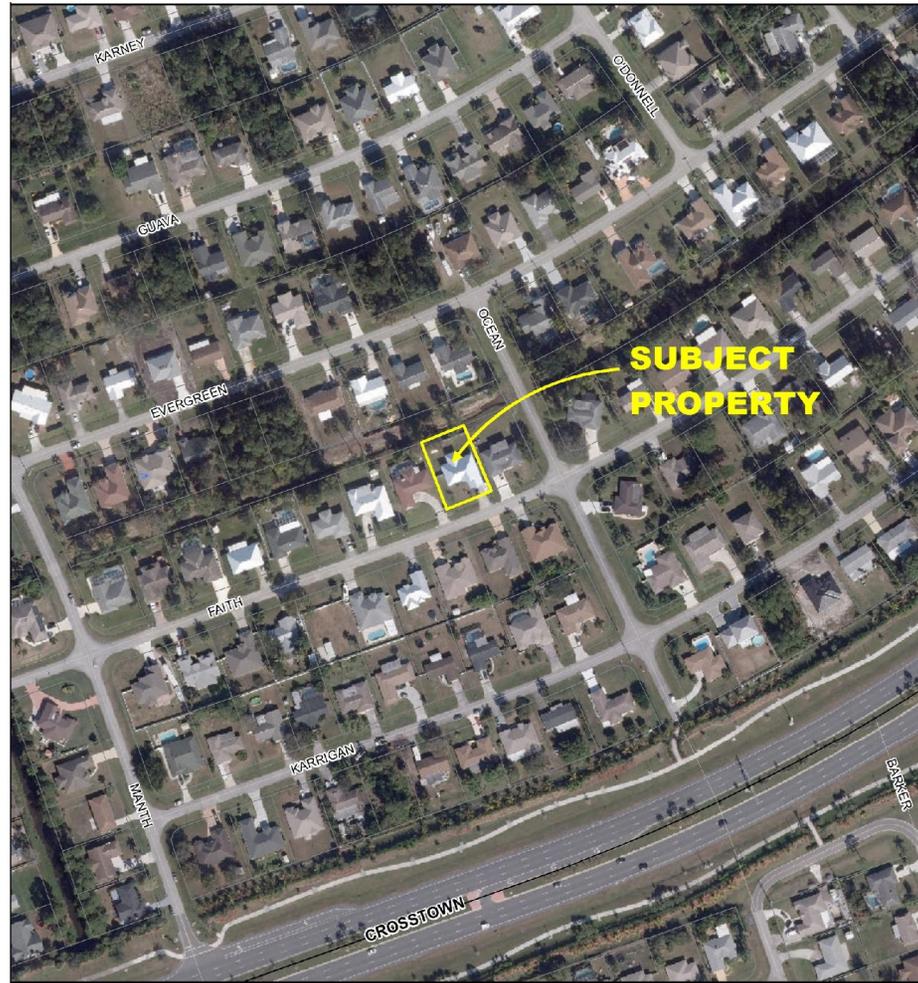
- Owner/Applicant – Lisa Varian
- Applicant's Agent – Lori Moxley, Apex Pavers, Inc.
- Location – North side of SE Faith Terrace and west of SE Ocean Lane
- Existing Use – Single-Family Residence



