City of Port St.Lucie

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

"A City for All Ages"

Meeting Agenda

Tuesday, June 7, 2022

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

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 - May 3, 2022 **2022-476**

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

7.a P21-023, Far 2, LLC @ SLW (Cashmere Residential) - Comprehensive Plan Amendment/Small Scale **2022-482**

Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.
Legal Description: SLW Plat No. 178.
This is a request to change the future land use designation of an approximately 9-acre parcel from General Commercial (CG) to Medium Density Residential (RM).

7.b P22-149 Treasure Coast Victory Children's Home - Comprehensive Plan Amendment/Small Scale **2022-455**

Location: The property is located at 638 SW Biltmore Street, generally west of SW Biltmore Street and north of SW Swan Avenue.
Legal Description: Lots 20, 21 and 22, Block 73, Port St. Lucie Section 27
This is a request to change the future land use designation of a 0.689-acre portion of a property from Commercial General (CG) to a split designation of Light Industrial (LI)/Service Commercial (CS).

7.c P22-158 City of Port St. Lucie - Chapter 55, Sign Code, Section 155.03 - Text Amendment **2022-466**

8. Public Hearing - Quasi-Judicial

8.a P21-022, St. Lucie West Development of Regional Impact (DRI) - Amendment No. 19 **2022-480**

Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.
Legal Description: SLW Plat No. 178.
This is a request to amend Map H, the master development plan, to change the land use of approximately nine (9) acres of land from General Commercial (CG) to Medium Density Residential (RM).

8.b P21-024, Far 2, LLC @ SLW - Planned Unit Development (PUD) Rezoning **2022-474**

Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.
Legal Description: SLW Plat No. 178.
This is a request to rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The proposed amendment includes a PUD development agreement and concept plan proposing a 72-unit townhome development.

8.c P22-001 Riverland/Kennedy DRI Riverland Center MPUD Rezoning **2022-468**

Location: Located on the northwest corner of Community Boulevard and E/W #3 right-of-way (Marshal Parkway)
Legal Description: Portions of Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida
This is a request to rezone 35.7 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD).

8.d P22-036 CSC Properties - Lot 3 @ Prima Vista - Special Exception Use **2022-454**

Location: The property is located north of Prima Vista Boulevard and east of Friar Street.
Legal Description: Section 27, Block 115, Lot 3
This is a request for a special exception to allow 3-bay quick service oil change use (oil lubrication) in the Planned Unit Development (PUD) zoning district. Pursuant to the conditions of the Prima Vista Commercial Center PUD, automotive oil lubrication business requires a special exception to be approved.

8.e P22-047 The Reserve Development of Regional Impact (DRI) - Amendment No. 9 **2022-479**

Location: The property is located west of Interstate 95 and southeast of Glades Cutoff Road.
This is a request to amend the development order for The Reserve DRI to delete 64,264 of general commercial/retail use and replace with 101 additional residential units and 103,005 square feet of office use; extend the termination date until January 27, 2023; and add language regarding use of the conversion matrix.

8.f P22-054 Mason Toscana Master Sign Program **2022-329**

Location: South of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.
Legal Description: Second Replat of Tract E, South Port St. Lucie Unit 15
This is a request to create a Master Sign Program for a project known as Toscana PUD.

8.g P22-099 St Lucie West Properties, LLC - Variance **2022-459**

Location: 1100 SW ST Lucie West Boulevard
Legal Description: St. Lucie West Plat 15- Commercial Sites Phase 1, Parcel 20
This is a request to grant a variance to allow a secondary monument sign along St. Lucie West Boulevard adjacent to the site's driveway access.

8.h P22-131 John M. & Arlene Wangle - Variance **2022-467**

Location: 140 SE Rio Angelica
Legal Description: Tesoro Plat No. 4, Lot 107
This is a request to grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure.

8.i P22-150 Treasure Coast Victory Children's Home - Rezoning **2022-456**

Location: The property is located at 638 and 650 SW Biltmore Street, generally west of Biltmore Street and North of Swan Avenue.
Legal Description: Lots 19-24, Block 73, Port St. Lucie Section 27.
This is a request to change the zoning designation of a 1.377-acre property from Institutional (I) to Warehouse Industrial (WI) for the purpose of providing consistency of the zoning designation with the proposed future land use designation.

9. New Business

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.

"A City for All Ages"

Agenda Summary

2022-476

Agenda Date: 6/7/2022 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - May 3, 2022

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

Executive Summary: May 3, 2022 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: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: May 3, 2022 minutes.

City of Port St.Lucie

Planning and Zoning Board

Meeting Minutes

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

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

Please visit www.cityofpsl.com/tv for new public comment options.

Tuesday, May 3, 2022 **6:00 PM** **Council Chambers, City Hall**

Request to Table 8e

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 May 3, 2022, 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
Peter Previte
Joseph Piechocki
Roberta Briney

Others Present:
Marty Sanders, St. Lucie County School Board
Teresa Lamar-Sarno, Deputy City Manager
Elizabeth Hertz, Deputy City Attorney
Jasmin De Freese, Deputy City Clerk
Daisy Ruiz, Deputy City Clerk

3. Determination of 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 - April 5, 2022 **2022-397**

There being no corrections, Vice Chair Wooten moved to approve the minutes. Secretary Taylor-Moore seconded the motion, which passed unanimously by roll call vote.

(Clerk's Note: The Board heard item 8f at this time.)

6. Consent Agenda

6.a P21-174 Torino Lakes - Third Replat - Preliminary and Final Subdivision Plat with Construction Plans **2022-283**

Mr. Piechocki suggested hearing item 8f first as the majority of the public to be heard were present for this item. (Clerk's Note: Approval of the Consent Agenda was heard after the reading of item 8f.)

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

7. Public Hearings - Non Quasi-Judicial

7.a P22-103 Jennings Road Project - Comprehensive Plan Amendment/Small-scale **2022-392**

Location: The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road.
Legal Description: The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.
This is a request to change the future land use designation of 6.67 acres from Commercial General (CG) and Utility (U) to Service Commercial (CS).

(Clerk's Note: A PowerPoint presentation was shown at this time.) Stephen Mayer, Planner, present to the Board and stated that this project was to change the future land use designations for a total of 6.67 acres from Commercial General (4.646 acres) and Utilities (2.024 acres) to Commercial Service (CS).

Chair Beutel opened the Public Hearing and asked if there was any Public to speak on the item. There being none, Chair Beutel closed the Public Hearing. There being no discussion, Ms. Briney moved to recommend approval of P22-103 Jennings Road Project - Comprehensive Plan Amendment/Small-Scale to the City Council.

Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

7.b P22-125 St. Elizabeth Ann Seton - Comprehensive Plan Amendment/Small-scale **2022-393**

Location: The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue.
Legal Description: Portion of Port St. Lucie Section 42 First Replat -Tract C
This is a request to change the future land use designation of 12.76 acres from Residential Medium Density (RM) to Institutional (I).

(Clerk's Note: A PowerPoint presentation was shown at this time.) Stephen Mayer, Planner, present to the Board and stated that this project was to change the future land use designations for 12.76 acres from Residential Medium Density to Institutional, Private and Public.

Chair Beutel opened the Public Hearing and asked if there was any Public to speak on the item. There being none, Chair Beutel closed the Public Hearing. There being no discussion, Vice Chair Wooten moved to recommend approval of P22-125 St. Elizabeth Ann Seton - Comprehensive Plan Amendment/Small-scale to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

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

8.a P20-177 Torino Parc (St. Matilda, LLC) - PUD Rezoning **2022-389**

Location: This property is located west NW East Torino Parkway, north of NW West Blanton Boulevard, and south of the C-105 canal.
Legal Description: Port St. Lucie Section Forty-Six, First Replat of Tract F.
Request: This PUD (Planned Unit Development) rezoning application proposes to rezone 28.8 acres of property to allow for the development of 263, two-story, townhouse units.

There being no discussion, Mr. Previte moved to table P20-177 Torino Parc (St. Matilda, LLC) - PUD Rezoning to the June 7, 2022, Planning & Zoning Board meeting. Ms. Briney seconded the motion which passed unanimously by roll call vote.

8.b P20-246 City of Port St. Lucie - City Center Master Sign Program Amendment No.2 **2022-315**

Location: Southeast corner of US Highway #1 and Walton Road.

Legal Description: City Center Plat
This is a request to amend to the City Center Master Sign Program to allow additional signage.

Chair Beutel inquired if there was any ex-parte communication, to which the Board responded in the negative. The Deputy City Clerk swore in Planner Daniel Robinson at this time.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Daniel Robinson, 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 project was to update the City Center's signs and make them digital. Jennifer Davis, CRA, stated that the sign designs were tied to the MidFlorida Event Center building and that they anticipated that additional modifications to the Sign Program would be brought forward when they finished their Master Plan.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Ms. Briney moved to recommend approval P20-246 City of Port St. Lucie - City Center Master Sign Program Amendment No.2 to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

8.c P21-281 St. Lucie Lands PUD Amendment No. 4 **2022-383**

Location: South side of the intersection of SE Becker Road and SE Veranda Place
Legal Description: See PUD Document Exhibit H.
This is a request for approval of the fourth (4th) amendment to the St. Lucie Lands PUD.

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.) Laura Dodd, 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 a request for approval of the fourth amendment to the St Lucie Lands PUD including changes such as clarifying anticipated uses, expand the list of acceptable zoning uses to include Institutional uses, and update the summary status of the PUD. Dennis Murphy, Culpepper & Terpening, briefly spoke to the Board about the project.

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 P21-281 St. Lucie Lands PUD Amendment No. 4 to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.d P22-036 CSC Properties, LLC - Lot 3 @ Prima Vista - Special Exception Use **2022-391**

Location: The property is located on the north side of Prima Vista Boulevard and east of Friar Street.

Legal Description: Lot 3, Block 115, Port St. Lucie Section 27

This is a request for a special exception use to allow an automotive oil lubrication business in the Prima Vista Commercial Center Planned Unit Development (PUD) zoning district.

There being no discussion, Mr. Previte moved to table P22-036 CSC Properties, LLC - Lot 3 @ Prima Vista - Special Exception Use to the June 7, 2022, Planning & Zoning Board meeting. Ms. Briney seconded the motion, which passed unanimously by roll call vote.

8.e P22-054 Mason Toscana Master Sign Program **2022-329**

Location: South of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.

Legal Description: Second Replat of Tract E, South Port St. Lucie Unit 15

This is a request to create a Master Sign Program for a project known as Toscana PUD.

There being no discussion, Mr. Previte moved to table P22-054 Mason Toscana Master Sign Program to the June 7, 2022, Planning & Zoning Board meeting. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.f P22-095 Southern Grove 10 - MPUD Rezoning and MPUD Concept Plan **2022-396**

Location: The property is generally located north of Paar Drive, south of Del Webb Tradition, west of SW Village Parkway, and east of conservation and park land.

Legal Description: Parcel 27D, Southern Grove Plat No. 13

The request is to rezone 30.89 acres from St. Lucie County Agriculture (1 dwelling unit per 5 acres) to City of Port St. Lucie MPUD (Master Planned Unit Development).

(Clerk's Note: This item was heard after item 5.)

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bridget Kean, 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 along with emails that were previously sent to the Clerk's Office. She noted that she submitted an updated page 21 to correct an error on the MPUD and asked for any motions to contain this correction. She then presented the item to the Board and stated that the request was to rezone approximately 30.89 acres of a property from St. Lucie County Agricultural 5 (one dwelling unit per five acres) to the zoning designation of City of Port St. Lucie Master Planned Unit Development (MPUD), and that proposed MPUD will provide a residential development, retail/commercial/office space, and a warehouse/self-storage, and would accommodate Tradition Trail.

Mr. Piechocki asked for clarification that the sole issue before the Board was only about the rezoning of the 30.89 acres, to which Ms. Kean responded in the affirmative. Mr. Piechocki asked Ms. Kean to clarify the process for those in attendance, to which Ms. Kean obliged and informed of the process of approval and hearing dates.

(Clerk's Note: A PowerPoint presentation was shown, and a handout was provided at this time.) Steve Garrett, Lucido & Associates, presented to the Board on the application and informed that the Trail had no direct correlation to what was being shown before the Board.

Chair Beutel opened the Public Hearing, and the Deputy City Clerk swore in public that were not previously sworn in. Residents Frank Porter, Andrea Zigelski, Frank Marx, Dan Marra, Jay Webber, Joe Mastro, June (Clerk's Note: Last name was not audible.), and Charles Johnson all spoke in opposition to this project. Mr. Johnson also asked for another public meeting to hold a discussion. Mr. Garrett responded to a few of the residents' concerns and questions and informed that Mattamy Homes did not have an obligation to solve this problem, but that they were willing to continue coming up with options for the residents and continue these conversations. Mr. Piechocki asked what was required to get to this point in terms of communication with the public, to which Ms. Lamar-Sarno replied that all rezoning had a

requirement of signage and notification within 750 ft. Mr. Piechocki asked Mr. Garrett what type of notice and interactions would be done with the community, to which Mr. Garrett replied that the formal process of Site Plan and Development was done through the City and that for Southern Grove the process was the Site Plan Review Committee, and then once comments were addressed, they were scheduled for City Council. He also stated that they would reach out and hold public meetings with the residents, and that they would plan a meeting before this went before the City Council. Ms. Kean advised of the corrections on page 21 of the MPUD, stating that they have to follow the City's requirements for a wall, and she also clarified that the area could not be residential only because it was intended to be mixed-use, unless they changed the development to all residential.

There being no further discussion, Mr. Piechocki moved to recommend approval of P22-095 Southern Grove 10 - MPUD Rezoning and MPUD Concept Plan with the addition of the page 21 revisions to the City Council. Ms. Briney seconded the motion which passed by roll call vote with Ms. Briney, Mr. Piechocki, Chair Beutel, Vice Chair Wooten, and Secretary Taylor-Moore in approval, and Mr. Previte abstaining.

(Clerk's Note: Abstain form 8b was completed and filed by Mr. Previte.)

A break was called at 7:11 p.m., and the meeting resumed at 7:18 p.m.

8.g P22-112 Jennings Road Project - Rezoning **2022-394**

Location: The property is located at 3775 SE Jennings Road, south of Jennings Road and West of Lennard Road.
Legal Description: The West One-Half of Lots 1 and 2, Block 1, Port St. Lucie Section 12, St. Lucie Gardens Subdivision.
This is a request to change the zoning designation of 6.67 acres from Commercial General (CG) and General Use (GU) to Service Commercial (CS).

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.) Stephen Mayer, 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 project was a request for approval of the rezoning of approximately 6.67 acres from General Commercial and General Use to Service Commercial with the proposed project being a self-storage

facility.

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 P22-112 Jennings Road Project – Rezoning to the City Council. Secretary Taylor-Moore seconded the motion which passed unanimously by roll call vote.

8.h P22-126 St. Elizabeth Ann Seton - Rezoning **2022-395**

Location: The property is located at 930 SW Tunis Avenue, generally south of Tunis Avenue, west of Chartwell Street, east of Port St. Lucie Boulevard and North of Rice Avenue.

Legal Description: A portion of Port St. Lucie Section 42 First Replat -Tract C

This is a request to change the zoning designation of 12.76 acres from Residential Medium Density (RM-11) to Institutional (I).

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.) Stephen Mayer, 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 project was a request for approval of the rezoning of approximately 12.76 acres from Residential Medium – 11 units per acre to Institutional with the proposed project being for the existing church and a new parish hall.

Chair Beutel opened the Public Hearing. There being no public to be heard, she closed the Public Hearing. There being no discussion, Ms. Briney moved to recommend approval P22-126 St. Elizabeth Ann Seton – Rezoning to the City Council. Vice Chair Wooten seconded the motion which passed unanimously by roll call vote.

9. New Business

Mr. Piechocki gave an overview of the April Site Plan meetings.

Mr. Piechocki asked for an update on the Cotleur/Allied Chemical Tire Recycling debate, to which Ms. Lamar-Sarno replied that the last time she spoke with Mr. Sorrow, he informed that he would set a meeting soon.

Mr. Piechocki asked for an update on the candidate selection process, to which Ms. Lamar-Sarno replied that the City Council held the first Public Hearing and that the

second Public Hearing was set for May 9, 2022. She stated that if it was approved, she would create a memo to the Mayor for her recommendations, which would then be placed on a future Agenda for Council discussion. Chair Beutel expressed that she was disappointed in this process and stated that Councilwoman Morgan advised that she would set up a meeting with her before the City Council meeting, but it had not occurred. Chair Beutel asked if there had ever been someone recommended by the Planning & Zoning Board that had not been appointed by City Council, to which Ms. Lamar-Sarno replied that she could not speak to that. Chair Beutel amended the question to reflect it being within Ms. Lamar-Sarno's history, to which Ms. Lamar-Sarno replied that she did not recall. Chair Beutel then asked the same question to Attorney Hertz, who replied that she did not know. Chair Beutel stated in her history with the Board, that there had not been one recommended member that was not appointed.

Chair Beutel stated that during a City Council meeting, the Councilmembers stated that they wanted to align all of the boards and asked how the Contractor's Examining Board found their process to make their selections, to which Mr. Previte replied that there was an interview process, then a selection process, then the Board recommended the appointees to the City Council. Chair Beutel asked why there were still many differences amongst all of the City's boards if Council was planning to align them all and asked why the Planning & Zoning Board was singled out. Mr. Piechocki then spoke on his feelings for the situation and the election process, stating that he thought there needed to be an update on the way that the Planning & Zoning Board was comprised and selected, and that they should work with the Council and Ms. Lamar-Sarno.

10. Old Business

There was nothing to be heard under this item.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 8:07 p.m.

_____

Carol Taylor-Moore, Secretary

_____

Jasmin De Freese, Deputy City Clerk

"A City for All Ages"

Agenda Summary

2022-482

Agenda Date: 6/7/2022 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P21-023, Far 2, LLC @ SLW (Cashmere Residential) - Comprehensive Plan Amendment/Small Scale

Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.

Legal Description: SLW Plat No. 178.

This is a request to change the future land use designation of an approximately 9-acre parcel from General Commercial (CG) to Medium Density Residential (RM).

Submitted By: Laura H. Dodd, AICP

Executive Summary: This is a request to change the future land use designation of an approximately 9-acre parcel from General Commercial (CG) to Medium Density Residential (RM).

Presentation Information: Staff may provide a brief presentation.

Staff Recommendation: Move that the Board approve the request.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the request.
2. Move that the Board not approve and provide staff direction.

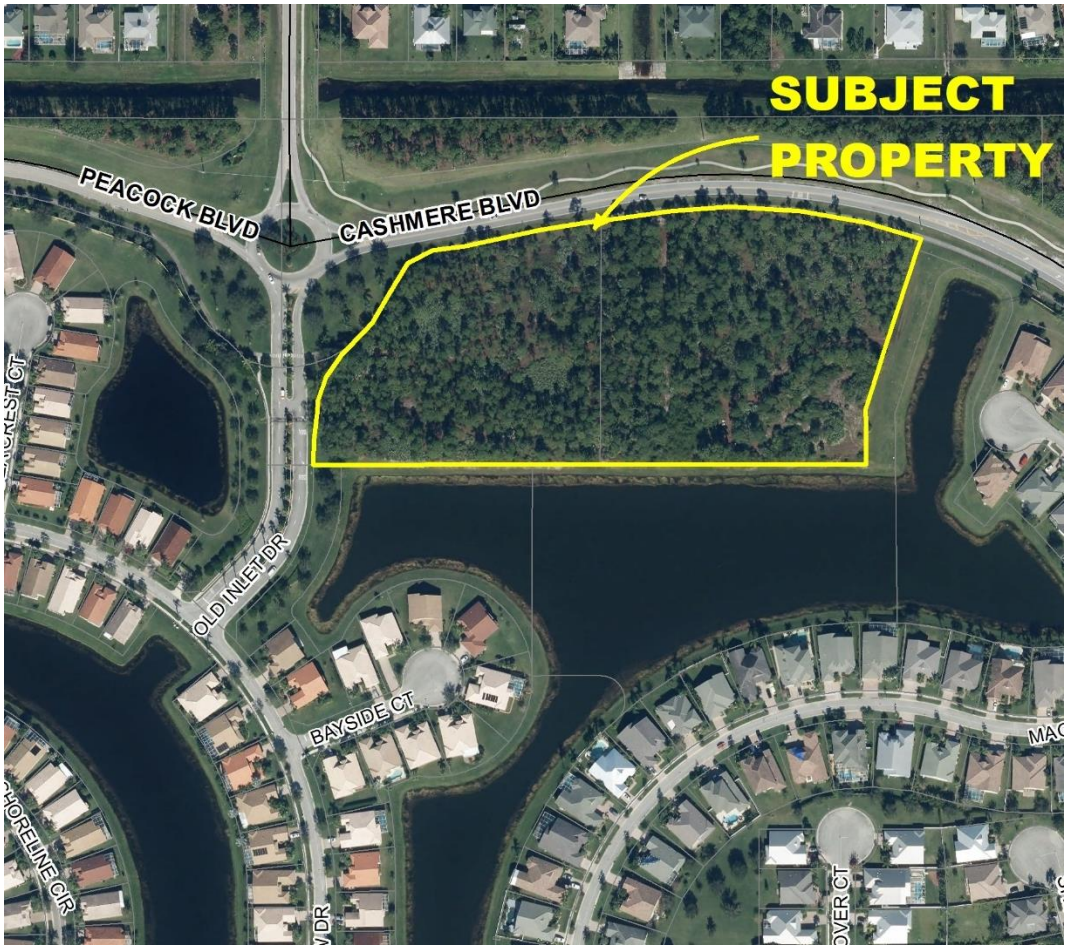
Issues/Analysis: See staff report.

Special Consideration: n/a

Location of Project: Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.

Attachments: 1. Comprehensive Plan Map Amendment Exhibits 2. Applicant Justification Memo 3. Public Works Memo 4. Staff Report 5. Staff Presentation

St. Lucie West – FAR 2, LLC (Cashmere Townhomes)
Small-Scale Comprehensive Plan Amendment
P21-023



SUMMARY

Applicant's Request:	General Commercial (CG) to Medium Density Residential (RM)
Applicant:	Michael Sanchez, Managed Land Entitlements
Property Owner:	FAR 2, LLC
Location:	At the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.
Project Planner:	Laura H. Dodd, AICP

Project Description

The vacant +/- 9-acre parcel currently has a future land use designation of CG (General Commercial). Through this application, the applicant is requesting a future land use designation of RM (Medium Density Residential) for the purpose of providing for a future 72-home townhouse development.

Public Notice Requirements

Public notice was sent to owners within 750 feet and the file was included in the ad for the June 7, 2022, Planning & Zoning Board.

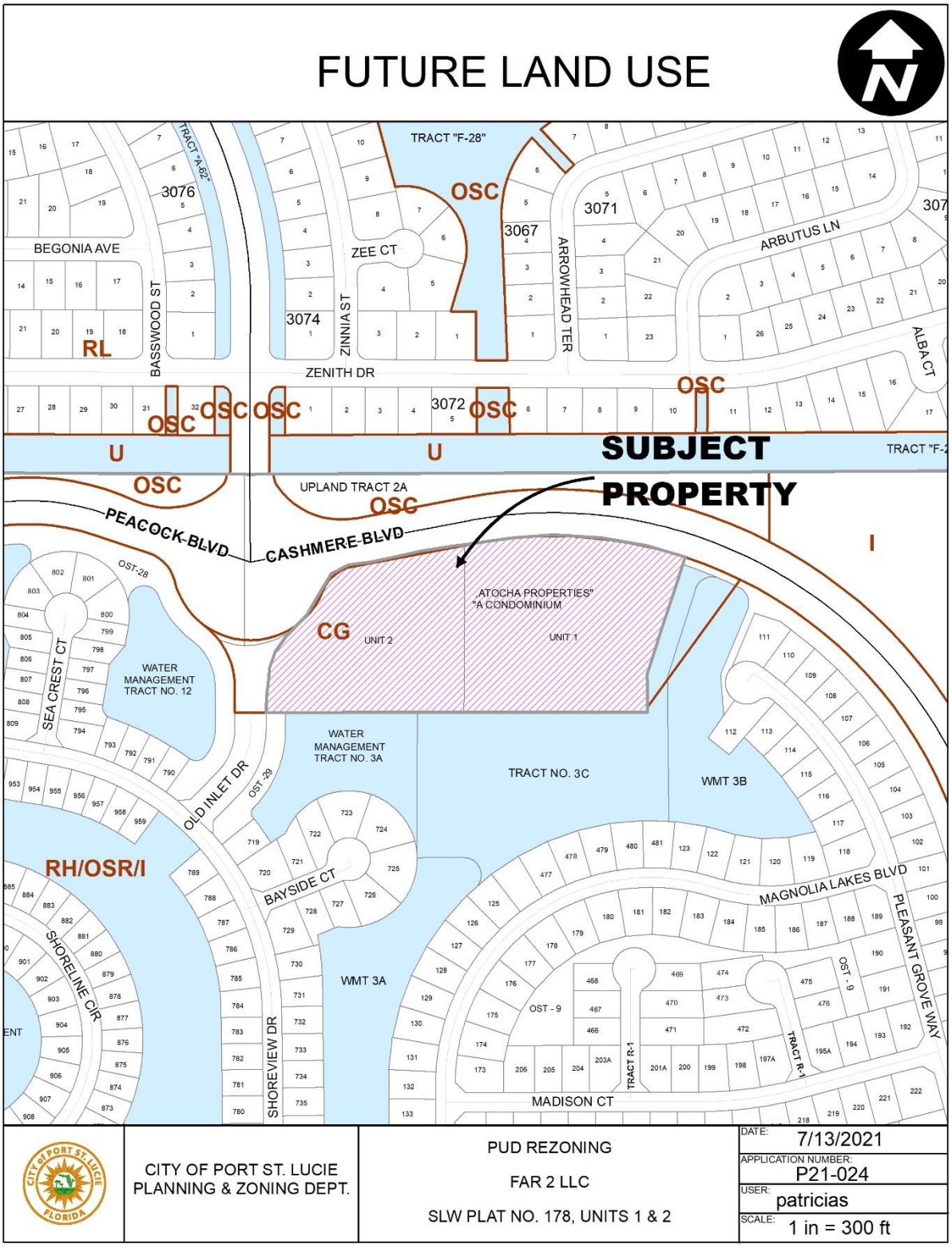
Location and Site Information

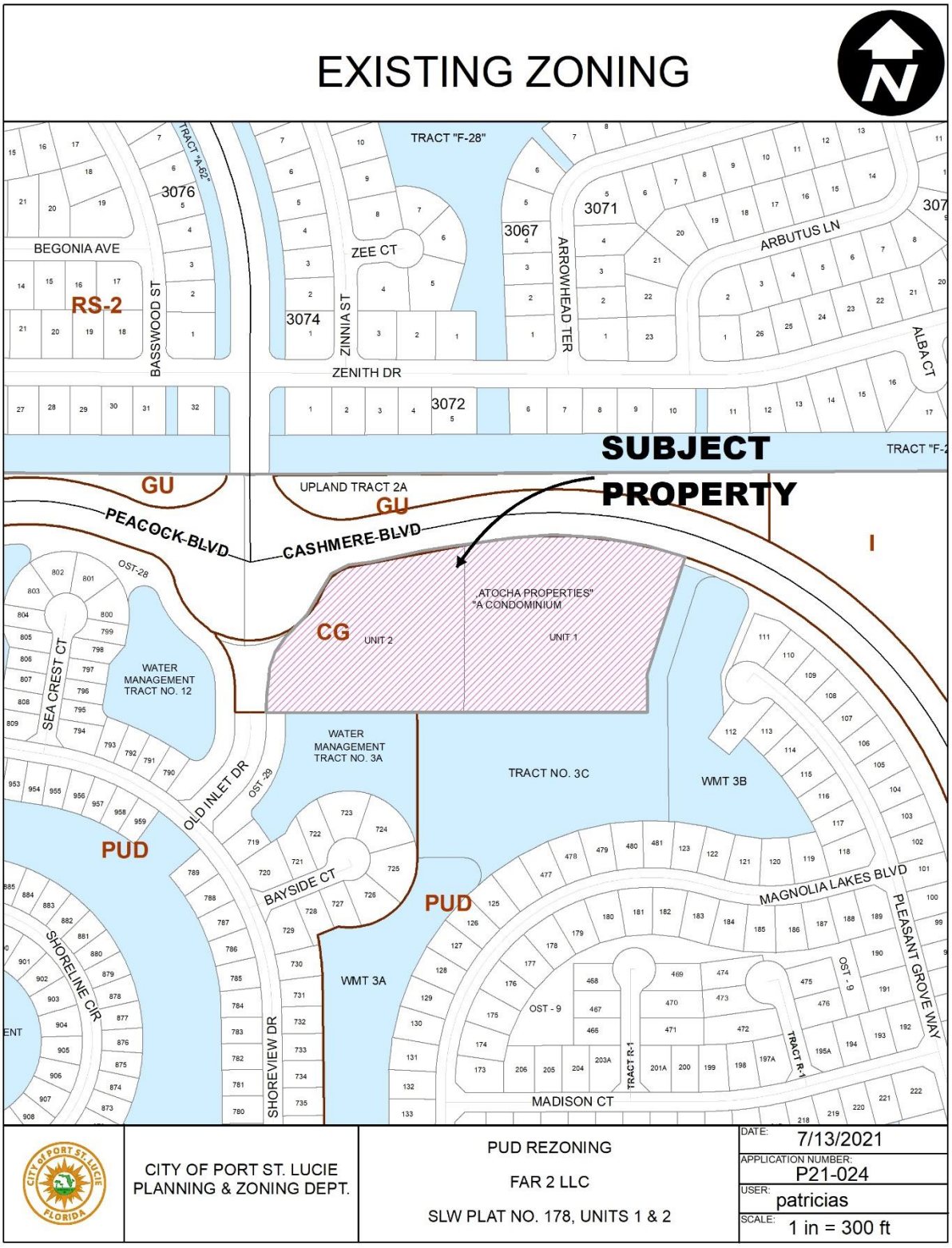
Parcel Number:	3419-576-0001-000-2 and 3419-576-0002-000-9
Property Size:	+/- 9-acres (395,960 square feet)
Legal Description:	SLW Plat No. 178.
Future Land Use:	CG (General Commercial)
Existing Zoning:	CG (General Commercial)
Existing Use:	Vacant
Requested Future Land:	RM (Medium Density Residential)
Requested Zoning:	PUD (Planned Unit Development)
Proposed Use:	Townhomes

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR

RL- Residential Low Density; RH – Residential High Density; OSR – Open Space Recreation; I – Institutional; RS-2 – Single Family Residential; PUD- Planned Unit Development


FUTURE LAND USE
TRACT "F-28"
OSC
3076
3071
3067
3074
3072
BEGONIA AVE
ZEE CT
ARBUTUS LN
ZENITH DR
BASSWOOD ST
ZINNIA ST
ARROWHEAD TER
ALBA CT
RL
U
SUBJECT PROPERTY
UPLAND TRACT 2A
PEACOCK BLVD
CASHMERE BLVD
CG
UNIT 2
UNIT 1
ATOCHA PROPERTIES" "A CONDOMINIUM
WATER MANAGEMENT TRACT NO. 12
WATER MANAGEMENT TRACT NO. 3A
TRACT NO. 3C
WMT 3B
WMT 3A
SEA CREST CT
OLD INLET DR
BAYSIDE CT
SHORELINE CIR
SHOREVIEW DR
MAGNOLIA LAKES BLVD
PLEASANT GROVE WAY
MADISON CT
OST-28
OST-29
OST - 9
TRACT R-1
RH/OSR/I
CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.
PUD REZONING
FAR 2 LLC
SLW PLAT NO. 178, UNITS 1 & 2
DATE: 7/13/2021
APPLICATION NUMBER: P21-024
USER: patricias
SCALE: 1 in = 300 ft


EXISTING ZONING
N
TRACT "F-28"
TRACT "A-82"
3076
3071
3067
3074
3072
BEGONIA AVE
ZEE CT
ARBUTUS LN
ARROWHEAD TER
BASSWOOD ST
ZINNIA ST
ZENITH DR
ALBA CT
RS-2
SUBJECT PROPERTY
TRACT "F-2
GU
UPLAND TRACT 2A
GU
PEACOCK BLVD
CASHMERE BLVD
I
OST-28
ATOCHA PROPERTIES" "A CONDOMINIUM
CG
UNIT 2
UNIT 1
SEA CREST CT
WATER MANAGEMENT TRACT NO. 12
WATER MANAGEMENT TRACT NO. 3A
TRACT NO. 3C
WMT 3B
OLD INLET DR
OST-29
PUD
BAYSIDE CT
PUD
MAGNOLIA LAKES BLVD
PLEASANT GROVE WAY
SHORELINE CIR
WMT 3A
OST - 9
SHOREVIEW DR
TRACT R-1
MADISON CT
CITY of PORT ST. LUCIE FLORIDA
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.
PUD REZONING
FAR 2 LLC
SLW PLAT NO. 178, UNITS 1 & 2
DATE: 7/13/2021
APPLICATION NUMBER: P21-024
USER: patricias
SCALE: 1 in = 300 ft

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Justification: The small-scale future land use amendment is proposed to allow for a future townhome development.

