



October 6, 2021

VIA: E-MAIL

Mayor Shannon M. Martin and City Manager Russ Blackburn
Port St. Lucie City Hall
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Re: PSL Homes for Heroes Program – Gold Star Family Home at 4602 SW Inagua Street, Port St. Lucie, Florida

Dear Mayor Martin and City Manager Blackburn,

G.L. Signature Homes, LLC, a Florida limited liability company (“GL Homes”), proposes entering into a right of entry and construction agreement (the “Agreement”) with the City of Port St. Lucie, a Florida municipal corporation (the “City”), whereby the City (with proper authorization and approval) will provide GL Homes access to the City-owned vacant/undeveloped lot located at 4602 SW Inagua Street, Port St. Lucie, Florida (PID No.: 3420-660-0847-000-6) (the “Lot”) for the purpose of constructing a single family residence on the Lot (the “Home”). GL Homes proposes to construct the Home substantially in accordance with the floorplan attached hereto, in accordance with all applicable building codes and requirements, and in compliance with the City’s affordable housing criteria. GL Homes will use its best efforts to complete construction of the Home by the target date of Monday, July 4, 2022.

GL Homes will, at its own cost and expense, design and construct the Home, including, without limitation, hire licensed subcontractors for such purpose and carry insurance required by the City, including general liability, auto, worker’s compensation and builder’s risk insurance. The City’s Building Department, and any other appropriate departments and staff, will expeditiously process applications submitted by GL Homes to permit the construction of the Home, including plan review and permitting. In connection with such applications and GL Homes’ construction of the Home, the City will agree to waive and/or use the City’s affordable housing funds (or other City funds) to pay for any and all impact fees, permitting fees, plan review fees and all other fees and/or charges typically collected or charged by the City and its applicable departments in connection with permitting, constructing and obtaining a certificate of occupancy for a newly constructed single family residence, including, without limitation, fees relating to utility, water and/or wastewater system connections, capacity and metering, and GL Homes will not be responsible to pay any such fees or costs.

Upon completion of the construction of the Home, GL Homes will “turnover” the Home to the City. The City will then donate the Lot and the Home, with a limited warranty from GL Homes, to the Gold Star Family the City has already identified to be the recipient of the Home – the Sandburg Family. GL Homes will also assign to the Sandburg Family all manufacturer’s warranties and guarantees received by GL Homes, if any, on any appliances and equipment installed in the Home.

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GL Homes requests: (i) to be named and included in all City marketing and promotional advertising of the Home, (ii) permission to use its participation in the PSL Home for Heroes Program in GL Homes' advertising content, and (iii) permission to erect a 4' x 8' sign on the Lot during construction for the purpose of identifying GL Homes and identifying and recognizing sub-contractors and suppliers involved in the construction of the Home. In addition, GL Homes requests to be included in ground-breaking and turnover ceremonies organized and held by the City.

If approved and accepted by the City, the terms, conditions and agreements set forth in this letter shall be memorialized in the Agreement, which shall be executed by GL Homes and the City prior to the commencement of construction of the Home.

We are extremely excited for the opportunity to be involved in this project and to give back to the Port St. Lucie community, especially to the family of a U.S. military person, Navy Flight Medic Brendon Sandburg, who has made the ultimate sacrifice for our nation. We look forward to working with the City on this project as we continue to collaborate and work in partnership with the City on various community enhancing projects.

Sincerely,

G.L. SIGNATURE HOMES, LLC

A handwritten signature in blue ink, appearing to read 'Ryan Courson', with a long horizontal line extending to the right.

Ryan Courson

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Suite 400, Sunrise, FL 33323
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