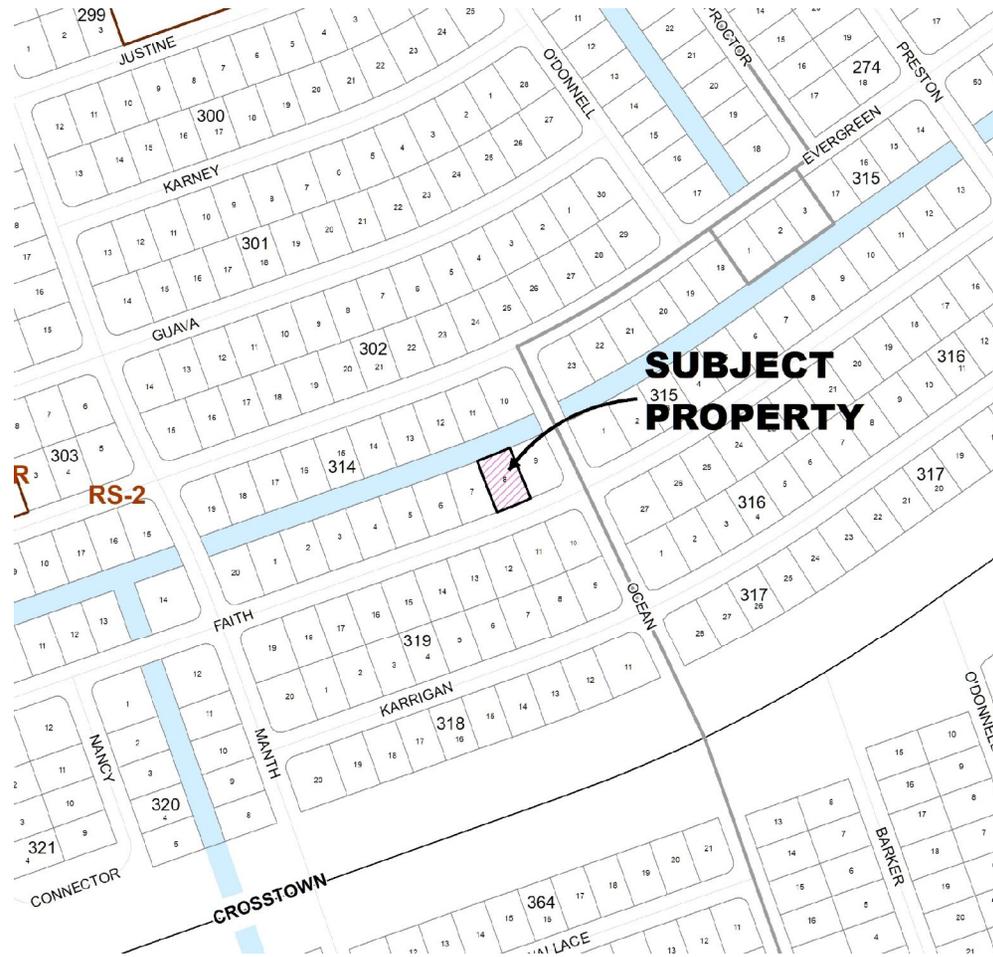
LOCATION



AERIAL MAP



Zoning Map



Staff Findings

- The need for this variance is due to the location of the proposed screen enclosure and pool not meeting the side yard setback requirements of the RS-2 zoning district.
- Section 158.217(C) states that any accessory structure is required to meet the minimum side yard setback of the respective residential zoning district, which is 10 feet for RS-2.
- The variance granted is not the minimum, as the location of the proposed screen enclosure and pool can be relocated to meet the side yard setback requirements.



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table





Agenda Summary

2023-389

Agenda Date: 5/2/2023

Agenda Item No.: 9.a

Placement: New Business

Action Requested: Discussion

Traffic Review Summary

Submitted By: Mary Savage Dunham, Planning Department

Executive Summary: Staff will provide an overview of the traffic review for each type of application.

Presentation Information: Diana Spriggs will provide a brief presentation.

Staff Recommendation: Move that the Board hear the presentation.

Background: Staff is providing an overview of the traffic review for each type of application.