Land Use Consistency (Objective 1.1.4): This application is consistent with Objective 1.1.4 states that future development and redevelopment should be directed to appropriate areas and that the 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; the desired community character; and to ensure availability of land for future demand and utility facilities.

Staff Analysis: The proposed future land use map amendment is consistent with the comprehensive plan objective to provide for compact development, adjacent to commercial development nodes, schools, and parks and recreation amenities.

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: St. Lucie West Services District (SLWSD) will be the service provider for the subject parcel. The proposed change will decrease water or wastewater demand as indicated below. Wastewater equates to 85% of the potable water LOS, Policy 4.A.1.1.5.

Water and Wastewater Calculations by Land Use					
Land Use	Maximum Coverage (intensity)	Potable Water Rate (gpd/1,000 sf)	Projected Water (gpd)	Wastewater Rate (gpd/1000 sf)	Projected Wastewater (gpd)
Existing CG	222,675 sf*	125 (gpd/1,000 sf)	**27,834**	106 (gpd/1,000 sf)	**23,603**
Proposed RM	72 Townhome Units	125	**12,600****	N/A	**12,600****
Difference			**-15,234**		**-11,003**

*Note: The 222,675 SF figure above reflects the remaining unbuilt commercial entitlements available within the DRI provided by City staff. Notwithstanding the DRI entitlements, the CG future land use designation allows for 40% lot coverage and 35' in height, and 75' feet in height with a PUD of greater than five (5) acres with demonstration of compatibility with surrounding uses. At 40% lot coverage and 35' in height (assuming three stories), the maximum development potential would be 475,152 SF.
**Note: The 12,600 gpd figure is taken from the Water and Wastewater Capacity Fee Worksheet provided by SLWSD specifically for this project on 02/07/22, a copy of which is included with this submittal files.

Transportation: This 9.09-acre (395.897.31 sf) parcel is located within the St. Lucie West Development of Regional Impact (DRI). The existing Future Land Use designation for the site is Commercial General (CG), and it is requested to change this Future Land Use designation to Medium-Density Residential (RM).

To determine the net change in trip potential due to the requested Future Land Use Map change for the 9.09-acre site, the theoretical maximum intensities for the existing designation, remaining commercial entitlement, and proposed designations were identified and are summarized below.

Scenario	FLU Designation	Size (acres)	Max Development Intensity	Total Maximum Intensity
Existing FLU	Commercial General (CG)	9.09	40% Lot Coverage & 3 Story Height	475,152 sf
Remaining DRI Entitlement	Commercial General (CG)	9.09	Based on DRI Entitlements and Development to Date	222,675 sf
Previously Approved Site Plan	Commercial General (CG)	9.09	Based upon prior site plan approvals.	107,922 sf
Proposed FLU	Medium-Density Residential (RM)	9.09	11 DU/acre	99 DU

Existing FLU: Commercial General (CG)

Under the existing Commercial General (CG) Future Land Use designation, commercial retail use is the permitted use. Using information provided by the Future Land Use Plan for the City of Port St. Lucie, it was noted that the maximum permitted commercial intensity is 40% lot coverage with the potential to build three stories in height. Therefore, a maximum intensity of 475,152 sf of general commercial is assumed to be allowed under the existing Future Land Use designation.

Remaining DRI Entitlement: Commercial General (CG)

The amendment site is located within the St. Lucie West DRI. Based upon information available, approximately 222,675 square feet of unbuilt commercial entitlements are available within the DRI. Therefore, this represents the maximum that could be built on site within the current DRI entitlements. It should be noted that this calculation is a limitation of intensity, without necessity for incorporation of the conversion matrix.

Proposed FLU: Medium-Density Residential (RM)

Under the proposed Medium-Density Residential (RM) Future Land Use designation, residential development is the permitted use. Using the thresholds contained in Policy 1.1.4.10 in the Future Land Use Element of the City of Port St. Lucie Comprehensive Plan, it was noted that a maximum residential density of 11 DU/acre is permitted within the RM FLU designation. Therefore, a maximum total of 99 DU would be allowed under the proposed Future Land Use designation.

Traffic Impact Comparison Analysis

The actual transportation impacts shall be based upon the maximum development impacts permissible under current entitlement and proposed conditions. Those impacts are identified below.

SHOPPING CENTER (820)
SINGLE FAMILY ATTACHED (215)
(AVERAGE RATES UTILIZED)

	AVERAGE RATE	PROJECT S.F. DWELLING UNITS	TRIPS
WEEKDAY DAILY TRIPS:			
SHOPPING CENTER (820)	37.01/1,000 S.F.	222,675 S.F.	= 7,707
SINGLE FAMILY ATTACHED (215)	7.2/DU	99 DU	= 704
TOTAL TRIPS			**= -7,003**

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time there are adequate lands available to meet the required level of service.

Stormwater: The project will be required to provide paving and drainage plans that are in compliance with adopted level of service standards.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available to accommodate this project.

Public School Concurrency Analysis: As noted in the email from the St. Lucie County School District dated January 4, 2021, included within the application submittal, the School District has confirmed that the Project will not cause an impact to the school capacity in the area.

Environmental: The Property is general comprised of native upland habitat. In order to provide for a viable project and since the Property does not abut any other native upland areas, the Applicant is proposing to mitigate for the native upland preservation requirements as per Section 157.06(E) of the City's Zoning and Land Development Regulations.

An Environmental Site Assessment was recently performed on the Property by Ecological Consulting of Florida, the results of which are summarized in the Environmental Assessment Report dated May 9, 2021, included within the Applicant's submittal. The report found that (1) the Property exhibits natural wooded areas; (2) no wetlands or surface waters were observed; (3) habitat for gopher tortoises was identified, but no burrows were present; and (4) no evidence of other listed species were observed on site. Any listed species found as part of an updated environmental site assessment prior to construction will be relocated in accordance with all federal, state and local regulations including permitting.

Flood Zone: The flood map for the selected area is number 12111C0260J and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: The subject property is located approximately 2.5 miles from St. Lucie County Fire District Station 14 at 300 NW California Boulevard, which will be the responding fire station. The 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 6-10 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	***Y***
Accommodate projected population or economic growth	***Y***
Diversify the housing choices	***Y***
Enhance or impede provision of services at adopted LOS Standards	***N***
Compatibility with abutting and nearby land uses	***Y***
Enhance or degrade environmental resources	***N***
Job creation within the targeted industry list	***N***

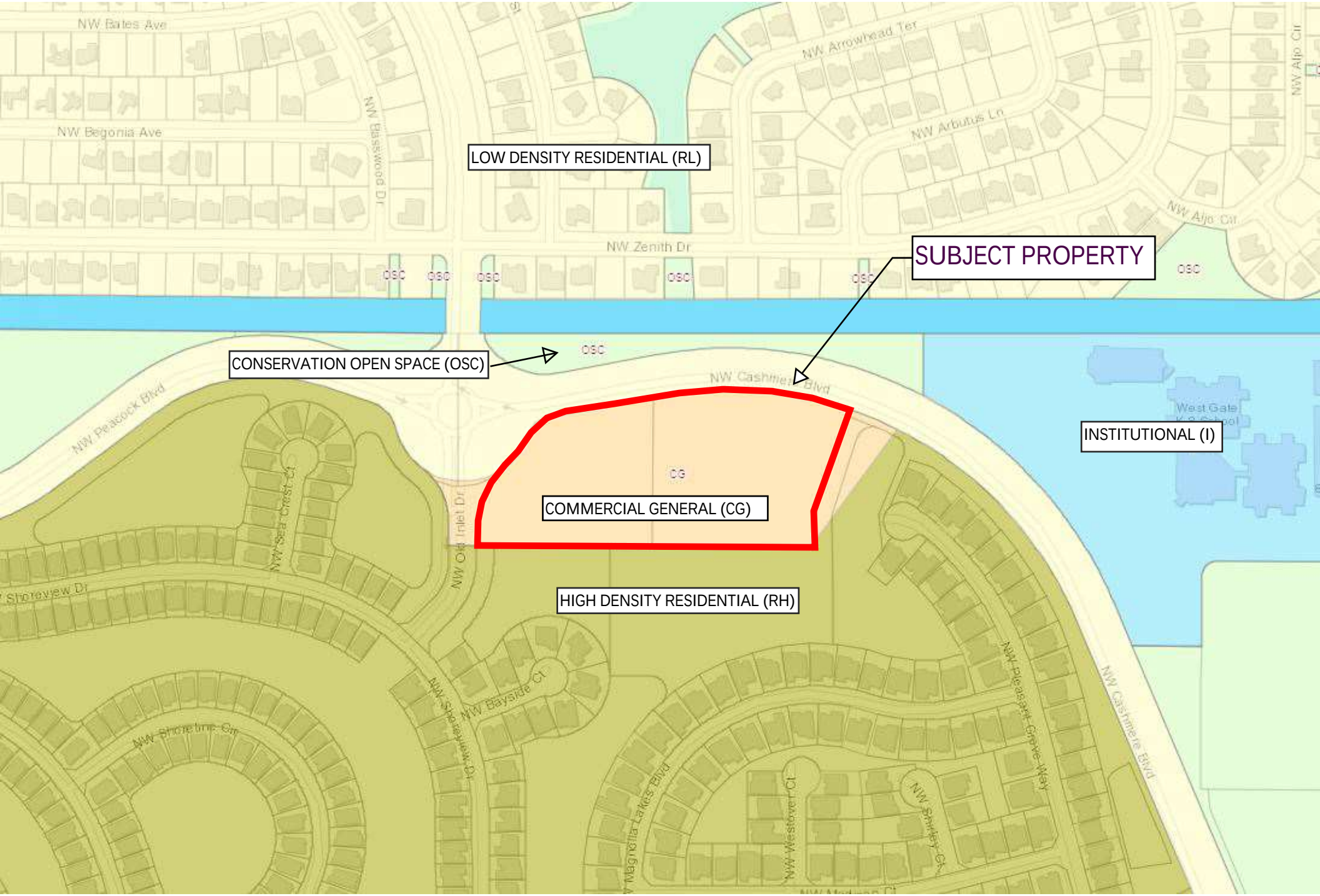
RELATED PROJECTS

P21-022. SLW FAR 2, LLC DRI Amendment
P21-024. SLW PUD Rezoning

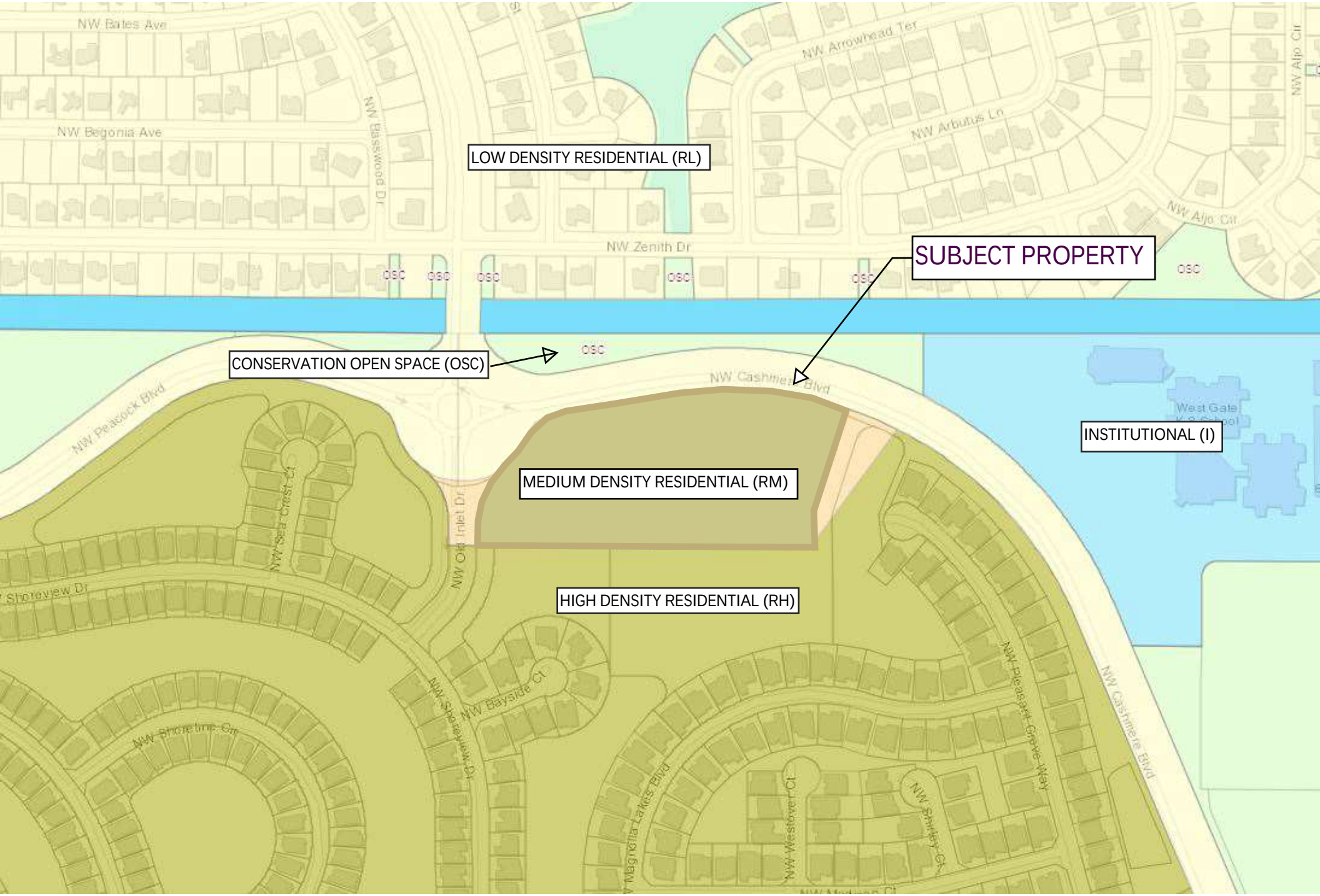
STAFF RECOMMENDATION

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

FUTURE LAND USE MAP (EXISTING)



FUTURE LAND USE MAP (PROPOSED)



CASHMERE TOWNHOMES

CITY OF PORT ST. LUCIE

DRI AMENDMENT (P21-022)/FLU AMENDMENT (P21-023)/PLANNED UNIT DEVELOPMENT (P21-024)

PROJECT NARRATIVE/JUSTIFICATION STATEMENT

REVISED FEBRUARY 12, 2022

REQUEST SUMMARY

FAR 2, LLC (the "Applicant") is respectfully requesting approval from the City of Port St. Lucie (the "City") of (1) an Amendment to Map H of the St. Lucie West Development of Regional Impact (the "DRI") and a Future Land Use Map Amendment to change the land use designation of a 9.09-acre property located at the southeast corner of the intersection of NW Cashmere Boulevard and Old Inlet Drive (the "Property") from Commercial General (CG) to Residential Medium (RM); and (2) a rezoning from the General Commercial (CG) zoning district to a Planned Unit Development (the "PUD"). Said requests are proposed in order to allow for the development of a 72-unit townhome project (the "Project") of the Property.

The subject applications are being presented to the City in accordance with the Future Land Use Map Amendment and PUD Zoning District Standards and Application requirements contained in the City's Comprehensive Plan and Zoning Code.

PROJECT INFORMATION AND BACKGROUND

The Property is located within the DRI which consists of approximately 4,614 acres on the north and south sides of St. Lucie West Boulevard on the east side of Interstate 95. The DRI was originally approved by the City in April of 1989 by way of Resolution 89-R18. The DRI approval has been amended several times since the original approval.

The Property is vacant and has never been developed. In February of 2007, the City approved a site plan consisting of a mixed-use commercial project comprising approximately 70,806 square feet of office space and 37,116 square feet of retail space (107,922 total square feet of commercial space) in five (5) buildings ranging from two (2) to three (3) buildings. Said approval was amended in August of 2007 to address phasing, buffering and conditions. The approved commercial project was never constructed; however, the existing land use and zoning designations would allow a similar commercial project "by-right" on the Property.

JANUARY 2021 APPLICATIONS

The pending subject applications were originally submitted to the City in January of 2021 and included a proposed Residential High (RH) DRI/Future Land Use Map designation and a request for conceptual approval of

a 136 multifamily rental apartment project with six (6), three (3) story buildings. Since the initial submittal, the Applicant has met with the adjacent residents on multiple occasions regarding the previously proposed project who voiced concerns regarding (1) the "rental apartment" nature of the project; (2) the proposed density; and (3) the proposed three-story buildings. In an effort to be a good neighbor and appease the concerns of the residents, the Applicant has modified the development program for the Project to include (1) fee simple townhome units; (2) a reduction in the number of units proposed to 72; and (3) a reduction in the building height to two-story. The proposed DRI Map/Future Land Use Map designation has also been changed from Residential High (RH) to Residential Medium (RM).

ADJACENT PROPERTIES

Details regarding the land use, zoning and existing uses of the properties adjacent to the Property are noted below:

	Current Zoning	Current FLU	Existing Uses
North	General Use (GU); Single Family Residential (RS-2)	RL	Open space; single-family residential
South	Planned Unit Development (PUD)	RH	Single family development
East	Planned Unit Development (PUD)	RH	Single family development
West	Planned Unit Development (PUD)	RH	Single family development

DEED

The Amendment to Deed recorded in Official Records Book 4094, Page 2217 of the Public Records of St. Lucie County entered into between the Master Developer of the DRI, St. Lucie West Development Corp., and the Applicant, a copy of which is provided with this submittal, establishes that the Property may be improved with up to 275,000 square feet of general commercial use or up to 250 assisted living units or residential units.

DRI AMENDMENT/FUTURE LAND USE MAP AMENDMENT

The Applicant proposes to change the land use designation for the Property established by Map H of the DRI Development Order from Commercial General (CG) to Residential Medium (RM). The Property is surrounded on all sides by single family residential development but is buffered by the residential lots by open space or arterial roads on all sides.

The Applicant believes that a commercial development similar to that which was previously approved would have a negative effect on the adjacent single family uses and could be a challenge to make successful given its location. The Applicant believes that the most appropriate use of the Property is a townhome project which would enhance the mix of residential unit types within the DRI, maintain compatibility with the adjacent single family residential uses and provide for an orderly and logical development of a parcel along a two-lane arterial road.

In order to facilitate the requested land use change, an amendment to Map H of the DRI is required together with a Future Land Use Map Amendment.

Maps depicting the existing and proposed future land use designations are provided with this submittal.

Compliance with the City's requirements for Future Land Use Map Amendments is provided below:

1. Land Use Plan: Maps depicting the existing and proposed future land use designations of the Property as well as land use designations of the existing surrounding properties are provided with this submittal.

2. Natural Features of the Environment: The Property is general comprised of native upland habitat. In order to provide for a viable project and since the Property does not abut any other native upland areas, the Applicant is proposing to mitigate for the native upland preservation requirements as per Section 157.06(E) of the City's Zoning and Land Development Regulations.

   An Environmental Site Assessment was recently performed on the Property by Ecological Consulting of Florida, the results of which are summarized in the Environmental Assessment Report dated May 9, 2021 included with this submittal. The report found that (1) the Property exhibits natural wooded areas; (2) no wetlands or surface waters were observed; (3) habitat for gopher tortoises was identified, but no burrows were present; and (4) no evidence of other listed species were observed on site. Any listed species found as part of an updated environmental site assessment prior to construction will be relocated in accordance with all federal, state and local regulations including permitting.

3. Public Improvements

   a. Traffic: The Applicant understands that the City recently approved the use of the trip conversion matrix for the DRI noted below. The Applicant also understands that there are approximately 222,675 square feet of available, unbuilt commercial entitlements within the DRI. The Applicant is requesting to utilize the trip conversion matrix below, utilize 11,465 square feet of the available/unbuilt commercial entitlements remaining within the DRI and convert said commercial square footage to 72 townhome units as calculated below:

      11,465 SF of commercial x 6.28 multifamily residential units/1,000 SF of commercial retail = 72 multifamily units.

(The remainder of this page was intentionally left blank.)

St. Lucie West DRI - Trip Conversion Matrix

Total Buildout PM Peak Hour
ITE Trip Generation, 10th Ed

To			Single Family Residential Unit	Multi-family Residential Unit	Hotel	1000 sqft Office	1000 sqft Commercial Retail	1000 sqft Industrial	Movie Theater Seats	RV Park Units
	ITE Code	PM New Trip Rate								
From			1	0.67	0.61	1.42	4.21	0.83	0.36	0.49
Single Family Residential Unit	210	1	1	1.49	1.64	0.70	0.24	1.20	2.78	2.04
Multi-family Residential Unit	220	0.67	0.67	1	1.10	0.47	0.16	0.81	1.86	1.37
Hotel	310	0.61	0.61	0.91	1	0.43	0.14	0.73	1.69	1.24
1000 sqft Office	710	1.42	1.42	2.12	2.33	1	0.34	1.71	3.94	2.90
1000 sqft Commercial Retail	820	4.21	4.21	6.28	6.90	2.96	1	5.07	11.69	8.59
1000 sqft Industrial	110	0.83	0.83	1.24	1.36	0.58	0.20	1	2.31	1.69
Movie Theater Seats	444	0.36	0.36	0.54	0.59	0.25	0.09	0.43	1	0.73
RV Park Units	240	0.49	0.49	0.73	0.80	0.35	0.12	0.59	1.36	1

Example: 5 Single Family Units -> Industrial Sqft

Conversion Unit 1.20

5 SF Unit x 1.20 = 6 6 x 1000 SQFT Industrial = 6,000 SQFT Industrial Space

Trips

Land Use	DO*	Minimum	Maximum
Single Family Residential Unit	7,523	5642	9404
Hotel	800	600	1000
1000 sqft Office	1293	970	1616
1000 sqft Commercial Retail	2125	1594	2657
1000 sqft Industrial	2500	1875	3124
Movie Theater Seats	3218	2414	4023
RV Park Units	525	394	656

* Amounts are referenced to Exhibit E(Approved Development) from the St. Lucie West DRI

It should be noted that the 11,465 square feet of commercial entitlement being utilized for the conversion to 72 townhome units is 96,457 less square feet than the 107,922 square foot commercial development noted above approved in 2007.

Included with this submittal are the following reports prepared by Kimley-Horn and Associates, Inc., related to the traffic impacts of the proposed amendments. A summary of the findings of the reports is also included below in ***bold italics*** typeface:

- Land Use Plan Map Amendment – Traffic Evaluation: ***The requested Future Land Use Plan Amendment change from CG to RM results in a net <u>decrease</u> in the maximum trip generation potential of 11,354 daily trips, 227 AM peak hour trips, and 1,089 PM peak hour trips for the 9.09-acre Property. Therefore, this proposed change in future land use plan designation does not generate any potential new adverse impacts on the surrounding network in comparison to the existing designation.***
- DRI Land Use Trade-Off Evaluation: ***11,465 square feet of the total previously approved 107,922 SF of commercial retail use can be traded-off to develop 72 townhome dwelling units on the subject site. This results in a "trip neutral" tradeoff in the vested entitlements for the DRI, with a surplus of 96,457 SF of commercial retail use left over.***

Based on the information provided above, confirmation of transportation concurrency compliance within the DRI has been provided, and the use of the newly adopted conversion matrix maintains the entitlements originally approved within the DRI without any increase thereto.

b. Utilities: The St. Lucie West Services District (SLWSD) will be the service provider for the subject parcel. SLWSD has provided a letter confirming that there is enough capacity at both SLWSD's water and wastewater plants to service the proposed Project. A developer's agreement with the SLWSD that is consistent with the adopted level of service will be finalized prior the issuance of a building permit. Additionally, a comparison of the water and wastewater demands of the maximum development permitted under the existing and proposed future land use designations is provided below:

Water and Wastewater Calculations by Land Use					
Land Use	Maximum Coverage (intensity)	Potable Water Rate	Projected Water (gpd)	Wastewater Rate	Projected Wastewater (gpd)
Existing CG	222,675 SF*	125 (gpd/1,000 sf)	27,834	106 (gpd/1,000 sf)	23,603
Proposed RM	72 Townhome Units	N/A	12,600**	N/A	12,600**
Difference			-15,234		-11,003

*Note: The 222,675 SF figure above reflects the remaining unbuilt commercial entitlements available within the DRI provided by City staff. Notwithstanding the DRI entitlements, the CG future land use designation allows for 40% lot coverage and 35' in height, and 75' feet in height with a PUD of greater than five (5) acres with demonstration of compatibility with surrounding uses. At 40% lot coverage and 35' in height (assuming three stories), the maximum development potential would be 475,152 SF.

**Note: The 12,600 gpd figure is taken from the Water and Wastewater Capacity Fee Worksheet provided by SLWSD specifically for this project on 02/07/22, a copy of which is included with this submittal.

c. Emergency Services: The area surrounding the Property is fully developed and currently served by the City's emergency services. As noted in the "Traffic" section above, the proposed project intensity is less than the previously approved 2007 project.

d. Schools/Recreation
   i. Schools: As noted in the email from the St. Lucie County School District dated January 4, 2021 included with this submittal, the School District has confirmed that the Project will not cause an impact to the school capacity in the area.
   ii. Recreation: The Applicant contacted the City's Parks & Recreation Department to request confirmation that there is sufficient parks capacity to accommodate the Project. Brad Keen from the Parks & Recreation Department indicated verbally that their Department typically does not provide such written confirmation.

e. Market Study - N/A since only required for commercial developments.

f. Stormwater: The Project will have stormwater management provided by a master stormwater management system operated by SLWSD. The stormwater system design will be submitted for review and approval by the South Florida Water Management District as part of a request for a modification to Environmental Resource Permit No. 56-00573-S-197 issued on January 10, 2008 for the previously approved project on the Property.

g. Solid Waste: Waste Pro is the provider for solid waste removal for this area. Upon approval of the future land use and zoning changes requested, a final site plan and request for capacity confirmation will be submitted to Waste Pro for approval.

PUD REZONING APPLICATION/CONCEPTUAL PUD PLAN

The Applicant is requesting approval of a rezoning from the General Commercial (CG) zoning district to a Planned Unit Development (PUD) together with the proposed DRI Amendment and Future Land Use Plan change to allow for the proposed 72-unit townhome project. Included with this submittal is a PUD Document that includes all documentation and information required as part of an application for a PUD. Also included with the PUD application is a conceptual PUD site plan showing a conceptual site plan layout for the Project. The plan provides for ten (10), two-story townhome buildings, passive recreation areas, retention areas, open space areas, landscape buffers, parking and drive aisles, all of which comply with the requirements of the City's Land Development Regulations. One (1) access point is proposed along Cashmere Boulevard.

Maps depicting the existing and proposed zoning designations are provided with this submittal.

CLOSING

The Applicant believes that the proposed DRI Amendment, Future Land Use Map Amendment and PUD application are consistent with the intent of the City's Comprehensive Plan and Zoning Code and that the proposed townhome project will be compatible with the surrounding development and serve a need for multifamily housing within the DRI. The Applicant respectfully requests the City's consideration and approval of the subject application and looks forward to working with the City to bring a high-quality project to the City.

City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association

MEMORANDUM

TO: Laura Dodd, Planning & Zoning

FROM: Diana Spriggs, P.E. – Regulatory Division Director, Public Works *D.S.*

DATE: May 23, 2022

SUBJECT: P21-024 SLW FAR 2 LLC – Cashmere Blvd. Residential
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Statement prepared by Kimley-Horn and Associates, Inc. dated April 8, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The traffic analysis provided indicates that the entitlements available within the St. Lucie West DRI are sufficient for the required entitlements for the proposed 72 unit townhouse. It is stated within the Traffic Statement that some surrounding roadways are already at Level of Service F, therefore some mitigation will be required upon site plan/construction plan submittal.

City of Port St. Lucie
St. Lucie West – FAR 2, LLC (Cashmere Residential)
Small-Scale Future Land Use Map Amendment
(P21-023)

Laura H. Dodd, AICP

Overview:

- Applicant – Michael Sanchez, Managed Land Entitlements
- Owner – FAR 2, LLC
- Proposal - The requests are for the entitlements elating to a proposed 72-unit townhome project upon a nine (9) acres of property. The request includes provisions for a concurrent PUD rezoning, small-scale future land use comprehensive plan map amendment (CPA), and a St. Lucie West Development of Regional Impact (DRI) map amendment.

Summary of Requests:

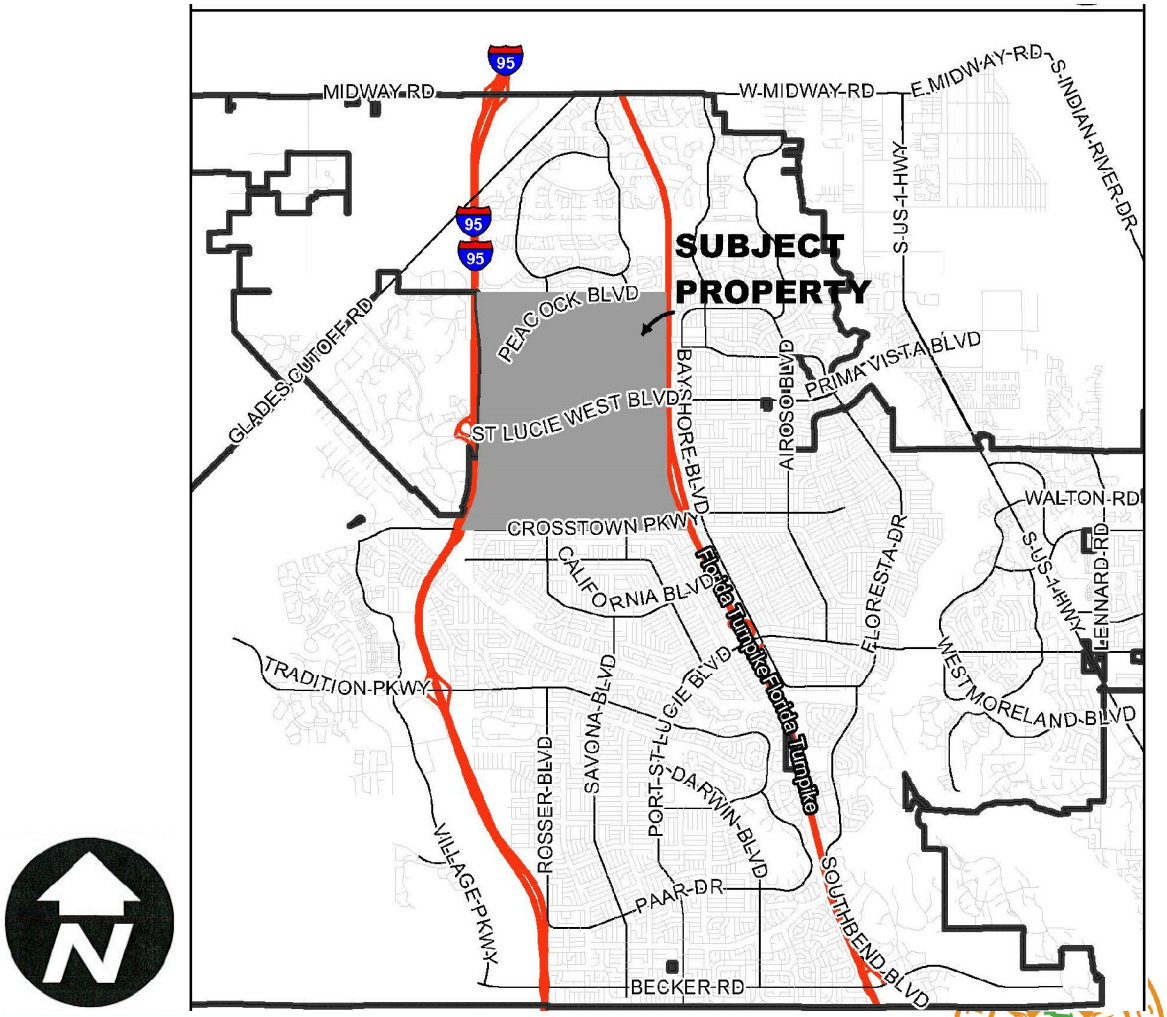
- (P21-022) Applicant is proposing to amend the St. Lucie West (SLW) Development of Regional Impact (DRI)
  - Map Amendment:
    - Accommodate the proposed future land use changes to Map H

- (P21-023) Applicant is proposing to amend the Future Land Use Designation
  - Approximately 9-acres from CG (General Commercial) to RM (Medium Density Residential).

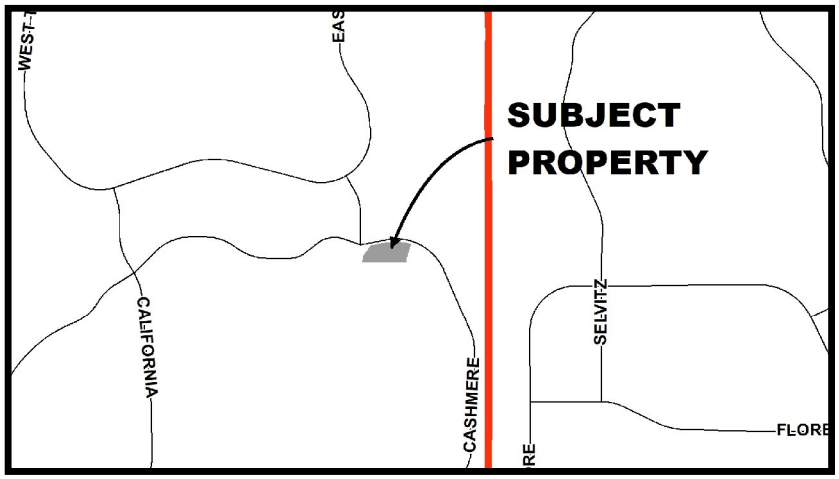
- (P21-024) Applicant is proposing to change the zoning classification.
  - Rezone the zoning classification of the subject 9-acre property from CG (General Commercial) to PUD (Planned Unit Development) designation.

Location Map
SLW DRI

Approximately 4,614 acres, and is located north of Crosstown Parkway, east of I-95, and west of Florida's Turnpike. See Staff Report Maps for reference.



LOCATION
&
AERIAL
SUBJECT PROPERTY



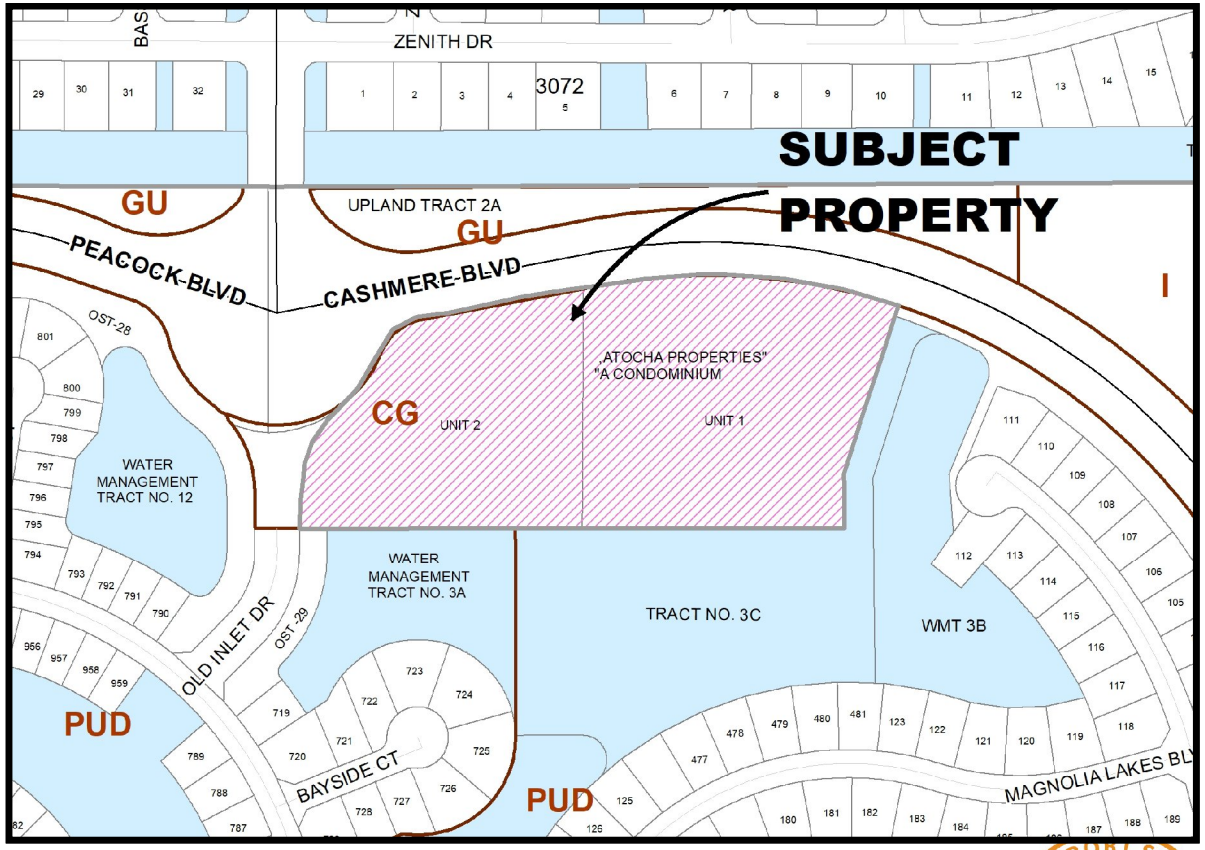
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR

ZONING MAP

Existing: CG

Proposed: PUD

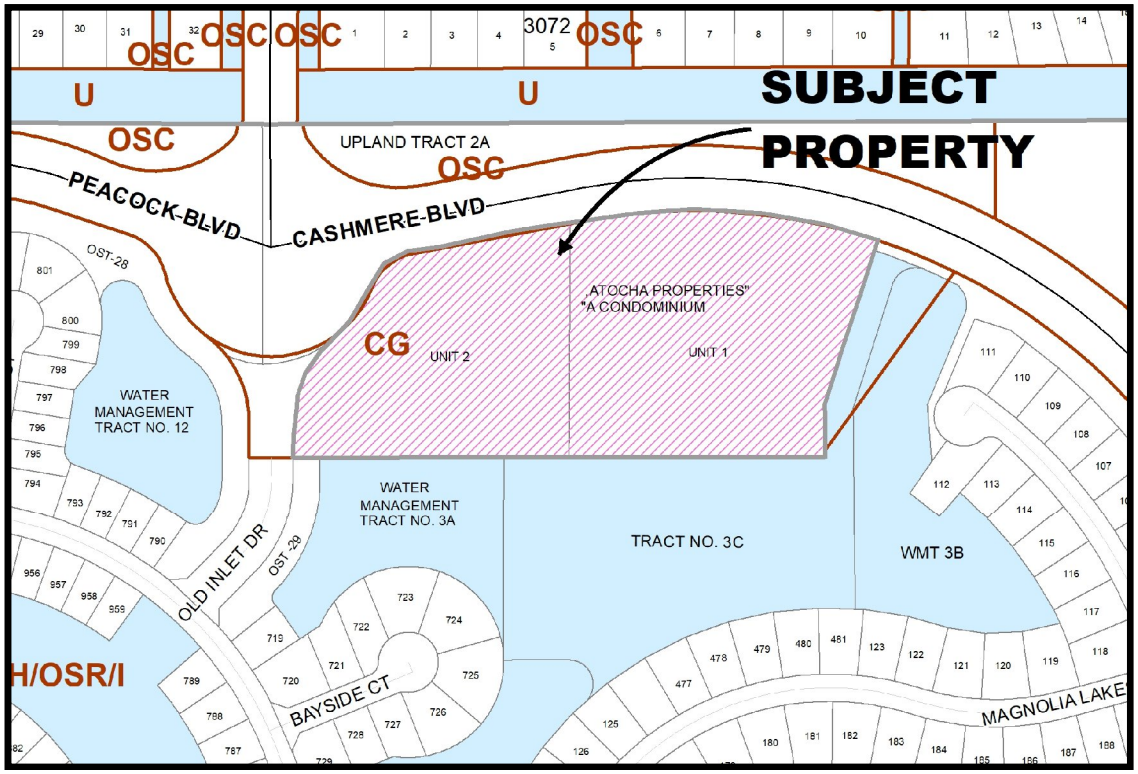
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR



FUTURE LAND USE MAP

Existing: CG – General Commercial
Proposed: RM – Medium Density Residential

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR



SLW DRI Background

- St. Lucie West is an approved Development of Regional Impact (DRI) that consists of approximately 4,614 acres. The St. Lucie West Development of Regional Impact (DRI) was approved by the City Council on April 9, 1987 through resolution 87-R15. There have been eighteen amendments to the St. Lucie West DRI. The current development order provides for:
- 7,523 residential units
- 800 hotel rooms
- 1,293,088 S.F. office use
- 2,125,287 S.F. commercial use
- 2,499,528 S.F. industrial use
- 5,000 FTE students for post-secondary schools
- 5,000 seat stadium
- 3,218 seats movie theater
- 525 spaces RV park

DRI Changes (Conversion Matrix):

- Instrument to provide for trip equivalency of uses within the approved DRI.
- Allows flexibility in the near-complete DRI build out to maintain concurrency.
- Incorporation of the conversion matrix does not create a reasonable likelihood of additional regional impacts.

St. Lucie West DRI - Trip Conversion Matrix

Total Buildout PM Peak Hour
ITE Trip Generation, 10th Ed

To	ITE Code	PM New Trip Rate	Single Family Residential Unit	Multi-family Residential Unit	Hotel	1000 sqft Office	1000 sqft Commercial Retail	1000 sqft Industrial	Movie Theater Seats	RV Park Units
From			1	0.67	0.61	1.42	4.21	0.83	0.36	0.49
Single Family Residential Unit	210	1	1	1.49	1.64	0.70	0.24	1.20	2.78	2.04
Multi-family Residential Unit	220	0.67	0.67	1	1.10	0.47	0.16	0.81	1.86	1.37
Hotel	310	0.61	0.61	0.91	1	0.43	0.14	0.73	1.69	1.24
1000 sqft Office	710	1.42	1.42	2.12	2.33	1	0.34	1.71	3.94	2.90
1000 sqft Commercial Retail	820	4.21	4.21	6.28	6.90	2.96	1	5.07	11.69	8.59
1000 sqft Industrial	110	0.83	0.83	1.24	1.36	0.58	0.20	1	2.31	1.69
Movie Theater Seats	444	0.36	0.36	0.54	0.59	0.25	0.09	0.43	1	0.73
RV Park Units	240	0.49	0.49	0.73	0.80	0.35	0.12	0.59	1.36	1

Example: 5 Single Family Units -> Industrial Sqft

Conversion Unit 1.20

5 SF Unit x 1.20 = 6 6 x 1000 SQFT Industrial = 6,000 SQFT Industrial Space

Trips

Land Use	DO*	Minimum	Maximum
Single Family Residential Unit	7,523	5642	9404
Hotel	800	600	1000
1000 sqft Office	1293	970	1616
1000 sqft Commercial Retail	2125	1594	2657
1000 sqft Industrial	2500	1875	3124
Movie Theater Seats	3218	2414	4023
RV Park Units	525	394	656

* Amounts are referenced to Exhibit E(Approved Development) from the St. Lucie West DRI

DRI Amendment Request Justification:

Request: a DRI map amendment to Map 'H' to accommodate the proposed small-scale future land use comprehensive plan map amendment.

- ❑ To change 9-acres from CG (General Commercial) to RM (Medium Density Residential).

DRI Consistency: The DRI map amendment application is supported by the adopted conversion matrix.

- ❑ The proposed DRI amendment is permitted as it reallocates transportation impacts from the proposed development through utilization of the previously adopted conversionary matrix.
- ❑ The proposed amendment does not create a reasonable likelihood of additional regional impacts.

Traffic Impact Analysis

- This development is contained within the St. Lucie West DRI and found to be consistent with the DRI.
- All traffic responsibilities have been satisfied within this DRI.
- No significant impact to existing traffic based on PUD, Comprehensive Plan Amendment and DRI Amendment.

- Proposed development will be required to provide some traffic mitigation upon Site/Construction Plan submittal due to existing roadways with LOS F.

Future Land Use Request Justification:

Request: a small-scale future land use map amendment to change approximately 9-acres from CG (General Commercial) to RM (Medium Density Residential).

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

- ❑ The PUD is consistent with Comprehensive Plan Policy 1.1.4.7 wherein Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre, whereas the applicant is proposing a density of 8 du/acre.

- ❑ The PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with all the listed future land use classifications upon the property.

PUD Rezoning Summary:

The Applicant's request is to rezone approximately rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The PUD agreement includes:

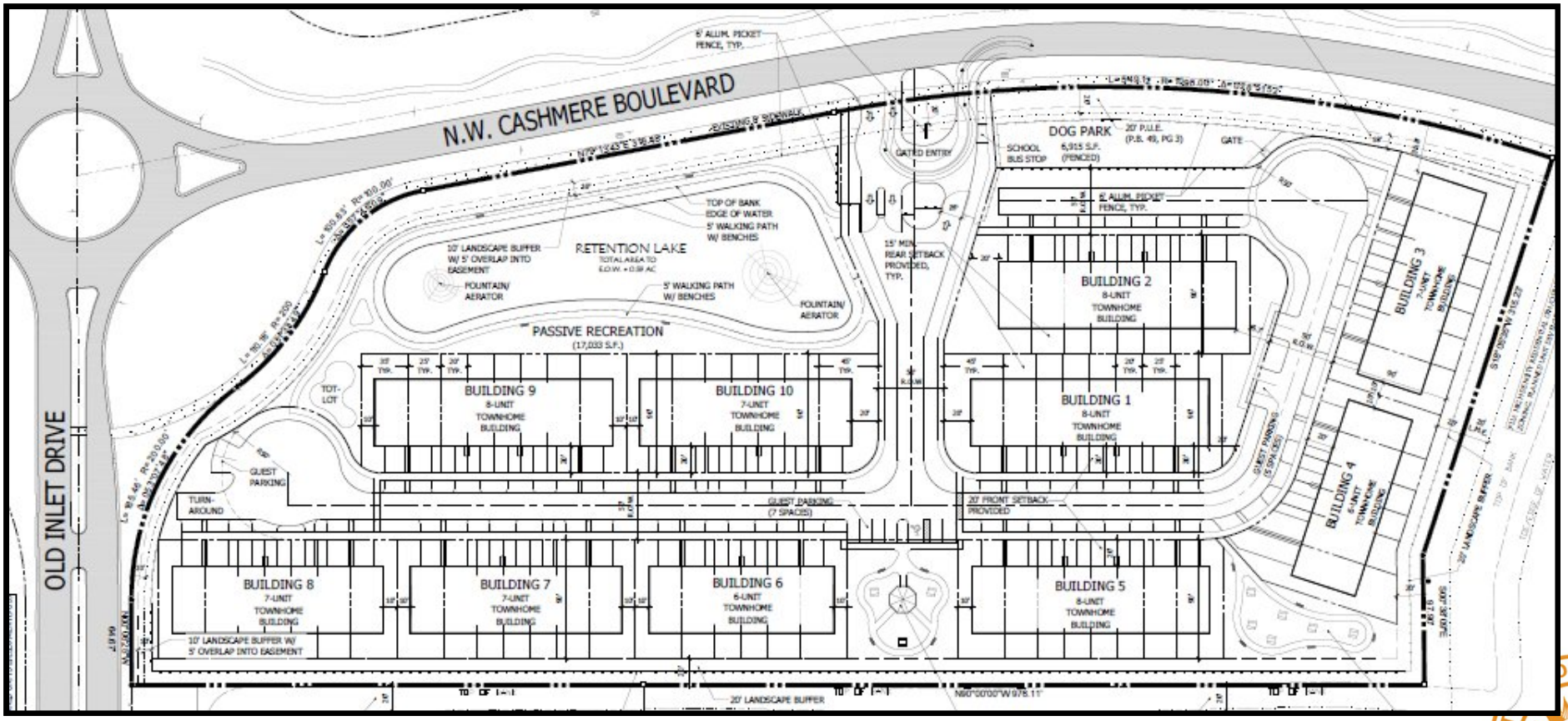
1. Provides for permitted land uses including townhomes, community recreational facilities, and accessory uses per city code provisions;

2. Establish district regulations including minimum lot area, height, setbacks, building length and separation (per the city's townhome code provisions);

3. Clarify internal landscaping and buffering design standards;

4. Establish internal architectural design standards.

Conceptual Plan



Conceptual Elevations

Conceptual Elevations

Conceptual Cross Section

CROSS SECTION (A-A1)

SCALE: 1" = 10'

Planning and Zoning Staff Recommendation:

The Planning and Zoning Staff recommends approval of the SLW DRI Amendment.

The Planning and Zoning Staff recommends approval of the proposed small-scale future land use map amendment.

The Planning and Zoning Staff recommends approval of the proposed rezoning.

"A City for All Ages"

Agenda Summary

2022-455

Agenda Date: 6/7/2022 **Agenda Item No.:** 7.b

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P22-149 Treasure Coast Victory Children's Home - Comprehensive Plan Amendment/Small Scale

Location: The property is located at 638 SW Biltmore Street, generally west of SW Biltmore Street and north of SW Swan Avenue.

Legal Description: Lots 20, 21 and 22, Block 73, Port St. Lucie Section 27

This is a request to change the future land use designation of a 0.689-acre portion of a property from Commercial General (CG) to a split designation of Light Industrial (LI)/Service Commercial (CS).

Submitted By: Stephen Mayer, Planner III

Executive Summary: This is a request to change the future land use designation of a 0.689-acre portion of a property from Commercial General (CG) to a split designation of Light Industrial (LI)/Service Commercial (CS) for the purpose of providing consistency of the designation with the remaining portion of the property.

Presentation Information: Staff will make a brief presentation.

Staff Recommendation: Move that the Board recommend approval of the Comprehensive Plan map amendment to change the future land use designation from CG to LI/CS.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the Comprehensive Plan Amendment.
2. Move that the Board recommend denial of the Comprehensive plan amendment.

Background: The subject property has an existing school use, approved via P93-035 and amended/expanded by P00-204. A prior small scale future land use map amendment (P99-152) changed the property from LI/CS to General Commercial in order to meet the needs of the school use. The property consists of a northern portion that has continued with a Future Land use designation of Light Industrial/Service Commercial (LI/CS) and the subject southern portion (0.689 acres) currently designated Commercial General (CG). The applicant desires to revert the Future Land Use designation of the southern portion back to LI/CS to match the current designation of the northern portion and redevelop the entire property in accordance with the warehouse industrial nature of the area.

Issues/Analysis: Please see staff report.

Special Consideration: N/A

Location of Project: Located at 638 SW Biltmore Street, generally west of SW Biltmore Street and north of SW Swan Avenue.

Attachments:

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

Treasure Coast Victory Children's Home Site
Small-Scale Comprehensive Plan Amendment
P22-149

Project Location Map

SUMMARY

Applicant's Request:	Small-Scale Future Land Use Map Amendment from General Commercial (CG) to Light Industrial/Service Commercial (LI/CS)
Applicant:	Engineering, Design and Construction, Inc. (EDC)
Property Owner:	Treasure Coast Victory Children's Home
Location:	638 SW Biltmore Street
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a small-scale Future Land Use Map amendment for 0.689-acre portion of property from General Commercial (CG) to Light Industrial/Service Commercial (LI/CS). The subject property is a portion of property located at 638 SW Biltmore Street, generally west of Biltmore Street and north of Swan Avenue. The applicant is proposing the future land use map amendment to LI/CS, reverting the land use to its previous designation prior to the approval of the Treasure Coast Victory Children's Home school use. This change would bring the property into conformity with the surrounding area, adjunct properties and will allow the redevelopment of the site. This application does not include the southern portion of the site, which will remain LI/CS.

Previous Actions and Prior Reviews

The applicant has a rezoning application running concurrent to this application. Any redevelopment of the property will require a minor or major site plan depending on the size of the building and would be in conformance with the proposed zoning of Warehouse Industrial (WI).