Issues/Analysis: n/a

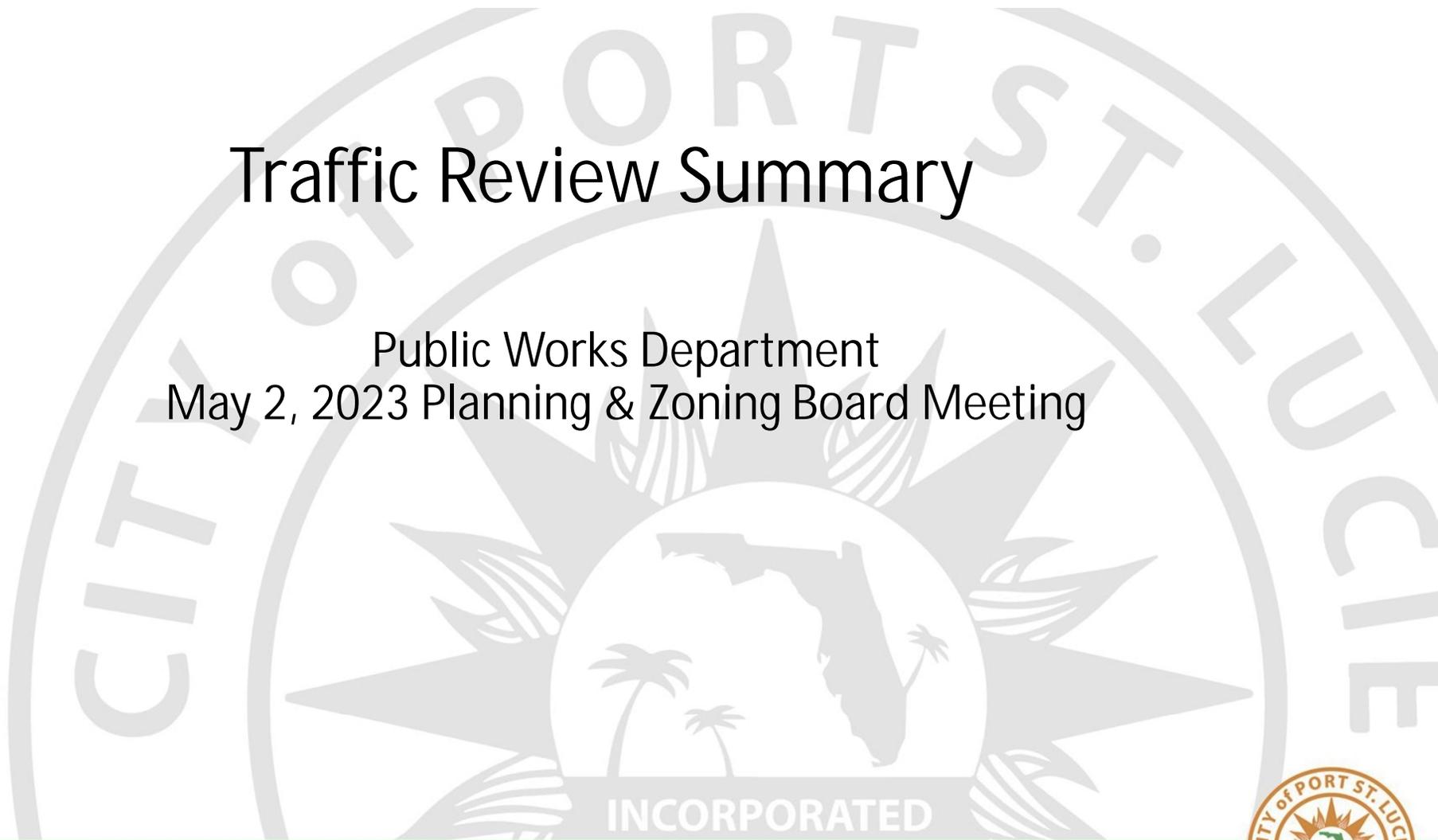
Special Consideration: n/a

Location of Project: n/a

Attachments: 1. Traffic Review Summary

Traffic Review Summary

Public Works Department
May 2, 2023 Planning & Zoning Board Meeting



CityofPSL.com



Comprehensive Plan Amendment or Rezoning

- Review basic traffic statement showing existing worst case development vs. proposed worst case development
- This information may not be exactly what will be developed but worst case traffic trips is analyzed.
- Traffic Statements are based on Institute of Traffic Engineering Trip generation manual that often changes. Actual development could be based on different trips and split into phasing depending on development submitted in the future.