Public Notice Requirements

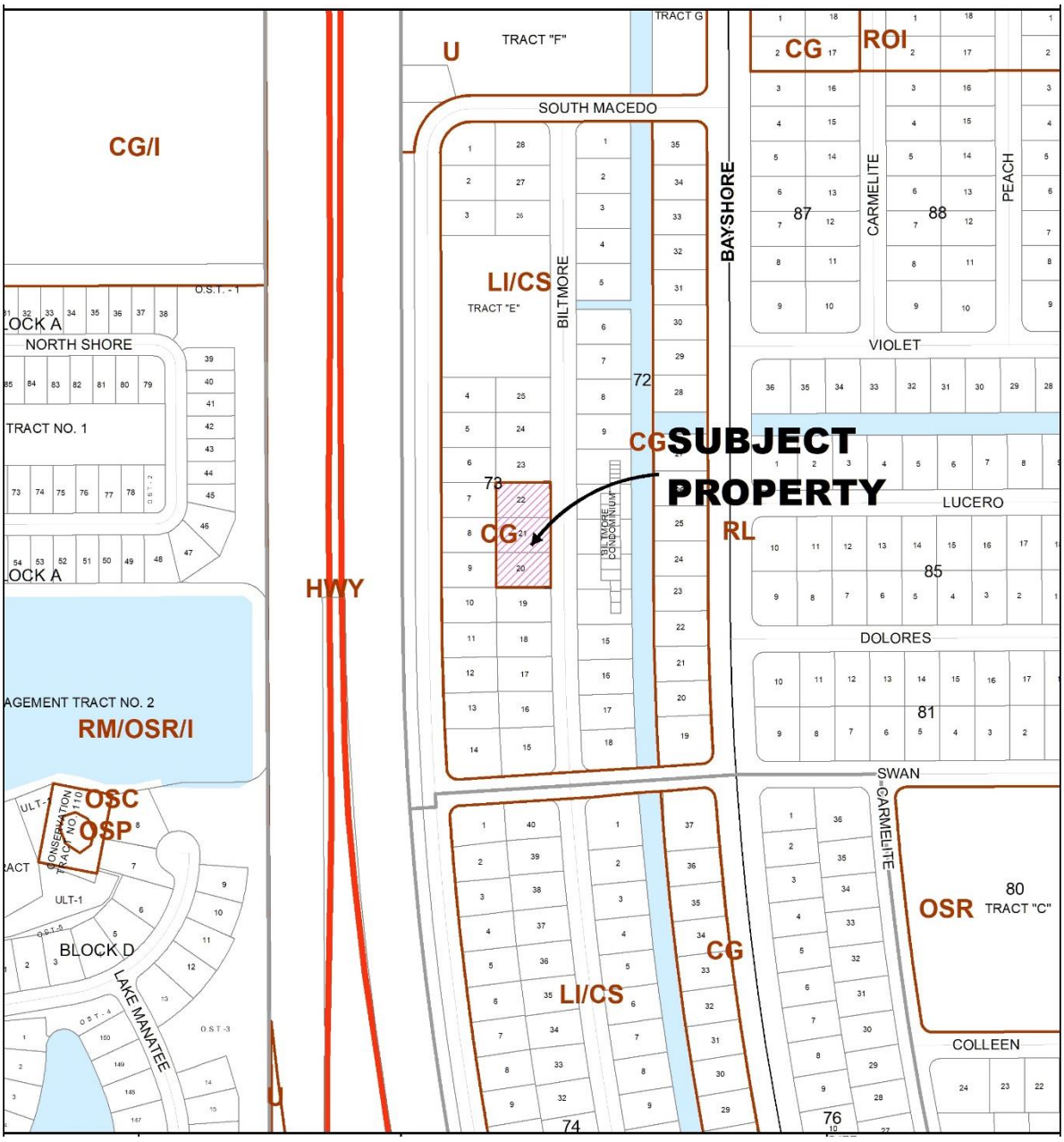
Per Sec 151.06 of the City's Zoning Code, a mailed notification of public hearing has been provided to property owners within 750 feet of the parcel and a copy of the notice has been kept available for public inspection during regular business hours.

Location and Site Information

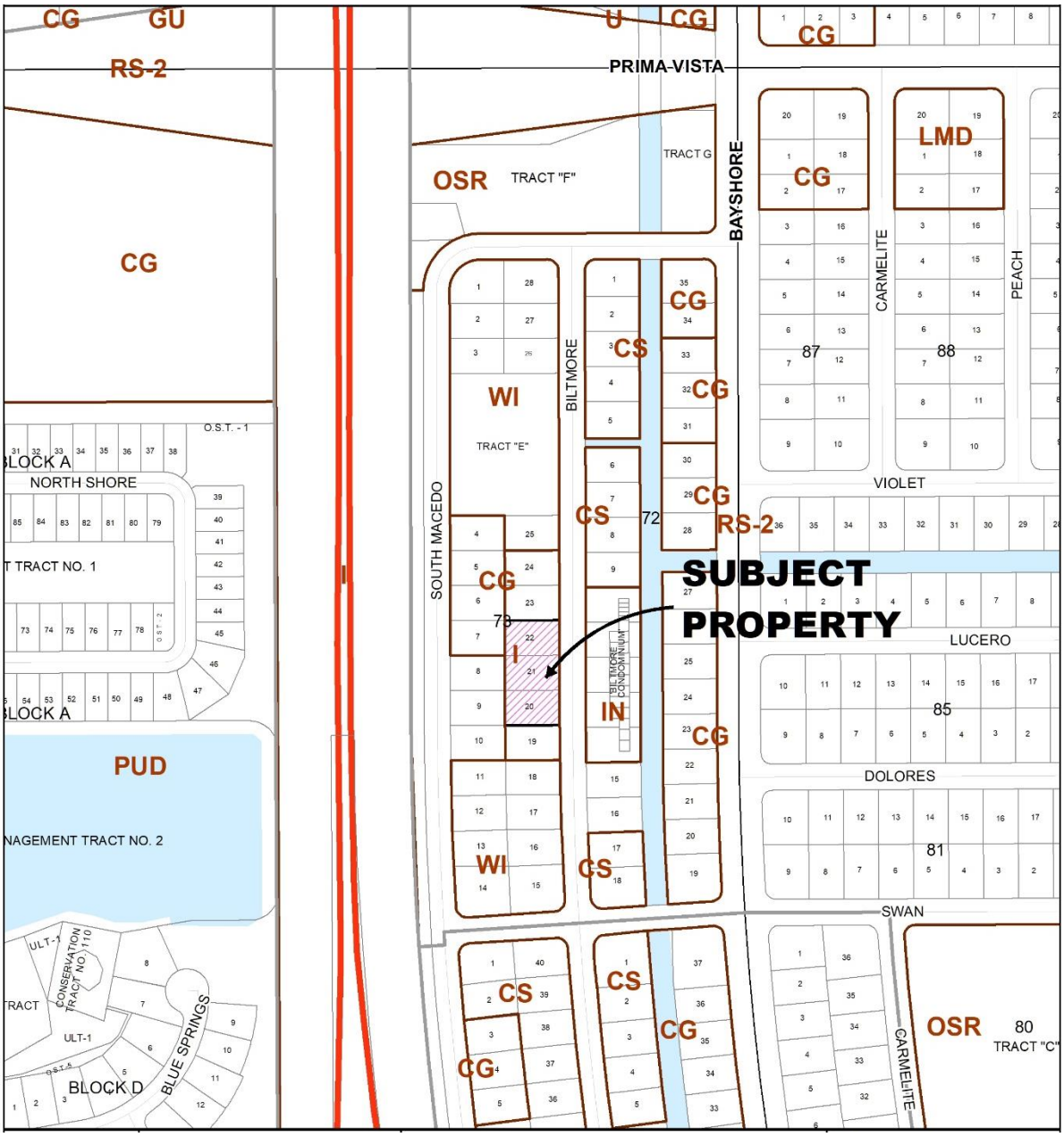
Parcel Number:	3420-630-0126-000-3
Property Size:	0.689 acres
Legal Description:	Lots 20, 21 and 22, Block 73, Port St. Lucie Section 27
Future Land Use:	CG
Existing Zoning:	I
Existing Use:	School
Requested Future Land Use:	LI/CS
Proposed Use:	Redevelopment in conformance with Warehouse Industrial district

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	WI	Commercial Warehouse
South	LI/CS	I	School (same owner)
East	LI/CS	IN	Business Park
West	LI/CS	CG	Vacant



Future Land Use Map


CG
GU
RS-2
U
CG
PRIMA VISTA
CG
OSR
TRACT "F"
TRACT G
BAYSHORE
LMD
CG
CARMELITE
PEACH
87
88
CG
WI
TRACT "E"
BILTMORE
CS
CG
CG
CS
72
RS-2
VIOLET
SOUTH MACEDO
I
CG
73
I
SUBJECT
PROPERTY
BILTMORE CONDOMINIUM
IN
CG
LUCERO
85
DOLORES
81
WI
CS
SWAN
O.S.T. - 1
BLOCK A
NORTH SHORE
T TRACT NO. 1
BLOCK A
PUD
NAGEMENT TRACT NO. 2
ULT-1
CONSERVATION TRACT NO. 110
TRACT
ULT-1
BLUE SPRINGS
BLOCK D
CS
CG
CS
CG
OSR
80
TRACT "C"
CARMELITE

Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement: With the change in future land use to LI/CS, this amendment is intended to allow for the rezoning of the property from Institutional to Warehouse Industrial and redevelopment of the site in conformance with the uses in the surrounding area.

Land Use Consistency: The applicant is proposing a small-scale Future Land Use Map amendment from CG to LI/CS for 0.689 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 is the provider of water and sewer service to the property. Under the current CG future land designation, the most intense use would be commercial. The level or service for potable water is 125 gallons per day per 1,000 square feet for commercial. Sanitary sewer is 85 percent of the potable water level of service. Projected water and wastewater demand for both existing and future land use categories are listed below:

Water and Wastewater Calculations by Net Change of Land Use

Future Land Use	*Development*	*Projected Demand Potable Water*	*Projected Demand Wastewater (85% of potable water rate)*
CG (Existing)	10,500 SF	1,312	1,116
LI/CS (Proposed)	10,500 SF	1,312	1,116
Projected change in demand		***No change***	***No change***

The proposed future land use amendment would potentially result in no net change in water and wastewater demand because the development would be restricted to non-residential in both existing and proposed scenarios. Existing and planned facilities are available to serve the area.

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

Existing Future Land Use	**Acre**	**Maximum Coverage**	**Trip Generation Average Rate (ITE Code)**	**Trip Generation**	**PM Peak Hour**
Commercial General (CG)	.0689	10,500 SF	Shopping Center (ITE 820)	389*	35*
Proposed Future Land Use	**Acre**	**Maximum Coverage**	**Trip Generation Average Rate (ITE Code)**	**Trip Generation**	**PM Peak Hour**
LI/CS	.0689	10,500 SF	Shopping Center (ITE 820)	389*	35*

*Using an average pass-by trip reduction of 35%

Since the proposed amendment is expected to have no net change in the number of weekday and PM peak hour trips, there will not be any adverse impacts on the transportation level of service for the adjacent roads.

Parks/Open Space: Commercial development would not require additional developed park and recreation land, per Policy 7.1.1.3 of the Comprehensive Plan.

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 conversion from CG to LI/CS (from nonresidential-to-nonresidential uses) will not impact the public-school needs.

Environmental: No wetland habitat or upland habitat was found on the site. The applicant will be required to provide for tree mitigation pursuant to the City's Code prior to land clearing activities. Although gopher tortoises were not found on the property, a gopher tortoise survey will be required prior to site clearing or ground disturbances.

Flood Zone: The flood map for the selected area is number 12111C0278k and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains. An approved stormwater protection plan is required prior to final site plan approval.

Fire District: The nearest St. Lucie County Fire District station is Station 3 (480 SW Ravenswood Lane). 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	The proposed amendment will allow for the redevelopment of the site toward industrial warehouse and commercial service uses, in a manner consistent with the adjacent property.
Accommodate projected population or economic growth of the City	Y
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 approval to the City Council
- Motion to recommend approval to the City Council with conditions
- 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.

NOTE:
DESCRIPTION NOT VALID WITHOUT SKETCH.

THIS IS NOT A SURVEY

62

ABBREVIATION LEGEND

SQ FT	SQUARE FEET
℄	CENTER LINE
L	LENGTH
R	RADIUS
Δ	DELTA

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTER LINE OF SW BILTMORE STREET LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

DESCRIPTION:

LOTS 20, 21 & 22, BLOCK 73, PORT ST. LUCIE SECTION TWENTY SEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGES 5, 5A THROUGH 5I, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

4-27-2022

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

SKETCH & DESCRIPTION OF:
BILTMORE STREET PROPERTIES

PREPARED FOR:

ANDRADE INNOVATIONS, INC.

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

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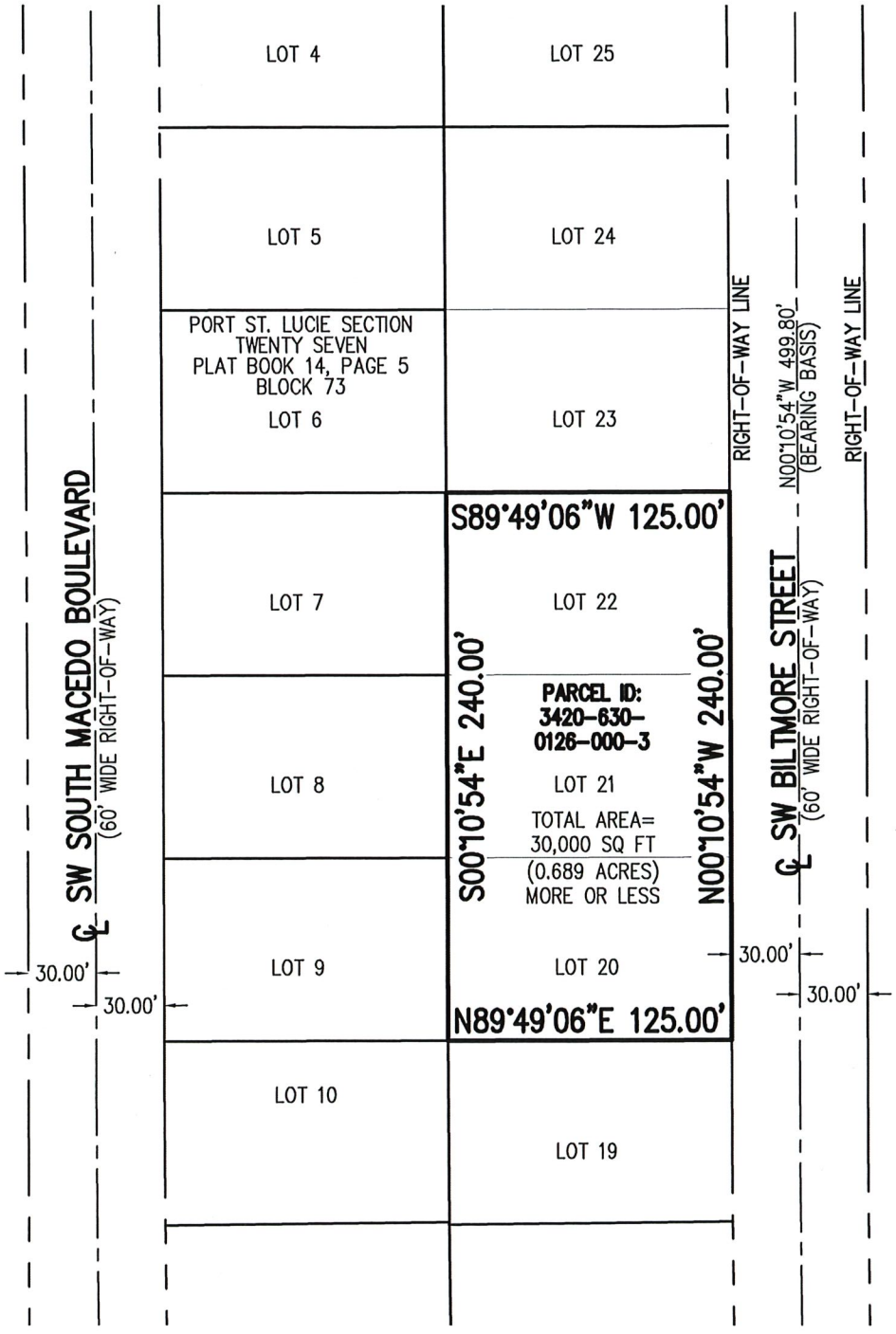
Scale in feet
1 Inch = 50 Feet



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REVISIONS

PROJ. #: 22-208 DATE: 4/26/2022 DRAWN BY: ABB CHECKED BY: MTO SCALE: 1"-50' CAD FILE: 22-208 Biltmore Properties.dwg
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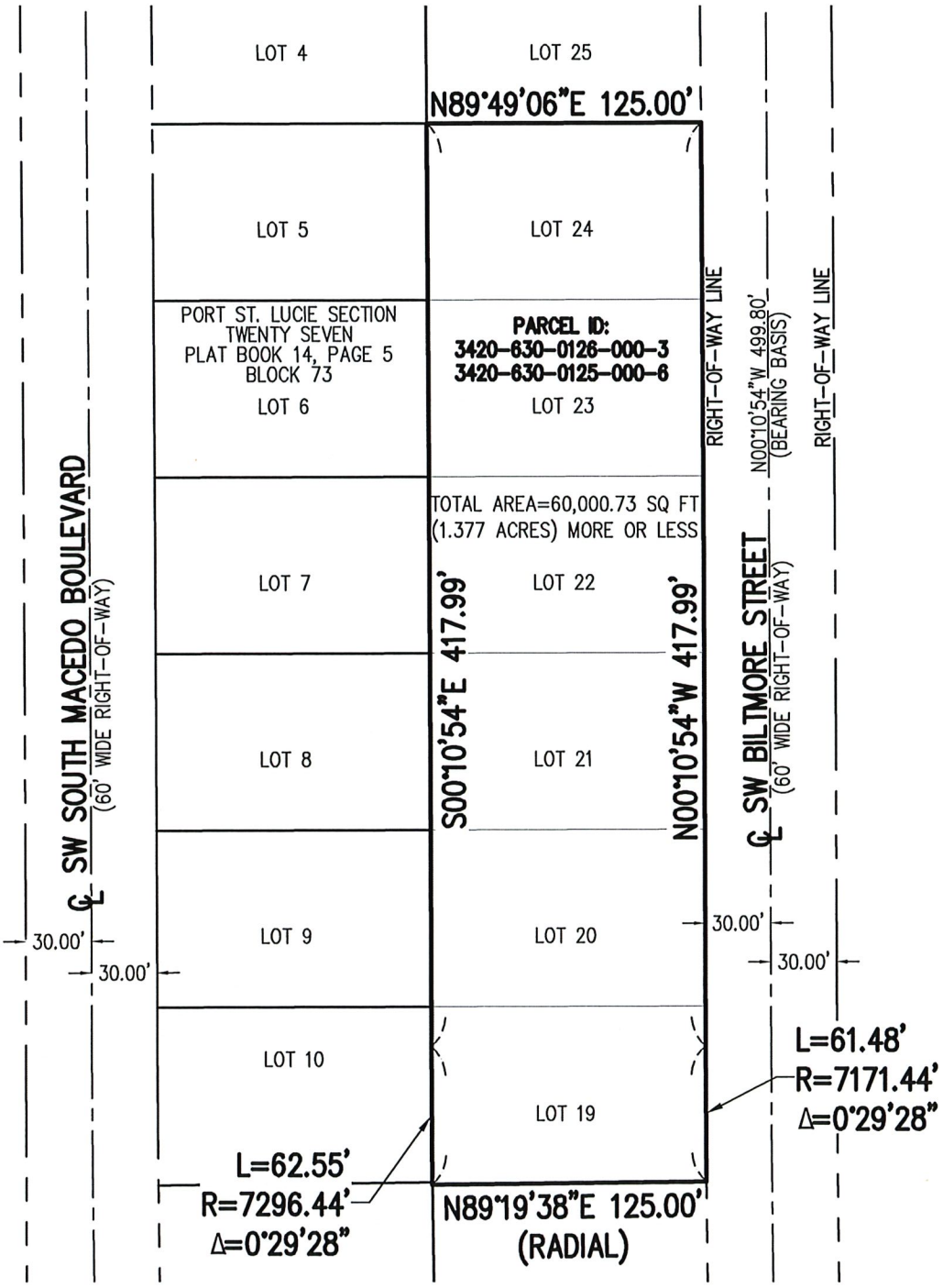

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LETTER OF JUSTIFICATION
638 SW Biltmore Street
Comprehensive Plan Amendment

April 28, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a comprehensive plan amendment for a project to be known as 638 SW Biltmore Street. The subject property totals 1.15 +/- acres. The property is located at 638 SW Biltmore Street in Port St. Lucie. The petitioner is requesting approval of to change the Future Land Use designation of the southern 0.689 acres from Commercial General (CG) to a split Future Land Use designation of Light Industrial (LI) / Service Commercial (CS).

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located on at 638 SW Biltmore Street in Port St. Lucie, Florida. The Parcel ID number associated with this application is 3420-630-0126-000-3.

The subject property has a split Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and Commercial General (CG) and a Zoning designation of Institutional (I). The applicant is requesting approval to change the Future Land Use designation of the southern 0.683 acres to Light Industrial (LI) / Service Commercial (CS) to match the current designation at the northern portion of the parcel.

To the north of the subject property lies a developed commercial parcel. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and an underlying Zoning designation of Warehouse Industrial (WI).

To the south of the subject parcel is another tract owned by the applicant. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and an underlying Zoning designation of Institutional.

To the east of the subject parcel lies the Right-of-Way of SW Biltmore Street followed by a commercial building. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) with an underlying Zoning designation of Industrial (I).

West of the subject parcel are undeveloped commercial parcels. These parcels have a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS). The parcels to the northwest of the subject parcel have an underlying Zoning designation of General Commercial (CG). The parcels to the southwest have an underlying Zoning designation of Single Family Residential.

COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

Section 151.05 of the Port St. Lucie Land Development Code identifies the requirements for the proposal to amend the comprehensive plan map. The attached comprehensive plan amendment application meets all of the requirements of Section 158.05.

Environmental: An environmental assessment is included as part of this application. As stated in this assessment, there is no significant wetland habitat onsite. A formal tree survey will not be needed and no gopher tortoises or any other listed animal species were found onsite.

Market Study: The proposed amendment is a request for a small-scale future land use map amendment and rezone. Many of the uses currently allowed within the Commercial General Land Use Designation are similar in nature to the allowed uses within the Commercial Service Land Use Designation. Due to this, a market study is not required.

Sewer / Water Service: Port St. Lucie Utility Services District (PSLUSD) will be the service provider for the subject parcel. A developer's agreement with the PSLUSD that is consistent with the adopted level of service will be finalized prior the issuance of a building permit.

Parks / Open Space: As required by the Citywide Design Standards, upon submittal of a site plan application for this project, a minimum 0.5% of the total site will be designated as usable open space. This parcel is currently developed. This is a commercial use which would not impact local parks or recreation areas.

Traffic: The applications are requesting a change in the Future Land Use designation from General Commercial (CG) to Light Industrial (LI) / Service Commercial (CS). The uses allowed within each of the designations are similar in nature. Due to this, a traffic statement is not required as the use is similar in nature. The most intense use in the existing Future Land Use designation is the same as the proposed. No increase to the traffic impacts will occur as part of this request.

Stormwater: Upon approval of the Future Land Use and Zoning changes requested, a site plan and construction plans will be submitted for review and approval by the City of Port St. Lucie which will reflect compliance with the adopted level of service required by the City and SFWMD.

Solid Waste: Waste Pro is the current provider for solid waste removal for this area. It is our understand that the City has posted an RFP for new solid waste providers which will become effective in the fall of 2022. Upon approval of the Future Land Use and Zoning changes requested, a site plan and construction plans will be submitted for review and approval by the City of Port St. Lucie which will reflect compliance with the City's minimum level of service. The proposed change is not expected to result in a significant increase in the demand for solid waste.

Public School Concurrency: The proposed development is for commercial use. Due to this, no impacts to public schools are proposed as a residential community is not proposed.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

Treasure Coast Victory Children's Home Site Comprehensive Plan Amendment (Small Scale) P22-149

Requested Application:

This is an application for a small-scale comprehensive plan amendment to change the future land use designations for 0.689 acres from Commercial General (CG) to LI/CS.

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

FLU Map is part of the Comprehensive Plan

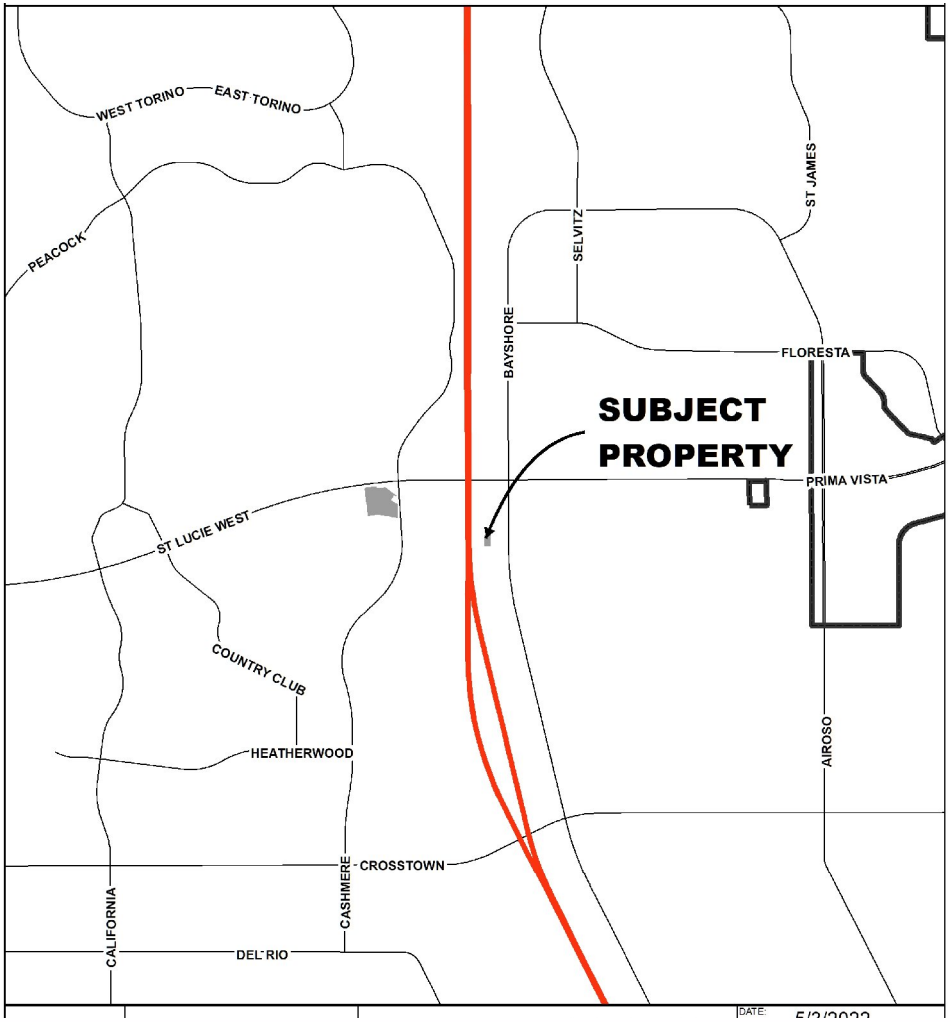
- Provides ultimate future use of the land
- Defines the intensity of the use (i.e., units per acre)

Zoning

- Prescribes specifics to a parcel (setbacks, lot coverage)
- Prohibited and Allowable uses

Concurrent Applications:

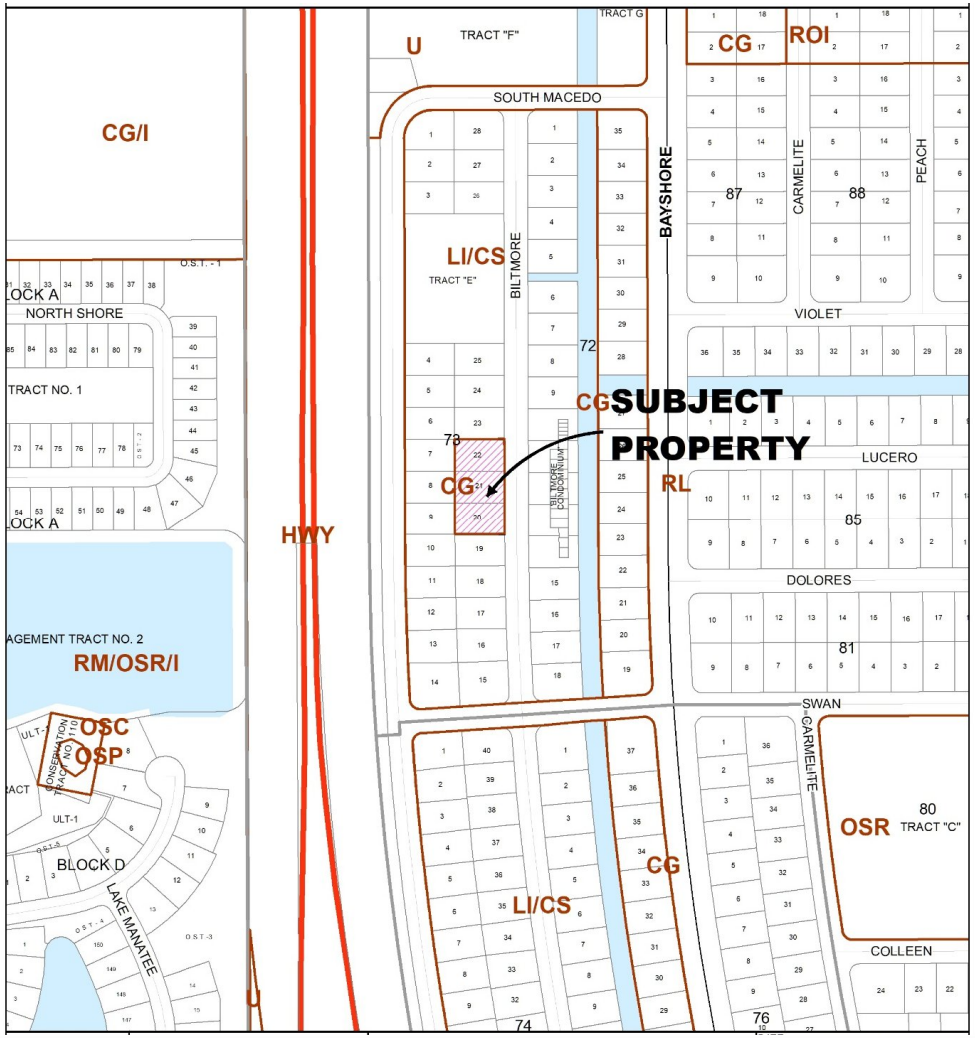
- The applicant has applied for a concurrent rezoning application with this corresponding small-scale Comprehensive Plan amendment.
- The rezoning to the compatible zoning district of from Institutional to Warehouse Industrial will also be heard at this meeting.
- This request is a small-scale amendment and will be required to be heard prior to consideration of the rezoning.



Location Map

Aerial

CityofPSL.com



Future Land Use

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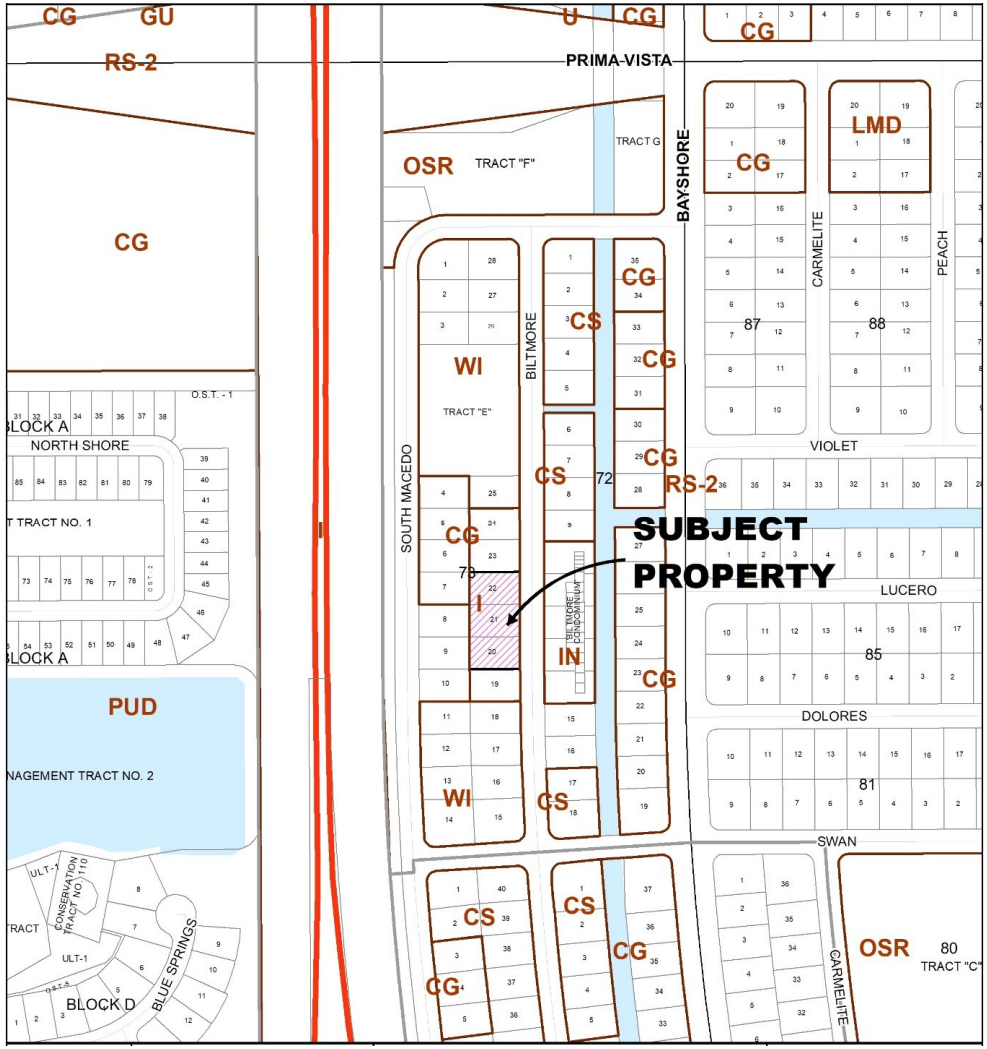
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ULT-1
CONSERVATION TRACT NO. 110
TRACT
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BLUE SPRINGS
BLOCK D

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	WI	Commercial Warehouse
South	LI/CS	I	School (same owner)
East	LI/CS	IN	Commercial (Business Park)
West	LI/CS	CG	Vacant

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. Drainage.”

Traffic Impact Analysis

- Staff analyzed the potential change in Future Land Use designation using professional standards. The analysis results in NO NET CHANGE in PM Peak hour Trips.

Existing Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
Commercial General (CG)	.0689	10,500 SF	Shopping Center (ITE 820)	389*	35*
Proposed Future Land Use	Acre	Maximum Coverage	Trip Generation Average Rate (ITE Code)	Trip Generation	PM Peak Hour
LI/CS	.0689	10,500 SF	Shopping Center (ITE 820)	389*	35*

Staff Recommendation:

Staff recommends approval of the proposed small-scale comprehensive plan Future Land Use Map amendment.

"A City for All Ages"

Agenda Summary

2022-466

Agenda Date: 6/7/2022 **Agenda Item No.:** 7.c

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P22-158 City of Port St. Lucie - Chapter 55, Sign Code, Section 155.03 - Text Amendment

Submitted By: Daniel Robinson, Planner II

Executive Summary: Proposed amendment to Section 155.03 of the Sign Code to remove the regulation that a private review board is to be created to regulate the sign program.

Presentation Information: N/A

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

Background: See staff report.

Issues/Analysis: City Staff, including the City Attorney's Office, recommends removal of this provision from the Master Sign Code criteria as it allows private entities to determine compliance with City adopted Master Sign programs rather than the City. Instead, City Staff recommends that the Planning and Zoning Department review signs for compliance with a City adopted Master Sign program. This modification to the Master Sign Program regulation enhances the City's autonomy over its own regulations by preventing interference by third parties.

Special Consideration: N/A

Location of Project: N/A

Attachments:

- Staff Report
- Proposed text amendment
- Staff presentation

Chapter 155 Sign Code
City of Port St. Lucie Text Amendment
P22-158

SUMMARY

Applicant's Request:	An update to Chapter 155 Sign Code
Applicant:	City of Port St. Lucie
Applicant Type:	Zoning Text Amendment to the City's Land Development Regulations
Project Planner:	Daniel Robinson, Planner II

Project Description

A City initiated text amendment to Chapter 155, Sign Code, by amending Section 155.03 – Sign Regulation Procedures.

Background and Analysis

Section 155.03(H) of the City's Sign Code currently contains the criteria for creation of a Master Sign Program. One of the criterions is the following, "A design review board shall be established for the proposed program. The design review board shall review all sign applications for consistency with specific provisions of the approved master sign program. The design review board must approve each sign, prior to the submittal of any required city sign applications"

City Staff, including the City Attorney's Office, recommends removal of this provision from the Master Sign Code criteria as it allows private entities to determine compliance with City adopted Master Sign programs rather than the City. Instead, City Staff recommends that the Planning and Zoning Department review signs for compliance with a City adopted Master Sign program. This modification to the Master Sign Program regulation enhances the City's autonomy over its own regulations by preventing interference by third parties.

In summary, the proposed updates are as shown by ~~strike-through~~ and underline in the attached Exhibit A.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

Sec. 155.03. - Sign Regulation Procedures.

All signs erected, replaced, or relocated on any property shall conform with the provisions of this sign code and with all other applicable codes of the city. Any sign which could fall into more than one category of signs shall be classified within the most restrictive category possible. Anything not addressed in the code is prohibited, unless specifically addressed in a Master Sign Program. Anything not addressed in the code may be presented to the Planning and Zoning Director for review.

(A) *Administration of sign permit applications and fees.* The building and/or the planning and zoning departments are responsible for administering sign permit applications for permanent signs. An application and fee shall be submitted first to the planning and zoning department. The format of the application shall be as provided by the building department. Additional fees will be required by the building department at the time of permitting.

(1) *Sign applications.* The application format for a sign permit shall fully describe the following information:

(a) Name, address, email address, and telephone number of the licensed sign contractor and the business owner.

(b) Written statement signed by the landowner, authorizing the placement of the proposed sign on the premises.

(c) Location of building (or structure) and lot to which or upon which the sign is to be placed and/or maintained.

(d) Position of the sign in relation to lot lines, nearby buildings or structures, sidewalks, streets and intersections. All freestanding monument signs must be shown on site plan.

(e) Type of sign and general description of design and materials to be used.

(f) Two prints of drawings of the plans which shall contain dimensions of sign structure, sign copy/letters (smallest and largest), and sign logo and/or pictorial designs. Façade signs will include height of sign, linear footage of business, and square footage of sign area. Monument signs will include linear frontage of property, address location and dimensions on sign, dimensions of sign panel/s, and will need to be shown on an approved site plan. Once sign area is approved, square footage and location cannot change without a new sign application.

(g) A statement indicating whether the sign is illuminated and whether the illumination is direct or indirect.

(h) A layout with sign colors shown or specified.

(i) Two prints of signed and sealed engineered drawings of sign specifications. The specifications concerning structural details of the methods of sign construction and installation shall show dimensions, elevations, means of support, method of illumination and any other significant engineering aspect of the proposed sign.

(j) NOTE: The structure of a monument sign is separate and distinct to the sign to which is attached to it. T be approved and permitted by the building department prior to submitting an application for the monu monument is not shown on the site plan a compliance form must be filed.

(2) *Review of application for completeness.* The planning and zoning department and the building department shall review each application to assure that each application is complete. If the application is complete it shall be submitted through the review process. If the application is not complete the planning and zoning department and/or the building department shall return it to the applicant.

(B) *Sign plan review.* All permanent signs shall receive plan approval by the planning and zoning and building departments. The planning and zoning department shall review each sign application for compliance with criteria established herein and the building department shall review application documents which illustrate construction, design and electrical work for compliance with the current building codes.

(C) *Permitting procedure.* No sign which requires a permit shall be erected, replaced, reconstructed, structurally altered, expanded, relocated, or used without securing a permit from the Building Department. No permit shall be required on a mere change of copy on a changeable copy sign. No permit shall be required for a change in a tenant panel on an existing permitted sign; however, the tenant panels shall conform to code and must be reviewed and approved by the planning and zoning department.

(1) *Determination of allowable sign area.* In determining the allowable sign area pursuant to this chapter, the area of a sign shall include the entire area within a circle, rectangle, or triangle enclosing the extreme limits of writing, representation, or character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed.

(a) Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such signs share identical dimensions, are placed back to back, and are parallel to one another, the area of the sign shall be taken as the area of one face.

(b) Where a sign consists solely of lettering or other sign elements printed or mounted on a wall, window, or door of a building without any distinguishing border, panel or background, such lettering and sign elements shall be treated as a single sign for purposes of area computation.

(2) *Approval required prior to receipt of permit.* No sign permit requiring a plan review shall be issued until the sign application and plan have been reviewed and approved for building code compliance by the building department and sign code compliance by the planning and zoning department.

(3) Changes to the name of a building identification on an existing permitted monument sign shall be reviewed and considered for approval by the planning and zoning department.

(D) Reserved.

(E) *Inspections.* The building department shall inspect each sign or advertising structure within the city's limits to determine the sign's compliance with this chapter as they deem necessary to protect the public health, safety, general welfare. An inspection fee to be determined by resolution of the city council will be paid by the owner or lessee for each sign inspected, excluding signs exempted from the permitting procedure and temporary signs.

(F) *Revocation of permits.* The building department may revoke a permit approval, issued under this section, if it is found that there has been any intentional or unintentional false statement, concealment or misrepresentation concerning any fact submitted in the application or plans on which the permit approval

was based. A permit may also be revoked upon failure of the permit holder to comply with any provision of this section.

(G) Reserved.

(H) *Master sign program.* The overall project developer of a project or development containing at least two (2) acres shall have the option of submitting a master sign program for the total project, or for specified phases within the total project in accordance with the following criteria.

(1) The master sign program, which includes a plan of all existing and proposed signs, must be submitted for review and approval by the city council after consideration by the site plan review committee and the planning and zoning board.

(2) Prior to consideration by the site plan review committee, applicants for approval of master sign programs must provide written approval from the owner of the proposed project.

(3) Anything not specifically addressed in a Master Sign Program regulations will revert to the city sign code.

(4) As described in subsection (H)(5), the master sign program may include modifications to standard sign regulations:

(a) The proposed modifications are consistent with the purpose and intent of this chapter;

(b) The master sign program incorporates designs which are consistent with accepted principles of street graphics, including consideration of sign placement, size, shape, proportion, lettering, color, and overall relation to the overall project and adjacent properties;

(c) The design concepts employed reflect unified design concepts harmonious with the overall project and adjacent properties; and

(d) The proposed variations are not detrimental to public property or the health, safety and welfare of the general public.

(5) Variations to the following subsections shall supersede the standard sign regulations and may be permitted within the master sign program subject to the conditions noted in subsection (H)(4).

(a) Subsection 155.05(V)—Prohibition of signs within road rights-of-Way. Signs within road rights-of-way may be permitted subject to compliance with Florida Department of Transportation standards and a written agreement with the affected property owner.

(b) Section 155.08—Regulations for permanent identification signs requiring permits.

(6) ~~A design review board shall be established for the proposed program. The design review board shall review all sign applications for consistency with the specific provisions of the approved master sign program. The design review board must approve each sign, prior to the submittal of any required city sign applications.~~

(~~7~~6) After verification, by the Planning and Zoning Department, that the sign permit application is consistent with the approved master sign program the building department shall issue all sign permits.

(~~8~~7) Any proposed revisions to the master sign program must be approved by the planning and zoning board and city council.

(I) *Reserved.*

(J) *Reserved.*

City of Port St. Lucie
Chapter 155 Sign Code

Text Amendment (P22-158)

Summary:

A City initiated text amendment to Chapter 155, Sign Code, by amending Section 155.03 – Sign Regulation Procedures.

Update:

- Section 155.03 (H) (6) is removed.
- Section 155.03 (H) (7) is updated to provide the required review to be by the Planning and Zoning Department.

(6) ~~A design review board shall be established for the proposed program. The design review board shall review all sign applications for consistency with the specific provisions of the approved master sign program. The design review board must approve each sign, prior to the submittal of any required city sign applications.~~

(~~7~~6) After verification, by the Planning and Zoning Department, that the sign permit application is consistent with the approved master sign program the building department shall issue all sign permits.

(~~8~~7) Any proposed revisions to the master sign program must be approved by the planning and zoning board and city council.

Recommendation:

The Planning and Zoning Department finds the proposed text amendment to be consistent with the intent and direction of the City's comprehensive plan and recommends approval.

"A City for All Ages"

Agenda Summary

2022-480

Agenda Date: 6/7/2022 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P21-022, St. Lucie West Development of Regional Impact (DRI) - Amendment No. 19

Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.

Legal Description: SLW Plat No. 178.

This is a request to amend Map H, the master development plan, to change the land use of approximately nine (9) acres of land from General Commercial (CG) to Medium Density Residential (RM).

Submitted By: Laura H. Dodd, AICP

Executive Summary: This is a request to amend the St. Lucie West DRI development order to update Map H, Exhibit "D," to accommodate and incorporate the proposed small-scale future land use map amendment for approximately nine (9) acres of land from General Commercial (CG) to Medium Density Residential (RM).

Presentation Information: Staff may provide a brief presentation.

Staff Recommendation: Move that the Board approve the request.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the request.
2. Move that the Board not approve and provide staff direction.

Issues/Analysis: See staff report.

Special Consideration: n/a

Location of Project: n/a

Attachments: 1. DRI Map H Exhibits 2. Staff Report 3. Staff Presentation

EXHIBIT D

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

INTERSTATE 95
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NW PEACOCK BOULEVARD
NW CASHMERE BOULEVARD
NW UNIVERSITY BOULEVARD
ST. LUCIE WEST BOULEVARD
SW HEATHERWOOD BOULEVARD
NW CALIFORNIA BOULEVARD
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NW MERCANTILE PL.
NW COURTYARD CIRCLE
SW FOUNTAINVIEW BLVD
NW STADIUM DRIVE
NW MARKET PL.
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CENTER DRIVE
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NW BENTLEY CHASE CIRCLE
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NW COUNTRY CLUB DRIVE
NW CHERRY PARK PLACE
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SW CROSSBILL CV
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SW WILLOW HILL
SW WILLOW VALLEY
SW WILLOW MEADOW
SW WILLOW GROVE
SW WILLOW FOREST
SW WILLOW PRAIRIE
SW WILLOW SPRING

EXHIBIT D: PROPOSED

RM - Medium Density Residential

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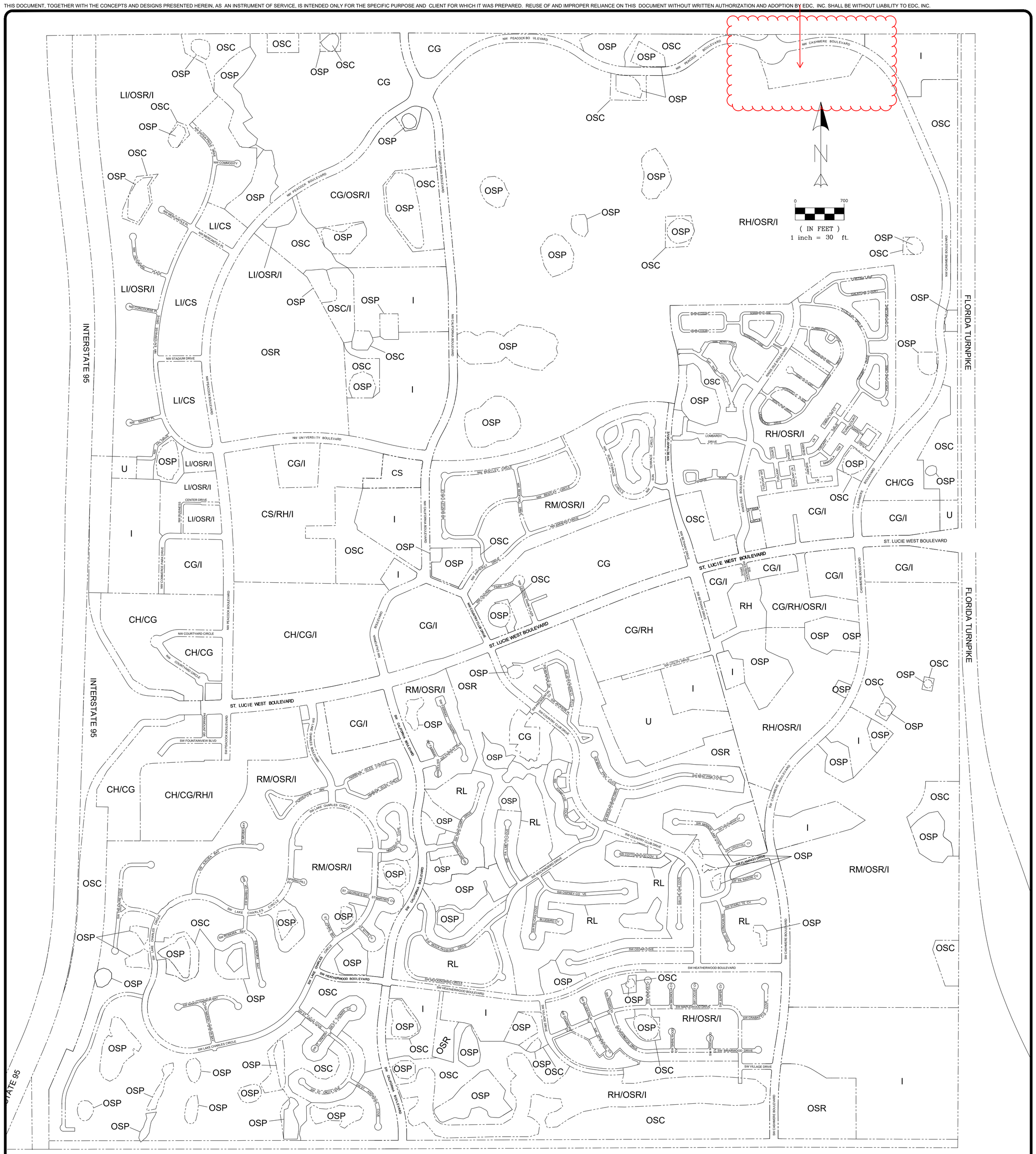
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NW BUSINESS
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SW MERRIMAC CO VE
SW OYSTER CV
SW BLUEBIRD CV
SW FELICA COVE
SW LIVE OAK COVE
SW STARLYTE CV
SW ROBIN CREST COVE
SW CEDAR COVE
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GALATONE COURT
TUSCAN DRIVE
CAPE CHELONE
CAPE CHELONE
CAMBRIDGE
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St. Lucie West Development of Regional Impact (DRI) Amendment Application
19th Amendment to the DRI Development Order
Project No. P21-022

SUMMARY

Applicant's Request:	An application to amend the development order for the St. Lucie West Development of Regional Impact.
Applicant:	Michael Sanchez, Managed Land Entitlements
Location:	The DRI is located north of Crosstown Parkway, east of I-95, and west of Florida's Turnpike, encompassing approximately 4,614 acres.
Legal Description:	Legal Description is in attached Resolution.
Application Type:	DRI Amendment
Project Planner:	Laura H. Dodd, AICP

Project Background

St. Lucie West is an approved Development of Regional Impact (DRI) that consists of approximately 4,614 acres. The St. Lucie West Development of Regional Impact (DRI) was approved by the City Council on April 9, 1987 through resolution 87-R15. There have been eighteen amendments to the St. Lucie West DRI. The current development order provides for:

- 7,523 residential units
- 800 hotel rooms
- 1,293,088 S.F. office use
- 2,125,287 S.F. commercial use
- 2,499,528 S.F. industrial use
- 5,000 FTE students for post-secondary schools
- 5,000 seat stadium
- 3,218 seat movie theater
- 525 space RV park

Conversion Matrix (18th Amendment)

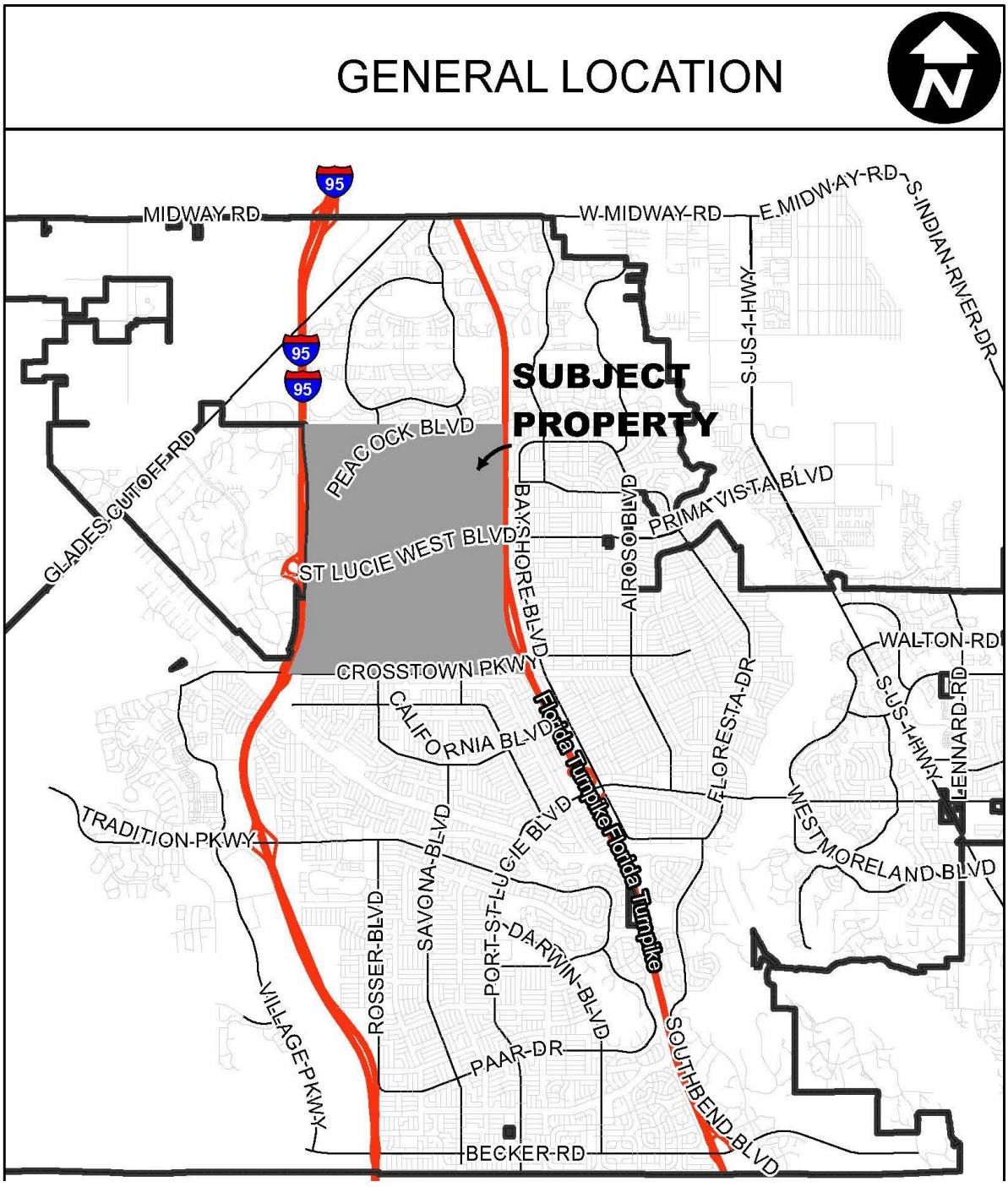
Because the SLW DRI is nearing final buildout, the eighteenth amendment to the DRI to incorporates a Conversion Matrix. The Conversion Matrix is a common tool used to compare a fixed number of allowable dwelling units or square footage within the DRI to a transportation intensity. By doing so the DRI may continue to develop to buildout without exceeding the original DRI entitlement intensity. By utilization of the conversion matrix, the proposed DRI amendment shall exceed the allotted entitlements.

Proposed Amendment

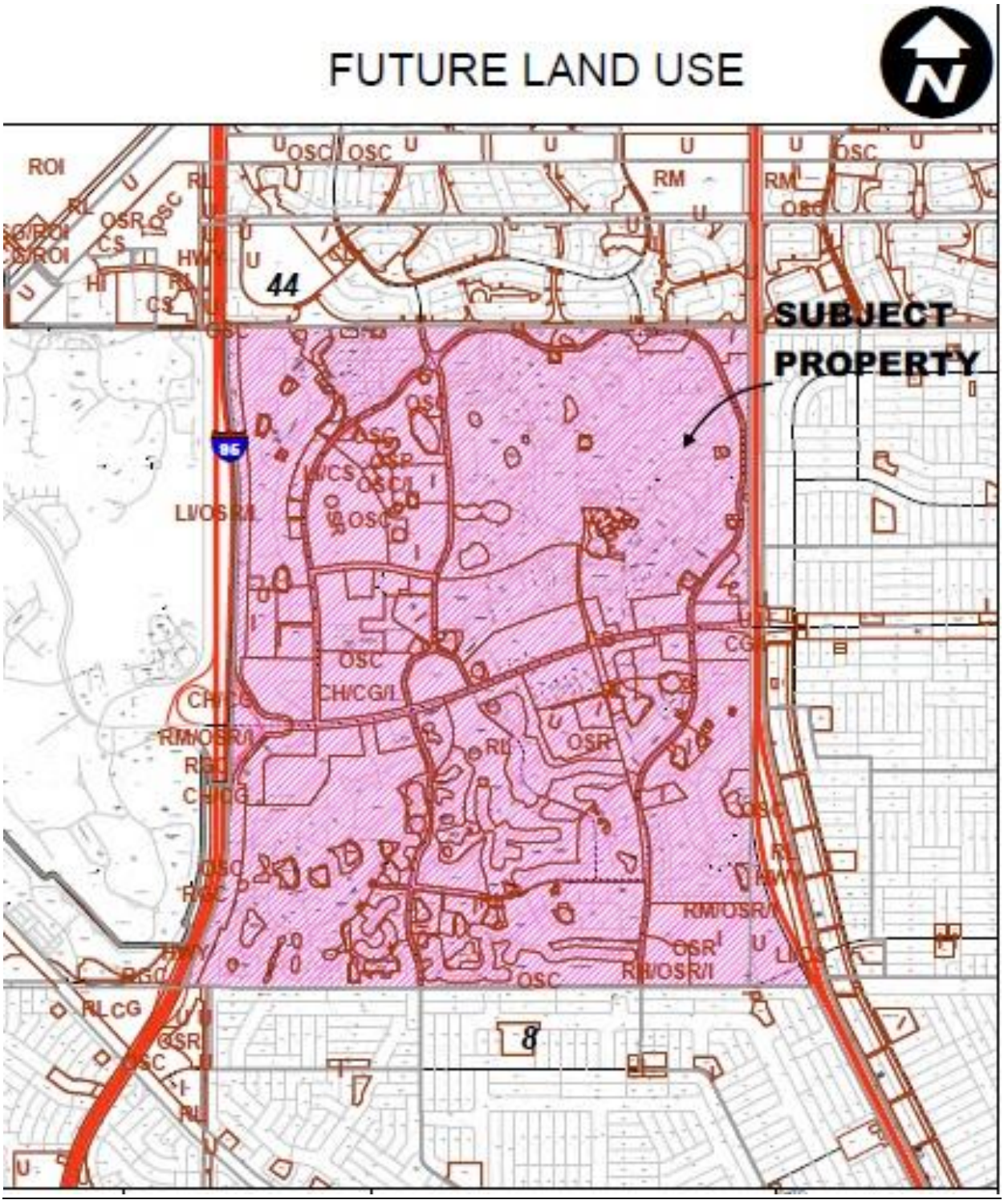
Michael Sanchez, on behalf of FAR 2, LLC have applied to amend the development order for the St. Lucie West DRI by updating DRI Map H to accommodate a future land use map amendment changing the land use of approximately 9-acres of land from CG (General Commercial) to RM (Medium Density Residential).