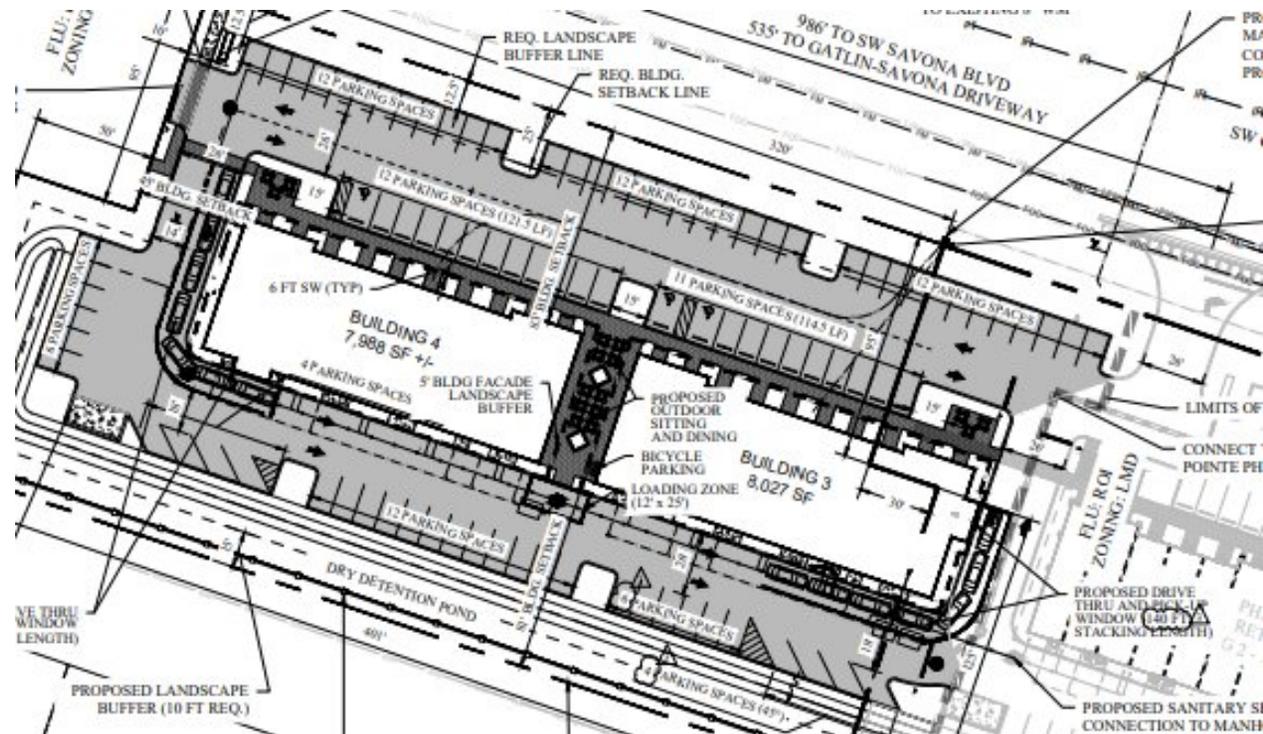
Variance

- Review varies greatly depending on what is being requested.
- City of Port St. Lucie Engineering Standards for Land Development were adopted by City Council in December 2020.
- Engineering Standards, FDOT Design Manuals, and City Code are analyzed to know what the requirements are and then the traffic and safety concerns it will potentially cause based on the request are part of the City's recommendation.



Special Exception Use (SEU)

- Review of traffic analysis for proposed use as well as distribution of traffic trips.
- Drive thru SEU requires a stacking analysis and plan to be reviewed. No stacking should impede the circulation on the site and must not obstruct traffic flow on public roadways. Also a by-pass lane is required.
- Engineering Standards provides minimum stacking but the submitted analysis should provide actual stacking from other similar establishments for verification.



Planned Unit Development (PUD)

- Review of traffic analysis for worst case of proposed development with distribution of traffic trips across driveways.
- Review also includes analysis of surrounding roadways to verify if additional roads or widening of existing roads are needed as well as the need for intersection improvements/signalization.
- Future recommendation going to City Council for thresholds that will require more than one primary driveway for a development to ensure multiple access points.



Site Plan

- Review of traffic analysis for proposed development with distribution of traffic trips across driveways.
- Known uses that could produce a stacking concern requires a stacking analysis to be reviewed (if not reviewed with SEU). No stacking should impede the circulation on the site and must not obstruct traffic flow on public roadways.
- Engineering Standards provides number of traffic trips per driveway and safety concern triggers for left and right turn lanes.
- Offsite improvements may also be required based on the traffic review.



Plat with Construction Plan

- Review of traffic analysis for proposed development with distribution of traffic trips across driveways and surrounding roadways.
 - Engineering Standards provides number of traffic trips per driveway or safety triggers to require turn lanes.
- Submittals from larger master developments are typically sent out to 3rd party traffic consultant for their review/comments.
- Submittals within existing Development of Regional Impact (DRI) already have roadway and appurtenance requirements detailed out. Based on proposed development patterns, DRI may need to be updated.