Previous Actions and Prior Reviews

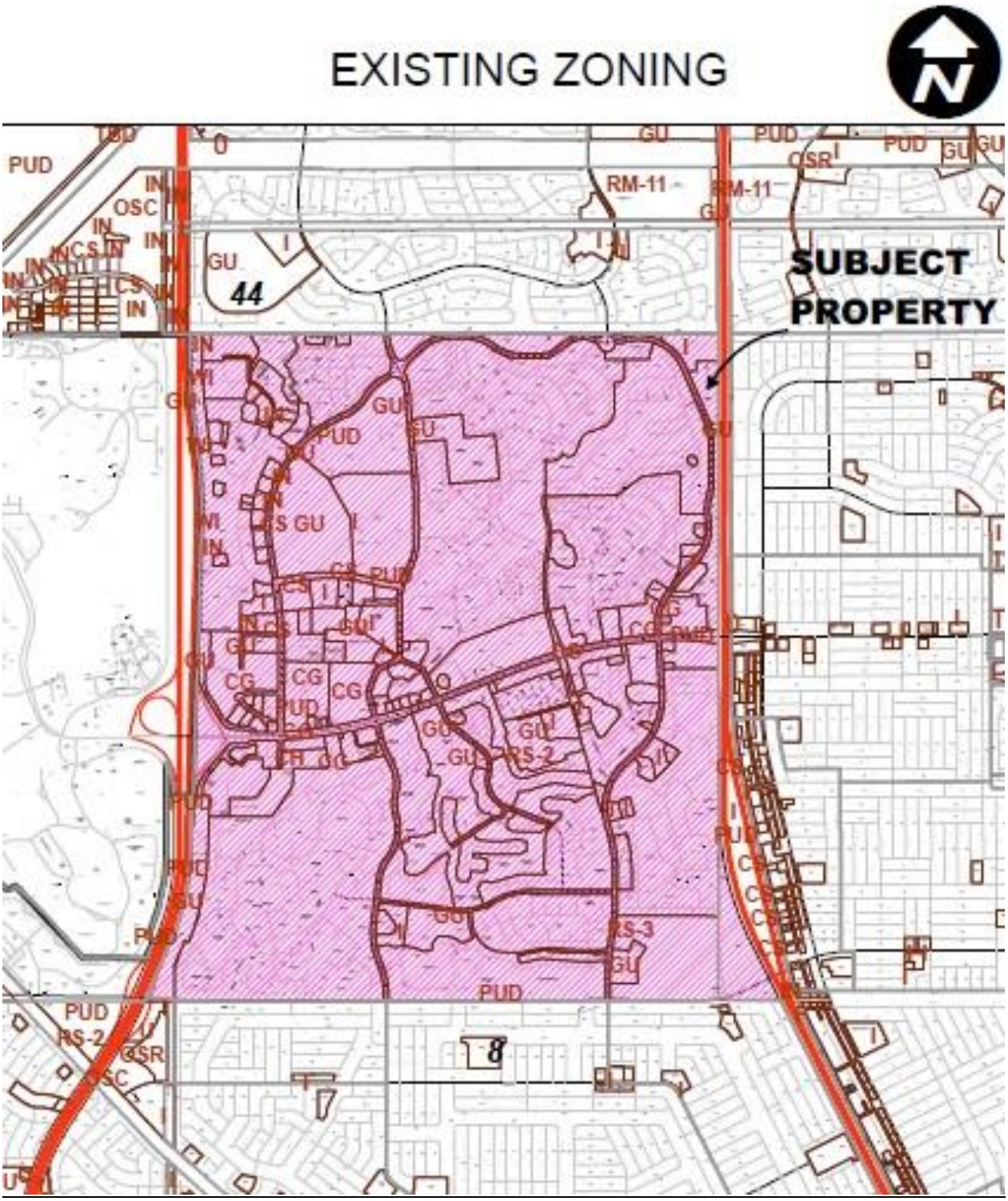
The St. Lucie West Development of Regional Impact (DRI) was approved by the City Council on April 9, 1987 through resolution 87-R15. The DRI has since been amended eighteen times. The last amendment to the development order was approved by City Council on May 10, 2021 by Resolution 21-R39.



Location Map



Future Land Use Map


EXISTING ZONING
SUBJECT PROPERTY
PUD
RM-11
GU
CG
RS-2
RS-3
OSC
OSR
44
8

Zoning Map

ANALYSIS: This request is to amend the Saint Lucie West DRI development order to update Map H.

Per Florida Statute 380.06 Developments of Regional Impacts, the DRI may be amended providing it adheres to the adopted local comprehensive plan. This application is consistent with the Comprehensive Plan Objective 1.1.4, which states that future development and redevelopment should be directed to appropriate areas and that the 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; the desired community character; and to ensure availability of land for future demand and utility facilities.

In analysis of adequate facilities, these changes do not affect any thresholds that are identified in the development order. Rather, the incorporation of the Conversion Matrix will permit flexibility in the entitled land use square footages, while maintaining its intensities. The intention being that the land use square footage shall be replaced by the transportation impact equivalency. The approved development of regional impact will not be subject to downzoning, unit density reduction, or intensity increase or reduction.

RELATED PROJECTS

- P21-023 - St. Lucie West – FAR 2, LLC, Small-Scale Future Land Use Map Amendment
- P20-024 – St. Lucie West – FAR 2, LLC, Planned Unit Development (PUD) Rezoning

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.

City of Port St. Lucie
St. Lucie West – FAR 2, LLC (Cashmere Residential)
Development of Regional Impact Amendment
(P21-022)

Laura H. Dodd, AICP

Overview:

- Applicant – Michael Sanchez, Managed Land Entitlements
- Owner – FAR 2, LLC
- Proposal - The requests are for the entitlements elating to a proposed 72-unit townhome project upon a nine (9) acres of property. The request includes provisions for a concurrent PUD rezoning, small-scale future land use comprehensive plan map amendment (CPA), and a St. Lucie West Development of Regional Impact (DRI) map amendment.

Summary of Requests:

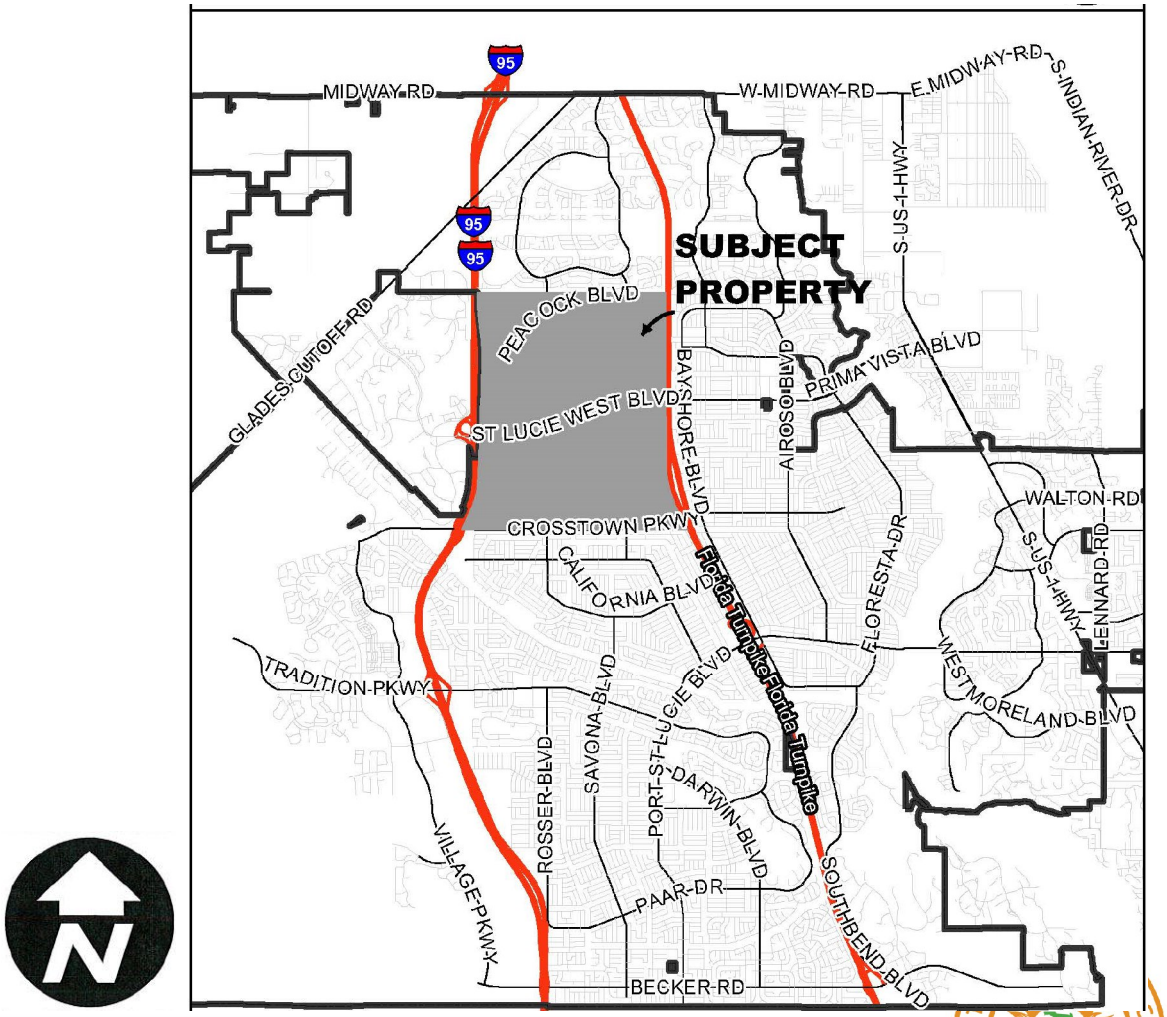
- (P21-022) Applicant is proposing to amend the St. Lucie West (SLW) Development of Regional Impact (DRI)
  - Map Amendment:
    - Accommodate the proposed future land use changes to Map H

- (P21-023) Applicant is proposing to amend the Future Land Use Designation
  - Approximately 9-acres from CG (General Commercial) to RM (Medium Density Residential).

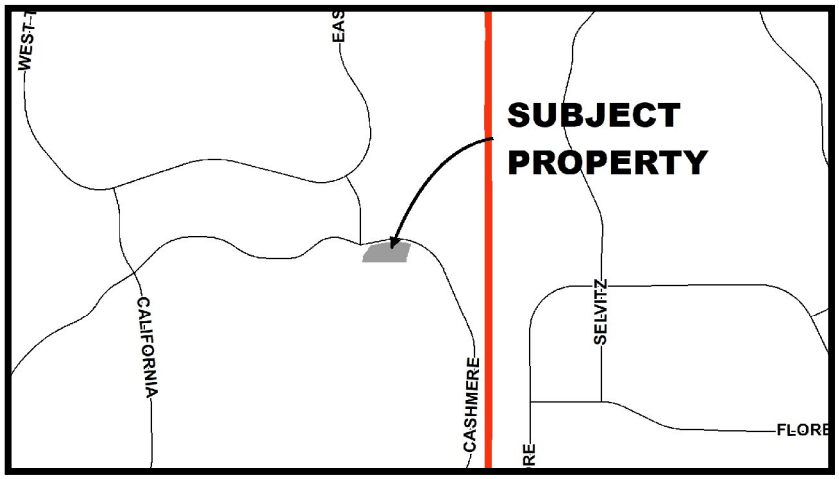
- (P21-024) Applicant is proposing to change the zoning classification.
  - Rezone the zoning classification of the subject 9-acre property from CG (General Commercial) to PUD (Planned Unit Development) designation.

Location Map
SLW DRI

Approximately 4,614 acres, and is located north of Crosstown Parkway, east of I-95, and west of Florida's Turnpike. See Staff Report Maps for reference.



LOCATION
&
AERIAL
SUBJECT PROPERTY



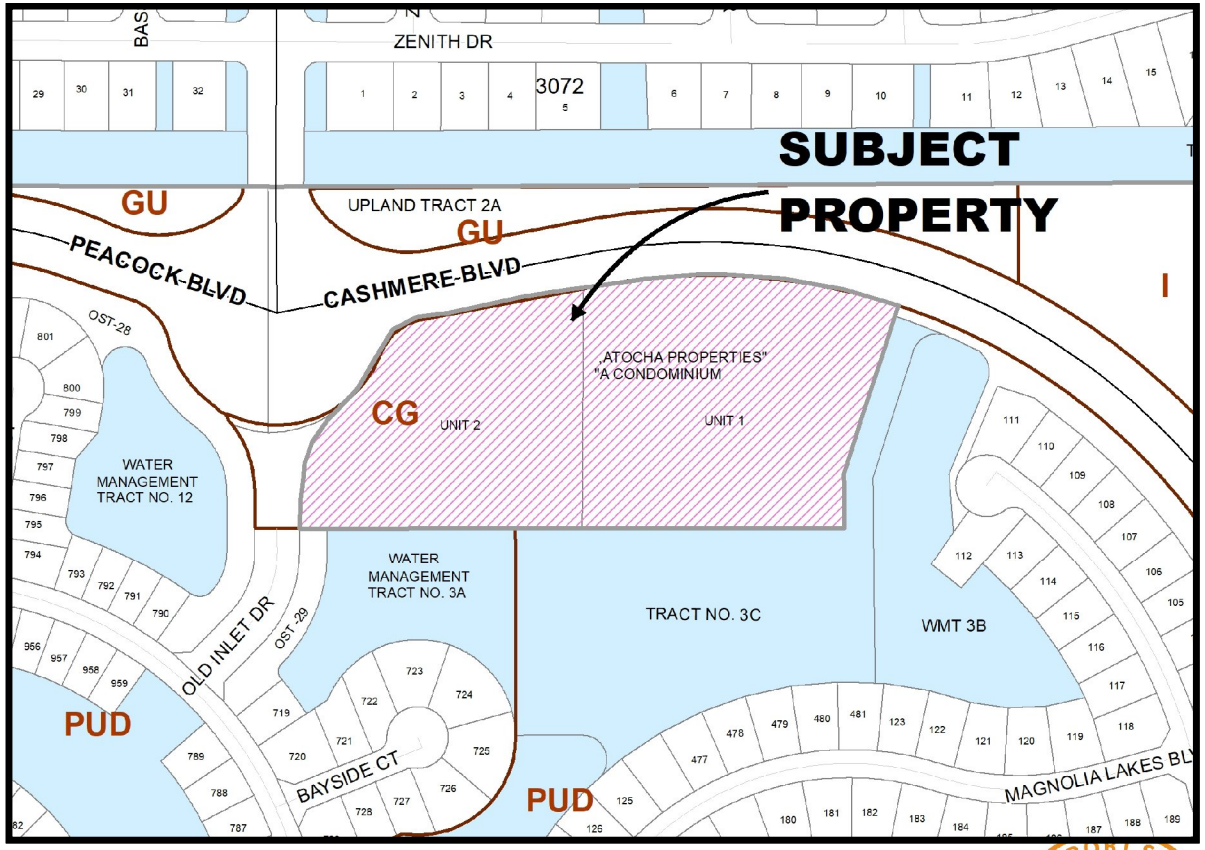
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR

ZONING MAP

Existing: CG

Proposed: PUD

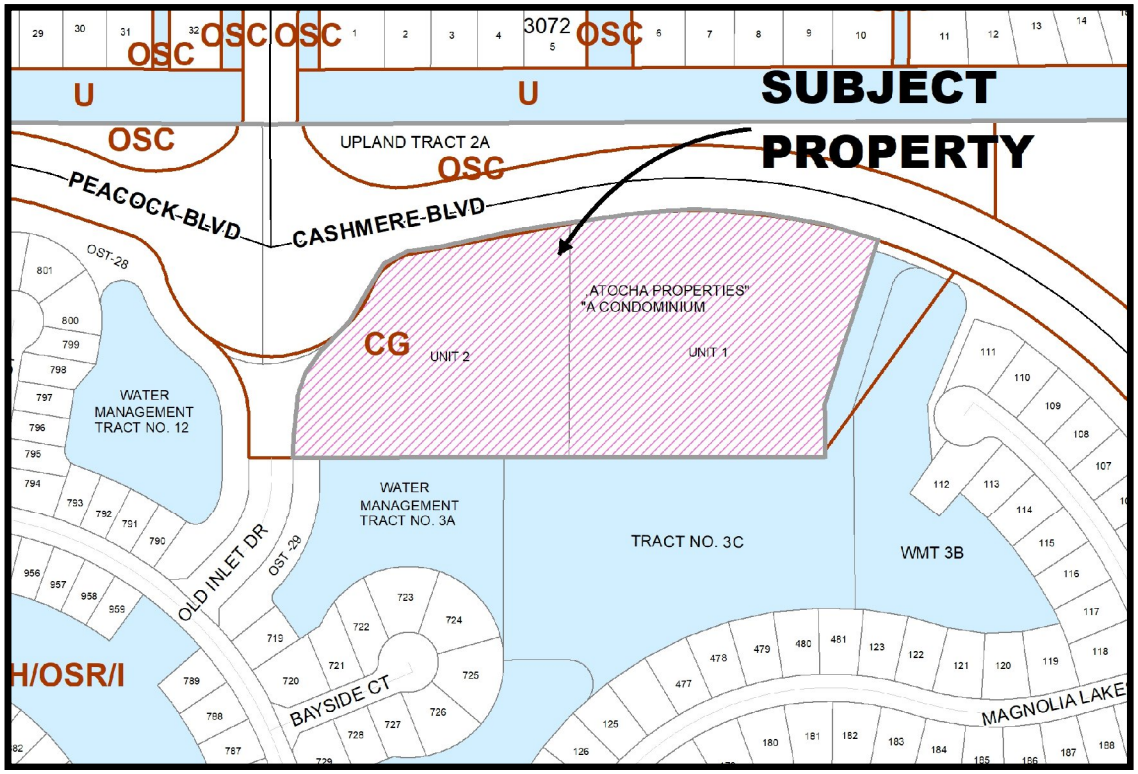
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR



FUTURE LAND USE MAP

Existing: CG – General Commercial
Proposed: RM – Medium Density Residential

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR



SLW DRI Background

- St. Lucie West is an approved Development of Regional Impact (DRI) that consists of approximately 4,614 acres. The St. Lucie West Development of Regional Impact (DRI) was approved by the City Council on April 9, 1987 through resolution 87-R15. There have been eighteen amendments to the St. Lucie West DRI. The current development order provides for:
- 7,523 residential units
- 800 hotel rooms
- 1,293,088 S.F. office use
- 2,125,287 S.F. commercial use
- 2,499,528 S.F. industrial use
- 5,000 FTE students for post-secondary schools
- 5,000 seat stadium
- 3,218 seats movie theater
- 525 spaces RV park

DRI Changes (Conversion Matrix):

- Instrument to provide for trip equivalency of uses within the approved DRI.
- Allows flexibility in the near-complete DRI build out to maintain concurrency.
- Incorporation of the conversion matrix does not create a reasonable likelihood of additional regional impacts.

St. Lucie West DRI - Trip Conversion Matrix

Total Buildout PM Peak Hour
ITE Trip Generation, 10th Ed

To	ITE Code	PM New Trip Rate	Single Family Residential Unit	Multi-family Residential Unit	Hotel	1000 sqft Office	1000 sqft Commercial Retail	1000 sqft Industrial	Movie Theater Seats	RV Park Units
From			1	0.67	0.61	1.42	4.21	0.83	0.36	0.49
Single Family Residential Unit	210	1	1	1.49	1.64	0.70	0.24	1.20	2.78	2.04
Multi-family Residential Unit	220	0.67	0.67	1	1.10	0.47	0.16	0.81	1.86	1.37
Hotel	310	0.61	0.61	0.91	1	0.43	0.14	0.73	1.69	1.24
1000 sqft Office	710	1.42	1.42	2.12	2.33	1	0.34	1.71	3.94	2.90
1000 sqft Commercial Retail	820	4.21	4.21	6.28	6.90	2.96	1	5.07	11.69	8.59
1000 sqft Industrial	110	0.83	0.83	1.24	1.36	0.58	0.20	1	2.31	1.69
Movie Theater Seats	444	0.36	0.36	0.54	0.59	0.25	0.09	0.43	1	0.73
RV Park Units	240	0.49	0.49	0.73	0.80	0.35	0.12	0.59	1.36	1

Example: 5 Single Family Units -> Industrial Sqft

Conversion Unit 1.20

5 SF Unit x 1.20 = 6 6 x 1000 SQFT Industrial = 6,000 SQFT Industrial Space

Trips

Land Use	DO*	Minimum	Maximum
Single Family Residential Unit	7,523	5642	9404
Hotel	800	600	1000
1000 sqft Office	1293	970	1616
1000 sqft Commercial Retail	2125	1594	2657
1000 sqft Industrial	2500	1875	3124
Movie Theater Seats	3218	2414	4023
RV Park Units	525	394	656

* Amounts are referenced to Exhibit E(Approved Development) from the St. Lucie West DRI

DRI Amendment Request Justification:

Request: a DRI map amendment to Map 'H' to accommodate the proposed small-scale future land use comprehensive plan map amendment.

- ❑ To change 9-acres from CG (General Commercial) to RM (Medium Density Residential).

DRI Consistency: The DRI map amendment application is supported by the adopted conversion matrix.

- ❑ The proposed DRI amendment is permitted as it reallocates transportation impacts from the proposed development through utilization of the previously adopted conversionary matrix.
- ❑ The proposed amendment does not create a reasonable likelihood of additional regional impacts.

Traffic Impact Analysis

- This development is contained within the St. Lucie West DRI and found to be consistent with the DRI.
- All traffic responsibilities have been satisfied within this DRI.
- No significant impact to existing traffic based on PUD, Comprehensive Plan Amendment and DRI Amendment.

- Proposed development will be required to provide some traffic mitigation upon Site/Construction Plan submittal due to existing roadways with LOS F.

Future Land Use Request Justification:

Request: a small-scale future land use map amendment to change approximately 9-acres from CG (General Commercial) to RM (Medium Density Residential).

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

- ❑ The PUD is consistent with Comprehensive Plan Policy 1.1.4.7 wherein Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre, whereas the applicant is proposing a density of 8 du/acre.

- ❑ The PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with all the listed future land use classifications upon the property.

PUD Rezoning Summary:

The Applicant's request is to rezone approximately rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The PUD agreement includes:

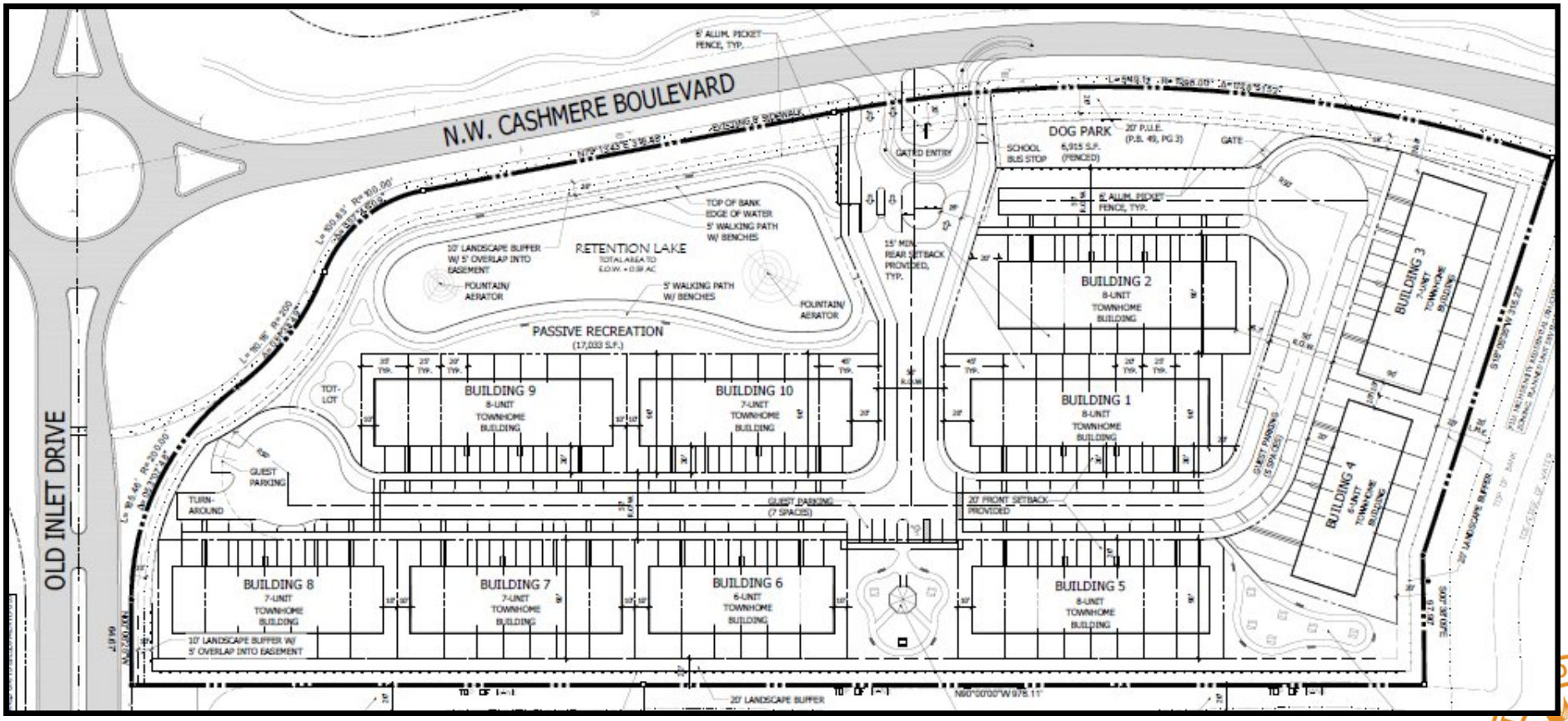
1. Provides for permitted land uses including townhomes, community recreational facilities, and accessory uses per city code provisions;

2. Establish district regulations including minimum lot area, height, setbacks, building length and separation (per the city's townhome code provisions);

3. Clarify internal landscaping and buffering design standards;

4. Establish internal architectural design standards.

Conceptual Plan



Conceptual Elevations

Conceptual Elevations

Conceptual Cross Section

CROSS SECTION (A-A1)

SCALE: 1" = 10'

Planning and Zoning Staff Recommendation:

The Planning and Zoning Staff recommends approval of the SLW DRI Amendment.

The Planning and Zoning Staff recommends approval of the proposed small-scale future land use map amendment.

The Planning and Zoning Staff recommends approval of the proposed rezoning.

Agenda Summary

2022-474

Agenda Date: 6/7/2022 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P21-024, Far 2, LLC @ SLW - Planned Unit Development (PUD) Rezoning

Location: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.

Legal Description: SLW Plat No. 178.

This is a request to rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The proposed amendment includes a PUD development agreement and concept plan proposing a 72-unit townhome development.

Submitted By: Laura H. Dodd, AICP

Executive Summary: This is a request to rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The proposed amendment includes a PUD development agreement and concept plan proposing a 72-unit townhome development.

Presentation Information: Staff may provide a brief presentation.

Staff Recommendation: Move that the Board approve the request.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the request.
2. Move that the Board not approve and provide staff direction.

Background: The PUD was recommended for approval by the Site Plan Review Committee on March 9, 2022.

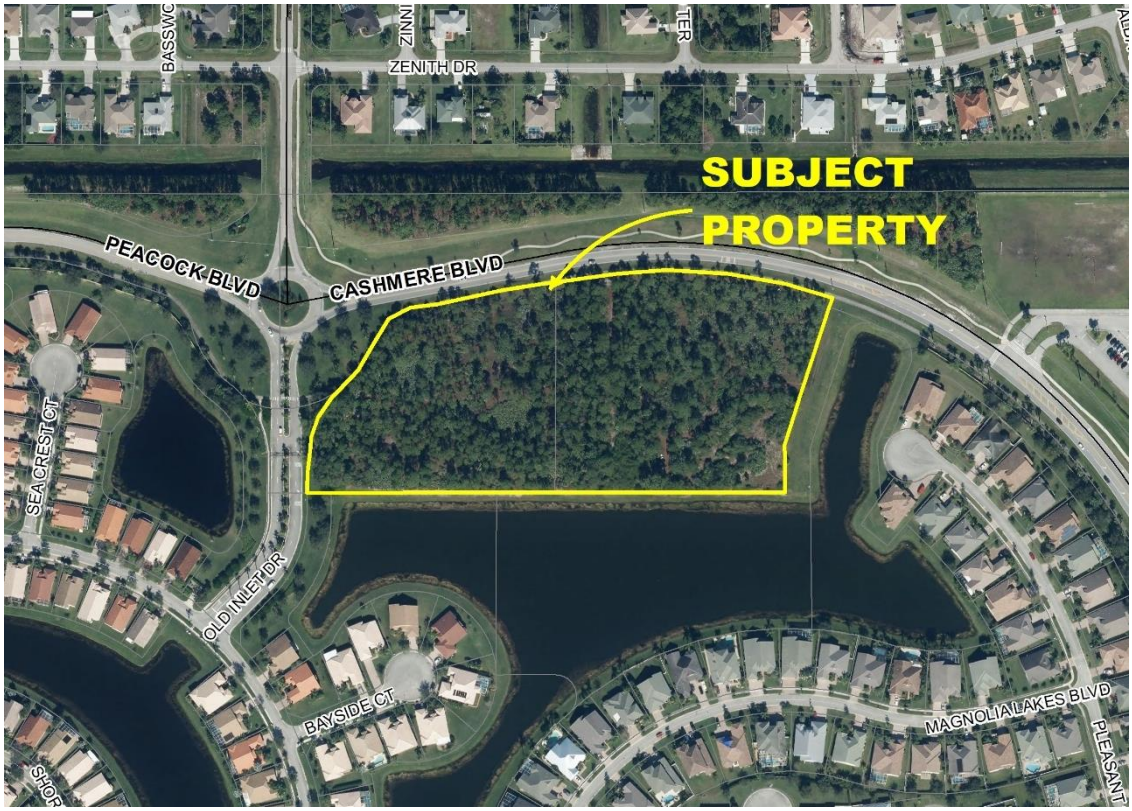
Issues/Analysis: See staff report.

Special Consideration: n/a

Location of Project: The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.

Attachments: 1. PUD Development Agreement 2. Conceptual Site Plan 3. Conceptual Landscape Plan 4. Conceptual Cross Section 5. Conceptual Architectural Rendering 6. Public Works Memo 7. Staff Report 8. Staff Presentation

FAR 2, LLC, (Cashmere Townhomes) Planned Unit Development
Planned Unit Development Rezoning
P21-024



Project Aerial Map

SUMMARY

Applicant's Request:	This is a request to rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The proposed includes a PUD development agreement and concept plan proposing a 72-unit townhome development.
Applicant:	Michael Sanchez, Managed Land Entitlements
Property Owner:	FAR 2, LLC
Location:	The property is located within the SLW DRI, and at the southeast corner of the intersection of Old Inlet Drive and Cashmere Boulevard.
Project Planner:	Laura H. Dodd, AICP, Senior-Transportation Planner

Project Description

This is a request for approval of the Cashmere Residential Townhomes Planned Unit Development rezoning. The request is to rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The proposed includes a PUD development agreement and concept plan proposing a 72-unit townhome project with passive recreation, amenities, water management, and other supportive infrastructure improvements.

The Property is vacant and has never been developed. As background, in February of 2007, the City approved a site plan consisting of a mixed-use commercial project comprising approximately 70,806 square feet of office space and 37,116 square feet of retail space (107,922 total square feet of commercial space) in five (5) buildings ranging from two (2) to three (3) buildings. Said approval was amended in August of 2007 to address phasing, buffering and conditions. The approved commercial project was never constructed.

Concurrently with this application, the Applicant has submitted applications to the City of a Future Land Use Map Amendment and an amendment to the St. Lucie West Development of Regional Impact (the "DRI") to change the land use designation of the Property from Commercial General (CG) to Medium Density Residential (RM) in support of the PUD application.

Previous Actions and Prior Reviews

The Site Plan Review Committee (SPRC) recommended approval of this rezoning and PUD conceptual plan on March 9, 2022.

Public Notice Requirements

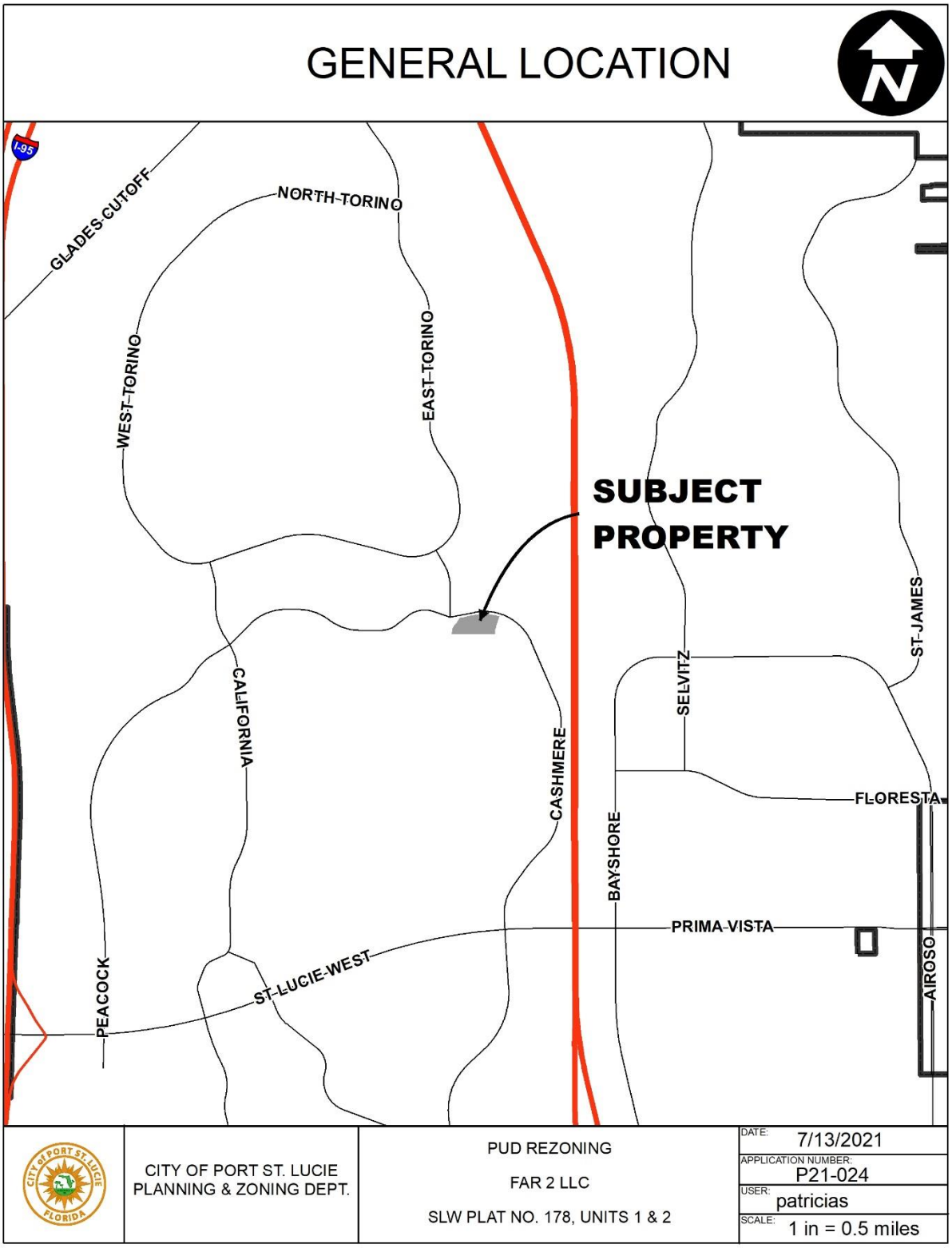
Public notice was mailed to owners within 750 feet and the file was included in the published notification for the Planning & Zoning Board's agenda.

Parcel Numbers:	3419-576-0001-000-2; 3419-576-0002-000-9
Property Size:	+/- 9 acres
Legal Description:	See PUD Development Agreement
Future Land Use:	General Commercial (CG)
Proposed Future Land Use:	Medium Density Residential (RM)
Existing Zoning:	General Commercial (CG)
Proposed Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant land
Proposed Use:	Townhomes

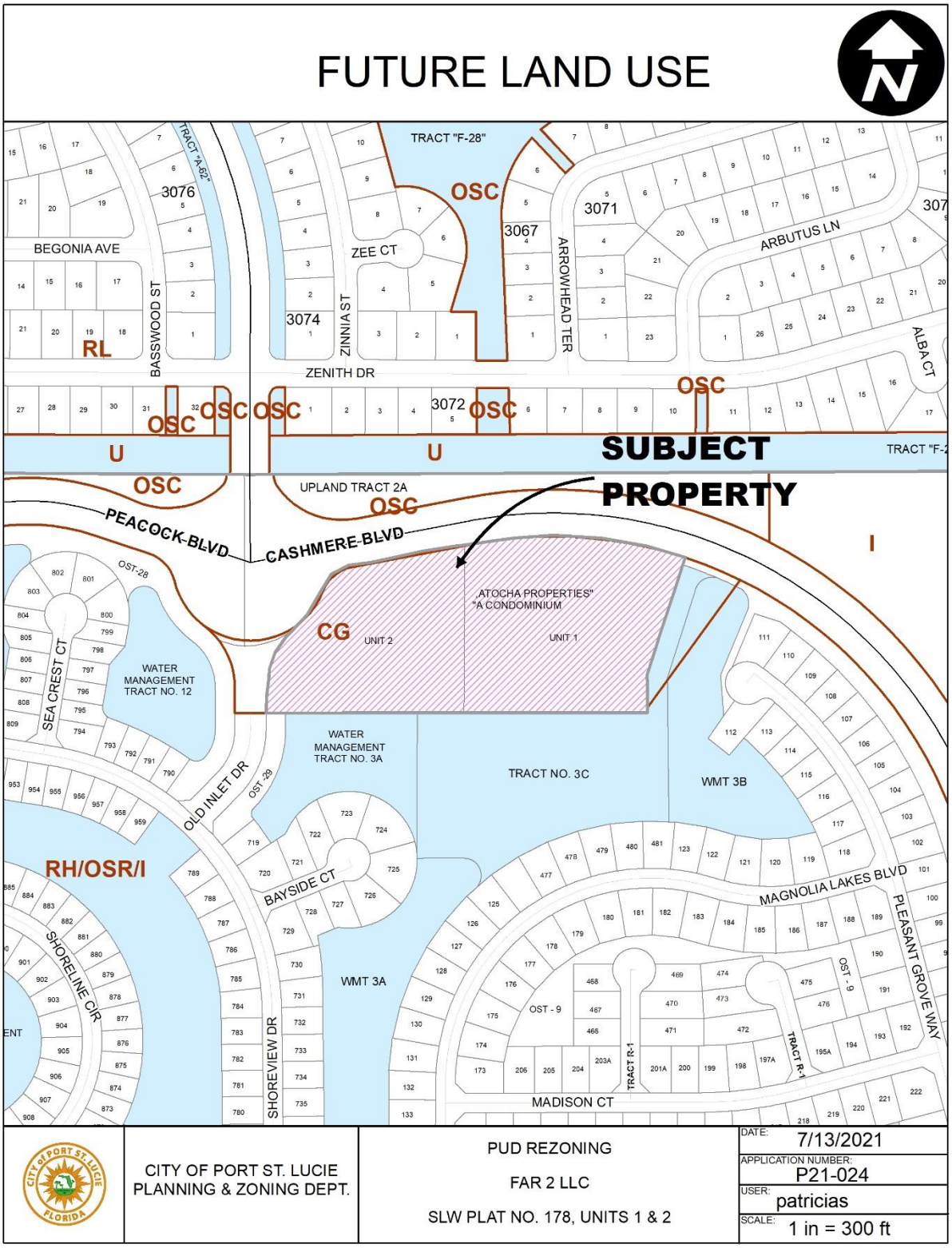
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR

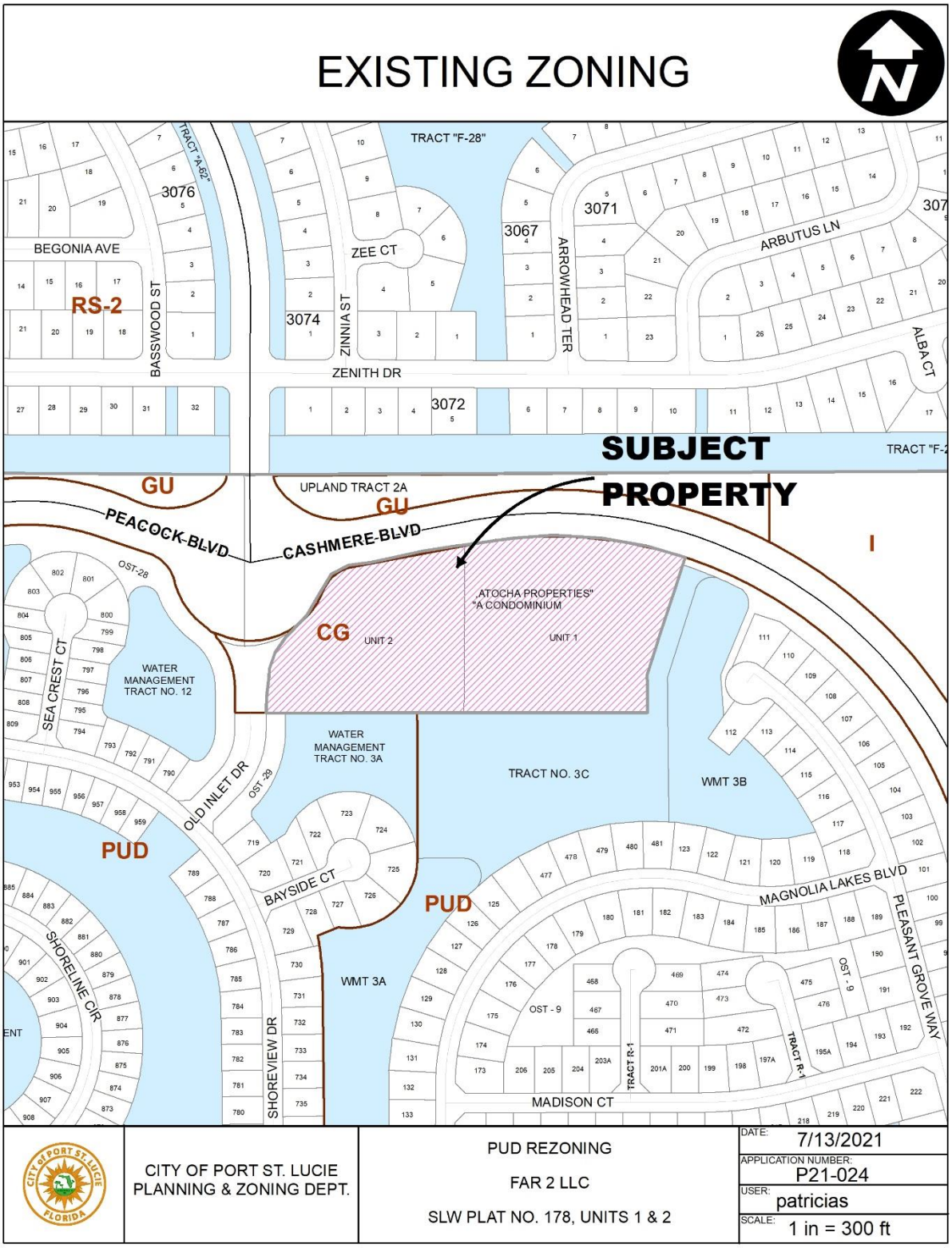
RL- Residential Low Density; RH – Residential High Density; OSR – Open Space Recreation; I – Institutional; RS-2 – Single Family Residential; PUD- Planned Unit Development



Location Map



Future Land Use Map


EXISTING ZONING
N
TRACT "F-28"
TRACT "A-82"
3076
3071
3067
3074
3072
BEGONIA AVE
ZEE CT
ARBUTUS LN
ARROWHEAD TER
BASSWOOD ST
ZINNIA ST
ZENITH DR
ALBA CT
RS-2
SUBJECT PROPERTY
TRACT "F-2
GU
UPLAND TRACT 2A
GU
PEACOCK BLVD
CASHMERE BLVD
I
OST-28
ATOCHA PROPERTIES" "A CONDOMINIUM
CG
UNIT 2
UNIT 1
SEA CREST CT
WATER MANAGEMENT TRACT NO. 12
WATER MANAGEMENT TRACT NO. 3A
TRACT NO. 3C
WMT 3B
OLD INLET DR
OST-29
PUD
BAYSIDE CT
PUD
MAGNOLIA LAKES BLVD
PLEASANT GROVE WAY
SHORELINE CIR
WMT 3A
OST - 9
SHOREVIEW DR
TRACT R-1
MADISON CT
CITY of PORT ST. LUCIE FLORIDA
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.
PUD REZONING
FAR 2 LLC
SLW PLAT NO. 178, UNITS 1 & 2
DATE: 7/13/2021
APPLICATION NUMBER: P21-024
USER: patricias
SCALE: 1 in = 300 ft

Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This PUD conceptual plan is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 by providing for future land use classifications which are comparable to the proposed densities and intensities.

The PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with all the listed future land use classifications upon the property.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD rezoning on March 9, 2022, with the following condition:

- Driveway widths shall be updated to accommodate parking requirements per city code section 158.221 – Off Street Parking.

Planning and Zoning Board Action Options:

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

MANAGED LAND ENTITLEMENTS

Strategic management of land development design, entitlements and permitting.

CASHMERE TOWNHOMES

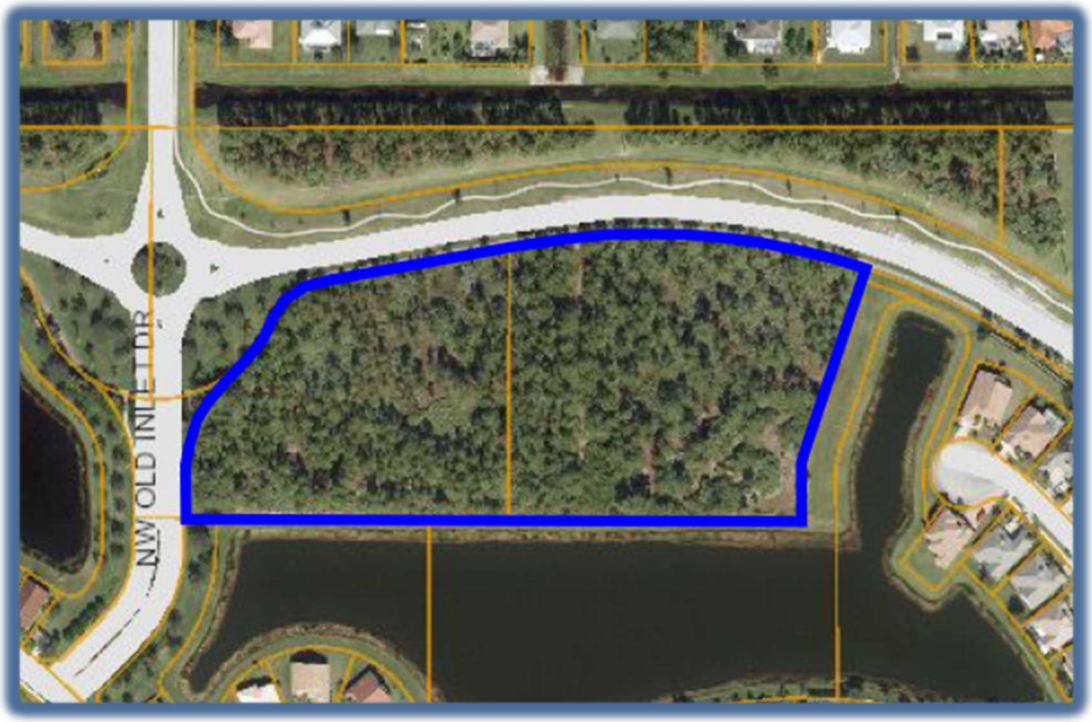
PLANNED UNIT DEVELOPMENT APPLICATION

CITY OF PORT ST. LUCIE (PROJECT # P21-024)

Revised April 13, 2002

On behalf of:

FAR 2, LLC
201 EAST LAS OLAS BLVD
SUITE 1900
FORT LAUDERDALE, FL 33301



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LIST OF EXHIBITS

EXHIBIT 1	Application for P.U.D. Concept Plan Approval
EXHIBIT 2	P.U.D. Application Checklist
EXHIBIT 3	Letter of Unified Control
EXHIBIT 4	General Standards for District Establishment
EXHIBIT 5	Site Information
EXHIBIT 6	Proposed Development Standards
EXHIBIT 7	Legal Description
EXHIBIT 8	Binding P.U.D. Agreement
EXHIBIT 9	P.U.D. Conceptual Master Plan

PROJECT PROFESSIONALS

DEVELOPER/PROPERTY OWNER:	FAR 2, LLC 201 East Las Olas Blvd, Suite 1900 Fort Lauderdale, Fl 33301 Contact: Blaz Kovacic, P.E. (954) 940-4944
AGENT/DEVELOPMENT CONSULTANT:	MANAGED LAND ENTITLEMENTS 3710 Buckeye Street, Suite 100 Palm Beach Gardens, Florida 33410 Contact: Michael Sanchez, AICP (561) 568-8045 michael@mylandentitlements.com
SURVEYOR:	ENGINEERING DESIGN & CONSTRUCTION, INC. 10250 SW Village Parkway, Suite 201 Port St. Lucie, FL 34987 Contact: Mike Owen (772) 462-2455

INTRODUCTION

FAR 2, LLC (the "Applicant") is respectfully requesting approval from the City of Port St. Lucie (the "City") of a Planned Unit Development (the "PUD") application to allow for the development of a 72-unit townhome project (the "Project") on a 9.09-acre property located at the southeast corner of the intersection of NW Cashmere Boulevard and Old Inlet Drive (the "Property").

Concurrently with this application, the Applicant has submitted applications to the City of a Future Land Use Map Amendment and an amendment to the St. Lucie West Development of Regional Impact (the "DRI") to change the land use designation of the Property from Commercial General (CG) to Medium Density Residential (RM) in support of the PUD application.

The subject PUD Application is being presented to the City in accordance with the PUD Zoning District Standards and Application requirements contained in the City's Zoning Code.

PROPERTY BACKGROUND

The Property is located within the DRI which consists of approximately 4,614 acres on the north and south sides of St. Lucie West Boulevard on the east side of Interstate 95. The DRI was originally approved by the City in April of 1989 by way of Resolution 89-R18. The DRI approval has been amended several times since the original approval.

The Property is vacant and has never been developed. In February of 2007, the City approved a site plan consisting of a mixed-use commercial project comprising approximately 70,806 square feet of office space and 37,116 square feet of retail space (107,922 total square feet of commercial space) in five (5) buildings ranging from two (2) to three (3) buildings. Said approval was amended in August of 2007 to address phasing, buffering and conditions. The approved commercial project was never constructed.

EXHIBIT 1

PUD APPLICATION

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
(772) 871-5212

FOR OFFICE USE ONLY

Planning Dept. _____
Date Received _____
Fee & Receipt #_____

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership i.e., two copies of deed or contract for purchase. Please type or print clearly in **BLACK** ink.

PROPERTY OWNER:

Name: FAR 2, LLC
Address: 201 East Las Olas Boulevard, Suite 1900, Fort Lauderdale, Florida 33301
Telephone No.: (954) 940-4944

AGENT OF OWNER (if any):
Name: Michael Sanchez/Managed Land Entitlements
Address: 3710 Buckeye Street, Suite 100, Palm Beach Gardens, Florida 33410
Telephone No.: (561) 568-8045; michael@mylandentitlements.com

PROPERTY INFORMATION
Legal Description: See attached legal description.
Parcel I.D. No.: 3419-576-0001-000-2 & 3419-576-0002-000-9

Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.

Signature of Owner

2-14-22
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 facilities 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.

Procedure
Section158.175(B)

AGENT CONSENT LETTER

PROJECT NAME: CASHMERE TOWNHOMES

PARCEL ID: 3419-576-0001-000-2 & 3419-576-0002-000-9

BEFORE ME THIS 14th DAY OF February, 2022, PERSONALLY APPEARED Andrew Meran MANAGER OF FAR 2, LLC ("OWNER") OWNER OF THE ABOVE-REFERENCED PROPERTY, WHO BEING DULY SWORN, DEPOSES AND AFFIRMS THE FOLLOWING:

I hereby give CONSENT to MANAGED LAND ENTITLEMENTS, LLC, to act on the Owner's behalf to submit or have submitted applications and all required materials and documents and to attend and represent the Owner at all meetings and public hearings pertaining to all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for a Planned Unit Development.

FAR 2, LLC

By: _____

Printed Name: Andrew Meran, VP

Manager

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14th day of February 2022 by Andrew Meran (name of person acknowledging). He/~~she~~ is ~~personally known to me~~ or has produced (type of identification) _____ as identification and (did)/~~did not~~ take an oath (circle correct response).

Marcy McBride
(Name - type, stamp or print clearly)

_____
(Signature)

My Commission Expires on: 2-27-23

NOTARY'S SEAL OR STAMP

Notary Public State of Florida
Marcy McBride
My Commission GG 306778
Expires 02/27/2023

EXHIBIT 2

PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is attached as Exhibit 3.
2. The Cashmere Boulevard Residential Development project is a proposed townhome development.
3. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. General site information is provided in Exhibit 5. The proposed development uses, maximum building heights, minimum setbacks and other development regulations are provided in Exhibit 6.
4. The Conceptual PUD Plan for the Project is attached as Exhibit 9 of this submittal package.
5. The proposed request for the change in zoning from General Commercial (CG) to Planned Unit Development (PUD) will be a reduction in overall intensity and will have a de minimis impact on public facilities as demonstrated in the Project Narrative/Justification Statement provided with this submittal.

EXHIBIT 3

January 25, 2022

Ms. Teresa Lamar-Samo
Interim Director of Planning and Zoning
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Re: CASHMERE BOULEVARD RESIDENTIAL DEVELOPMENT
PUD REZONING APPLICATION

Dear Ms. Lamar/Samo:

This letter is submitted as confirmation of United Control for the properties that comprise the above-referenced project (the "Properties") in compliance with the City of Port St. Lucie Zoning and Land Development Regulations. FAR 2, LLC is the owner of record of the Properties pursuant to the Amendment to Deed recorded in Official Record Book 4094, Page 2217 of the Official Records of St. Lucie County, Florida, a copy of which is attached to this application.

Should you have any questions or require additional information, please do not hesitate to contact me at (561) 568-8045.

Best regards,

FAR 2, LLC

By:

Michael Sanchez
Authorized Agent

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of the Cashmere Boulevard Residential Planned Unit Development (the "PUD") is 9.09 acres, exceeding the 2.0-acre minimum for the establishment of a PUD within the City.
2. The PUD is located at the southwest corner of the intersection of Cashmere Boulevard and Old Inlet Drive within the City. One (1) access point is proposed for the development along Cashmere Boulevard.
3. The PUD will have stormwater management provided by a master stormwater management system operated by the St. Lucie West Services District. The stormwater system design will be submitted for review and approval by the South Florida Water Management District as part of a request for a modification to Environmental Resource Permit No. 56-00573-S-197 issued on January 10, 2008 for the previously approved project on the Property.
4. The PUD will be supplied with water and wastewater Services by the St. Lucie West Services District and will abide by and comply with all applicable ordinances, policies, specifications and regulatory agencies governing such service. Furthermore, the PUD will accept reclaimed water for irrigation from St. Lucie West Services District.
5. The physical characteristics of the Property comprise primarily of native upland habitat. In order to provide for a viable project and since the Property does not abut any other native upland areas, the Applicant is proposing to mitigate for the native upland preservation requirements as per Section 157.06(E) of the City's Zoning and Land Development Regulations.
6. The PUD application is consistent with the City's Comprehensive Land Use Plan.

EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE

9.09 acres

II. WETLANDS IMPACTS

There are no wetlands present on the Property.

III. NATIVE HABITAT

The physical characteristics of the Property comprise primarily of native upland habitat. In order to provide for a feasible project and since the Property does not abut any other native upland areas, the Applicant is proposing to mitigate for the native upland preservation requirements as per Section 157.06(E) of the City's Zoning and Land Development Regulations.

IV. PROPOSED USE

72 townhome units

EXHIBIT 6

PROPOSED DEVELOPMENT STANDARDS

1. PURPOSE

The purpose of this PUD is to establish and area of integrated and compatible land use and services. The following standards shall be met in developing the PUD:

2. PERMITTED USES

a. Townhome dwellings
b. Community recreation facilities such as pools, clubhouse, gazebos, playgrounds, dog park, passive recreation, pickleball courts, etc. so long as such uses are solely for the use of the residents of the Cashmere Townhomes community.
c. Accessory Uses. As set forth in Section 158.217 of the City's Zoning Code.

3. DENSITY

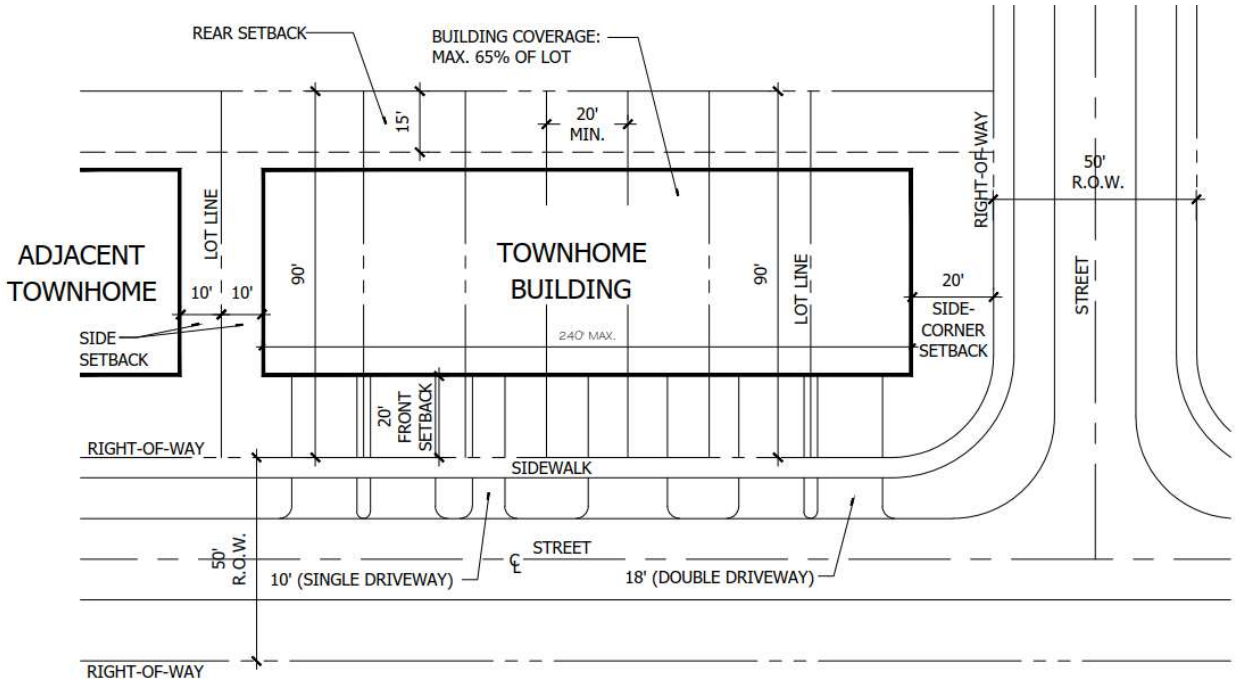
Maximum Density: 11 DU/AC (per Comprehensive Plan Policy 1.1.4.10)

4. DEVELOPMENT STANDARDS

a. Minimum Townhome Lot Area: 1,800 SF
b. Minimum Townhome Lot Width: 20 feet
c. Minimum Open Space (over entire project): 50%
    i. Sidewalks and passive recreational areas may count towards the open space requirement.
d. Minimum Recreation Area per Unit: 500 SF
e. Maximum Building Height: Two (2) stories and 30 feet (as measured per the City's Land Development Regulations).
f. Minimum Setbacks
    i. Front: 20 feet
    ii. Rear: 15 feet (3 feet for screen enclosures)
    iii. Side (end unit not facing street): 10 feet
    iv. Side facing street: 20 feet
g. Maximum Building Coverage/Lot: 65%
h. Minimum Building Separation: 20 feet
i. Maximum Building Length: 240 feet
j. Maximum Units per Building: Eight (8) units
k. Minimum Driveway width
    i. Single Driveway: 10 feet
    ii. Double Driveway: 18 feet
l. Minimum Living Area (including garage area)
    i. Two (2) bedroom homes: 1,600 SF

ii. Three (3) bedroom homes: 1,750 SF

TYPICAL LOT/SETBACK DETAIL



5. PARKING

a. Minimum Parking: Two (2) spaces per home provided within townhome lot (garage parking and driveway parking included).
b. Guest Parking (additional): One space per five (5) units

6. LANDSCAPING

a. Landscaping shall comply with Chapter 154 of the City's Land Usage Code including the townhouse lot landscape standards contained in Section 154.03.
b. Street trees shall be provided along the internal rights-of-way where possible.
c. A perimeter fence is required along the south and east property lines in lieu of an opaque wall provided that landscaping is provided on the outside of the fence that provides sufficient screening to preserve the views from the residential properties on the south and east sides of the stormwater lake. The perimeter fence shall be a decorative aluminum fence.

7. MAINTENANCE OF COMMON AREAS AND AMENITIES

Common areas and amenities shall be properly maintained by the Property Owners' Association of the townhome development and kept in clean, working, orderly and aesthetically pleasing condition.

8. STORMWATER SYSTEMS

The PUD will be provided stormwater attenuation through the St. Lucie West Services District Master System. The St. Lucie West Service District owns and maintains the master stormwater system to serve the site.

9. SITE/EXTERIOR LIGHTING

Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind.

10. MISCELLANEOUS

a. Ground-mounted air conditioning units shall be located away from the public right-of-way whenever possible and shall be screened with landscaping.
b. Sidewalk interconnectivity shall be provided to community amenity areas by sidewalks and crosswalks with a minimum width of five (5) feet.

11. ROADWAYS/DRIVEWAYS

The PUD will request a full access driveway to Cashmere Boulevard which is owned and maintained by the City of Port St. Lucie.

12. ARCHITECTURAL DESIGN GUIDELINES

a. **Applicability.**
    i. The architectural design guidelines shall apply to the Cashmere Townhomes project in lieu of the Citywide design standards.
b. **General**.
    i. An overall unified architectural character and image shall be created by the use of common elements such as consistent forms, colors, materials, and details.
        1. Similar architectural composition and treatment shall be provided on all sides of each building.
        2. Accessory buildings shall be constructed of compatible materials, color, and character as the principal building.
c. **Roofline**
    i. The roofline along each elevation shall incorporate a minimum of one design feature each from the sections below. The same features are not required on each elevation:
        1. Primary Roof Design Element

a. Articulated parapet along 30 percent of the roof line for each elevation.
    i. Maximum spacing between articulation = 100 feet.
b. Pitched roof with minimum 12-inch overhanging eaves.
c. Two or more plane breaks or slopes per façade elevation.
d. Any combination of the above.

i. Secondary Roof Treatment
1. Decorative roof details, such as dormers, cupolas, rafter tails, balconies, terraces, or exposed beams.
2. Cornices with decorative moldings.
3. Pediments, porticos, architectural features at entryways, or decorative towers.

d. **Façade**

i. The front, side, and rear façades shall incorporate recesses, projections, and architectural elements such as columns, arches, etc., as provided below:
1. Recesses/Projections
    a. Façades greater than 50 feet in length shall incorporate recesses and projections a minimum of 12 inches in depth along a minimum of 20 percent of the total length of the façade. The recesses or projections shall be distributed along the façade with a maximum spacing of 100 feet between each recess or projection.
2. Walls
    a. Blank walls shall not exceed 15 feet in height or 20 feet in length. Control and expansion joints shall constitute a blank wall, unless used in a decorative pattern with varied materials or textures and spaced a maximum of ten feet on center. Relief and reveal depth shall be a minimum of three-quarters of an inch.
3. Exterior Treatment
    a. The exterior treatment shall consist of a minimum of two different building materials, textures, or finishes at a ratio of a maximum of 80 percent for the primary treatment and a minimum of 20 percent for the secondary treatment.
4. Fenestration Details
    a. Architectural features or details such as, windows, awnings, covered arcades, sills, shutters, reliefs, trims, columns, pilasters, quoins, reveals, cornices, horizontal banding, arches, decorative vents, and/or accent tile, shall be integrated into the façade to avoid the appearance of a blank wall.
5. Colors and Materials
    a. Colors and materials shall be considered to achieve architectural compatibility with architecture in the surrounding area and to complement structures within the Cashmere Townhomes development.

EXHIBIT 7

LEGAL DESCRIPTION

A parcel of land being a portion of St. Lucie West Plat No. 178, recorded in Plat Book 49, Pages 3 and 4, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Being all of said St. Lucie West Plat No. 178, less all of the right-of-way of old Inlet Drive as shown on said St. Lucie West Plat No. 178

ALSO KNOWN AS:
A portion of the plat of ST. LUCIE WEST PLAT NO. 178, according to the plat thereof, as recorded in Plat Book 49, Pages 3 and 4, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Beginning at the Northeast Corner of the plat of THE CASCADES AT ST. LUCIE WEST - PHASE FIVE, ST. LUCIE WEST PLAT NO. 157, according to the plat thereof, as recorded in Plat Book 41, Pages 37, 37A-37L of the Public Records of St. Lucie County, Florida, said point being further described as being the Northwest Corner of MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO "B", ST. LUCIE WEST PLAT NO. 161, according to the plat thereof, as recorded in Plat Book 42, Pages 12, 12A and 12B, of the Public Records of St. Lucie County, Florida, thence North 90°00'00" West, along the North Line of said THE CASCADES AT ST. LUCIE WEST- PHASE FIVE, ST. LUCIE WEST PLAT NO. 157 and along the South Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 386.88 feet to a point on the East Right-of-Way Line of Old Inlet Drive, as shown on said plat of ST. LUCIE WEST PLAT NO. 178; thence North 00°06'25" West, along said East Right-of-Way line, a distance of 64.68 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, along said Right-of-Way Line, having a radius of 200.00 feet, through a central angle of 53°07'48", an arc distance of 185.46 feet to the Point of Reverse Curvature to circular curve to the left, said point being further described as being on the Southerly Right-of-Way Line of N.W. Cashmere Boulevard, as shown on said plat of ST. LUCIE WEST PLAT NO. 178; thence Easterly and Northerly, along the arc of said curve, along said Southerly Right-of-Way Line, having a radius of 200.00 feet, through a central angle of 31°33'46", an arc distance of 110.18 feet to the Point of Reverse Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, along the said Southerly Right-of-Way Line, having a radius of 100.00 feet, through a central angle of 57°46'09", an arc distance of 100.83 to the Point of Tangency; thence North 79°13'43" East, along said Southerly Right-of-Way Line, a distance of 316.45 feet to the Point of Curvature of a circular curve to the right; thence Northerly, Easterly and then Southerly, along the arc of said curve, along said South Right-of-Way Line, having a radius of 1090.00 feet, through a central angle of 28°51'53", an arc distance of 549.12 to the Northeast corner of said plat of ST. LUCIE WEST PLAT NO. 178; thence South 18°05'35" West, along the East Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 315.23 feet; thence South 00°38'09" East, along the East Line of said plat of ST. LUCIE WEST PLAT NO. 178, a distance of 97.90 feet to the Southeast corner of said plat of ST. LUCIE WEST PLAT NO. 178, said point being further described as being on the North Line of said plat of MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO "B", ST. LUCIE WEST PLAT NO. 161; thence North 90°00'00" West, along the South Line of the plat of said ST. LUCIE WEST PLAT NO. 178 and along the said North Line of MAGNOLIA LAKES AT ST. LUCIE WEST - PHASE TWO "B", ST. LUCIE WEST

PLAT NO. 161, a distance of 589.23 feet to the Northeast Corner of the plat of THE CASCADES AT ST. LUCIE WEST - PHASE FIVE, ST. LUCIE WEST PLAT NO. 157 and the Point of Beginning of this description.

Said lands situate, lying and being in St. Lucie County, Florida.

Containing 395,900.39 square feet or 9.089 acres, more or less.

EXHIBIT 8

BINDING PUD AGREEMENT

The Property, as described on Exhibit 7, is under the unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie PUD Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City. Said petitioner shall be responsible for the continuing operations and maintenance of the Property, and such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments made herein.

IN WITNESS WHEREOF, this Binding PUD Agreement is being executed this 14th day of February, 2022.

Signed, sealed and delivered:
In the presence of:

Print Name Marcy McBride

Print Name BLAZ KOVACIC

FAR 2, LLC
a Florida limited liability company

BY: _____
Print Name Andrew Meran
Its VP

NOTARY PUBLIC INFORMATION:

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14th day of February, 2022 by Andrew Meran (name of person acknowledging). He/~~she~~ is ~~personally known to me~~ or has produced (type of identification) _____ as identification and (did) ~~did not~~ take an oath (circle correct response).

Marcy McBride
(Name - type, stamp or print clearly)

(Signature)

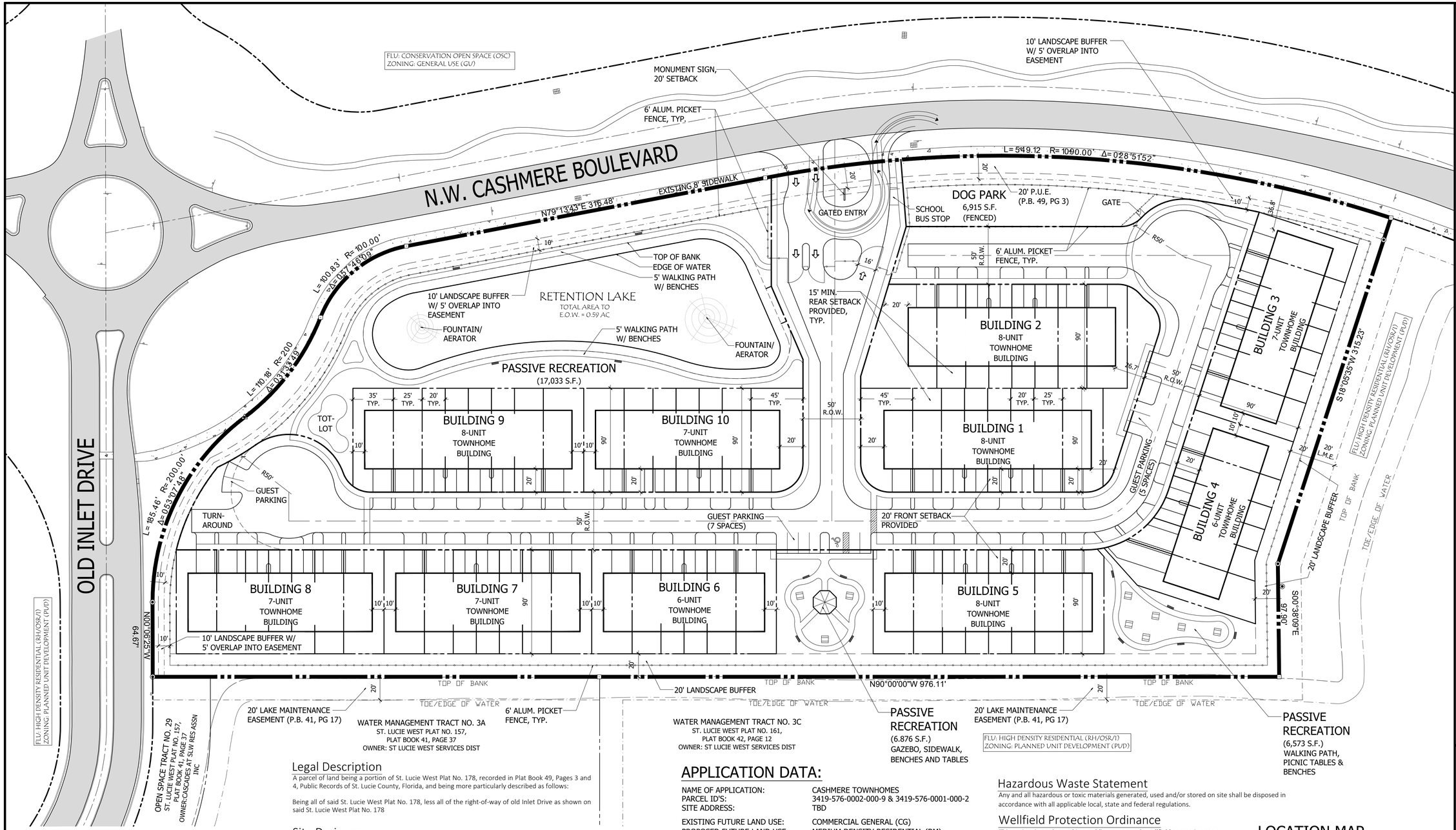
My Commission Expires on: 2-27-23

NOTARY'S SEAL OR STAMP

Notary Public State of Florida
Marcy McBride
My Commission GG 306778
Expires 02/27/2023

EXHIBIT 9

PUD CONCEPTUAL MASTER PLAN



Site Plan

0 20' 40' 80' 120' 160'

NORTH

Scale: 1" = 40'

Legal Description

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Site Drainage

The project will be served by site grading, inlets and culverts that will direct stormwater to a dry detention area on the west side of the project which will discharge through a proposed control structure to the existing surface water management area (lake) south of the project area. The stormwater system design will be submitted for review and approval by the South Florida Water Management District as part of a request for a modification to Environmental Resource Permit No. 56-00573-S-197 issued on January 10, 2008 for the previously approved project on the Property.

Traffic Statement

The Applicant is requesting to utilize the St. Lucie West DRI trip conversion matrix, utilize 11,465 square feet of the available, unbuilt commercial entitlements remaining within the DRI and convert said commercial square footage to 72 townhome residential units as calculated below:

11,465 SF of commercial x 6.28 multifamily residential units/1,000 SF of commercial retail = 72 townhome units.

TRIP GENERATION CALCULATION:
THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION
CATEGORY: (72) SINGLE FAMILY ATTACHED

WEEKDAY DAILY TRIPS: 498

P.M. PEAK HOUR TRIPS: 39

A.M. PEAK HOUR TRIPS: 32

APPLICATION DATA:

NAME OF APPLICATION:	CASHMERE TOWNHOMES
PARCEL ID'S:	3419-576-0002-000-9 & 3419-576-0001-000-2
SITE ADDRESS:	TBD
EXISTING FUTURE LAND USE:	COMMERCIAL GENERAL (CG)
PROPOSED FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL (RM)
EXISTING ZONING DESIGNATION:	GENERAL COMMERCIAL (CG)
PROPOSED ZONING DESIGNATION:	PLANNED UNIT DEVELOPMENT (PUD)
GROSS SITE AREA:	395,897.31 S.F. (9.09 ACRES)
PROPOSED DENSITY:	7.9 DU.S/ACRE; 72 TOWNHOME UNITS
BUILDING HEIGHT:	2 - STORIES

OPEN SPACE:

OPEN SPACE REQUIRED:	197,948.66 S.F. (50%)
OPEN SPACE PROVIDED:	*207,742.35 S.F. (52.5%)
*includes sidewalks	

PARKING DATA:

PROPOSED USES

USE	UNITS	PARKING RATE	REQUIRED PARKING
GUEST PARKING	72 UNITS	1/5 UNITS	14 GUEST SPACES
		TOTAL PARKING REQUIRED:	14 SPACES
		TOTAL PARKING PROVIDED:	14 SPACES

Hazardous Waste Statement

Any and all hazardous or toxic materials generated, used and/or stored on site shall be disposed in accordance with all applicable local, state and federal regulations.

Wellfield Protection Ordinance

This project is not located in a public water supply wellfield protection zone.

PROJECT TEAM

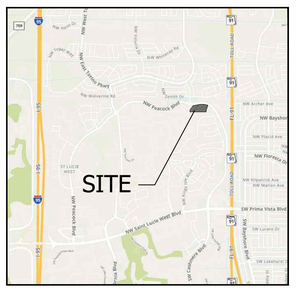
OWNER
FAR 2, LLC
401 East Las Olas Boulevard, Suite 800
Ft. Lauderdale, Fl 33301

DEVELOPMENT MANAGER/AGENT
Managed Land Entitlements, LLC
3710 Buckeye Street, Suite 100
Palm Beach Gardens, Florida 33410
Contact: Michael Sanchez (561-568-8045)

SURVEYOR
Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Poet St. Lucie, Fl 34987
Contact: Michael Owen (772-462-2455)

LANDSCAPE ARCHITECT
Litterick Landscape Architecture
2740 SW Martin Downs Blvd., #199
Palm City, Florida 34990
Contact: Jason Litterick (561-719-3876)

LOCATION MAP



MANAGED LAND ENTITLEMENTS
3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Cashmere Townhomes

Port St. Lucie, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

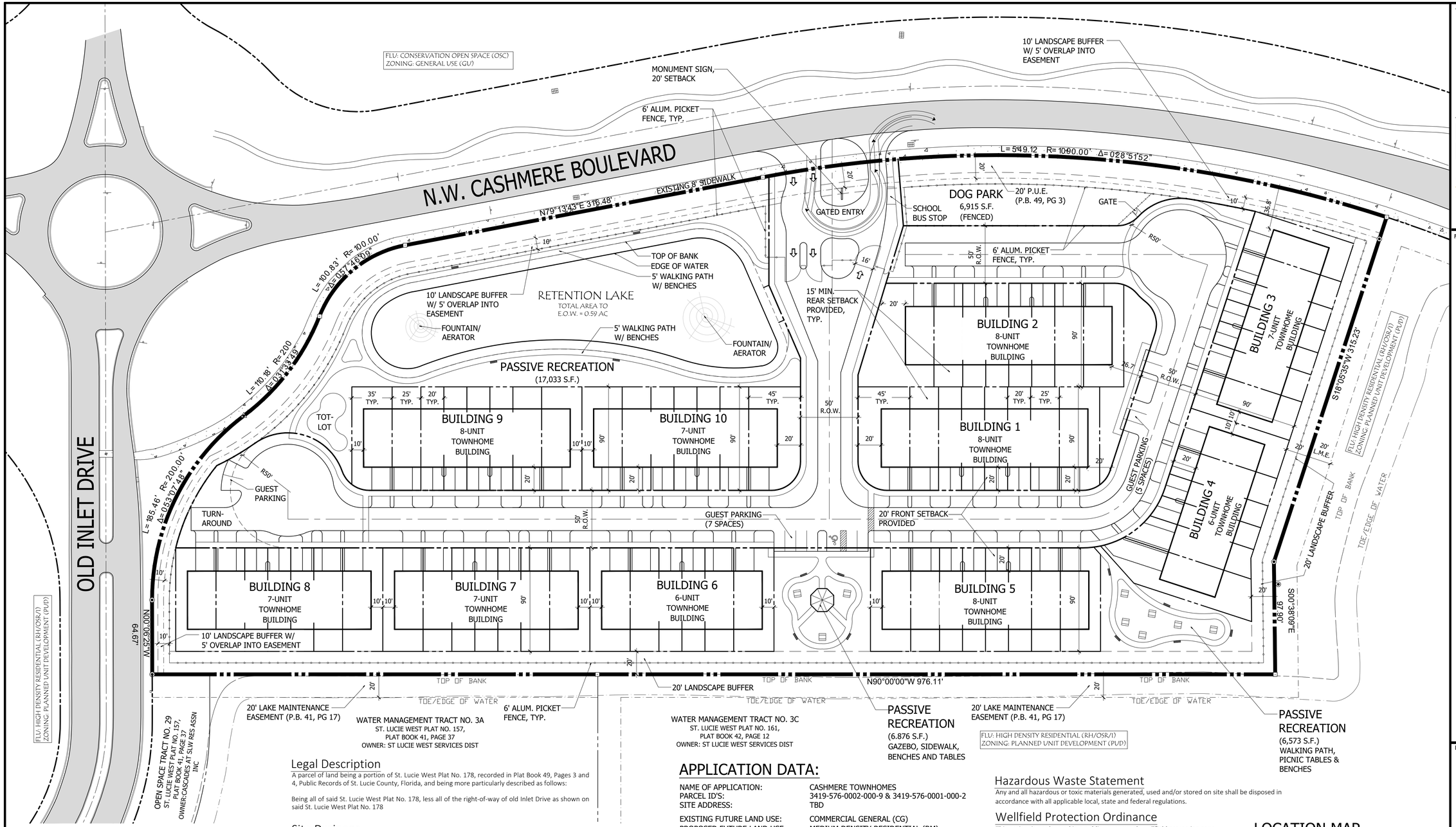
Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 40'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	4/14/22
Job no.	
Revisions:	

Sheet No.

SP-1



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PROJECT TEAM

OWNER
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401 East Las Olas Boulevard, Suite 800
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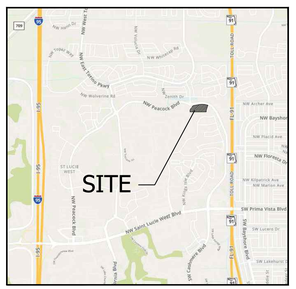
Contact: Jason Litterick (561-719-3876)

LOCATION MAP



Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Cashmere Townhomes

Port St. Lucie, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

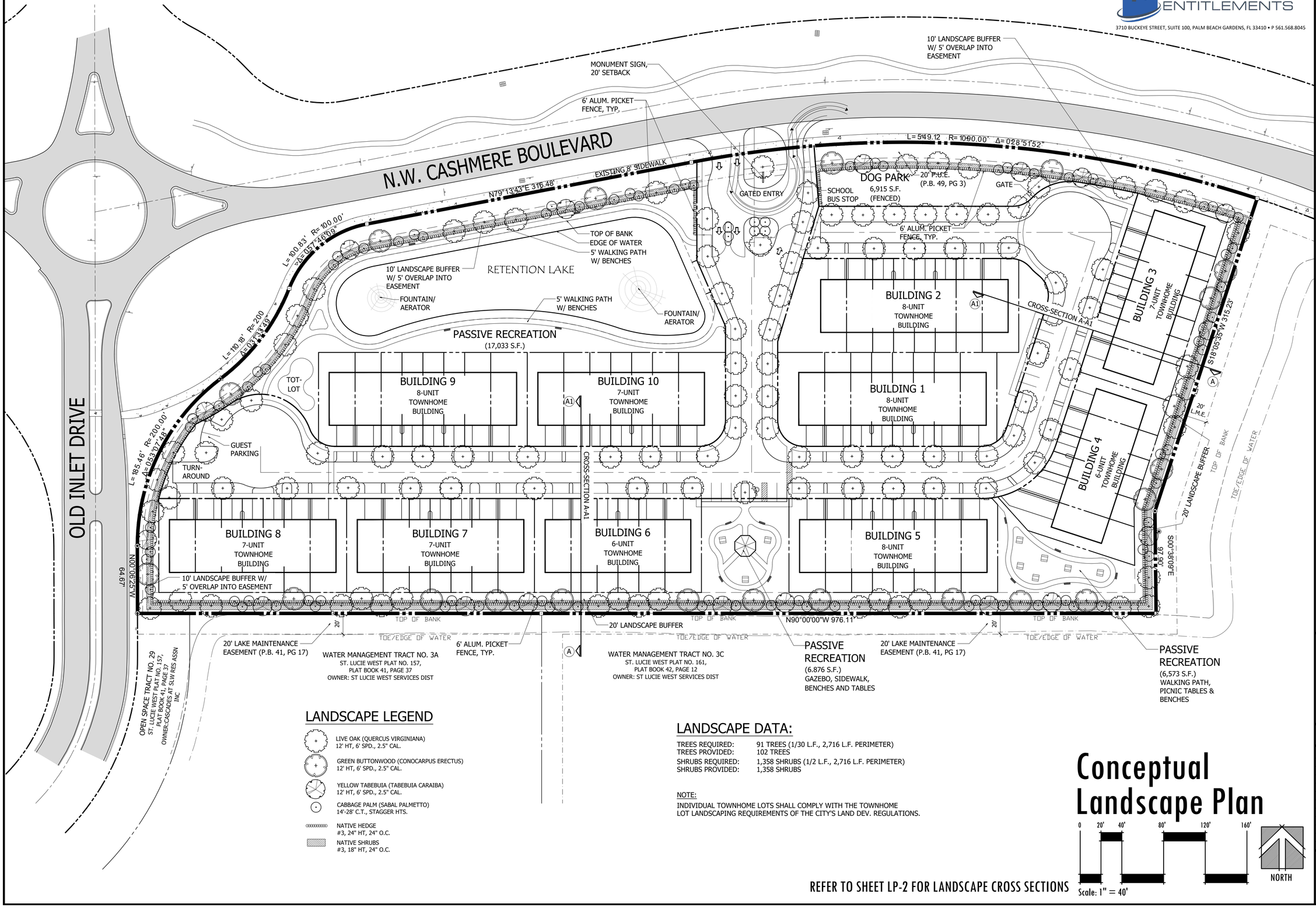
Scale: 1" = 40'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	4/14/22
Job no.	
Revisions:	

Sheet No.

SP-1

MANAGED LAND ENTITLEMENTS
3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045



LANDSCAPE LEGEND

- LIVE OAK (QUERCUS VIRGINIANA) 12' HT, 6' SPD., 2.5" CAL.
- GREEN BUTTONWOOD (CONOCARPUS ERECTUS) 12' HT, 6' SPD., 2.5" CAL.
- YELLOW TABEBUIA (TABEBUIA CARAIBA) 12' HT, 6' SPD., 2.5" CAL.
- CABBAGE PALM (SABAL PALMETTO) 14'-28' C.T., STAGGER HTS.
- NATIVE HEDGE #3, 24" HT, 24" O.C.
- NATIVE SHRUBS #3, 18" HT, 24" O.C.

LANDSCAPE DATA:

TREES REQUIRED:	91 TREES (1/30 L.F., 2,716 L.F. PERIMETER)
TREES PROVIDED:	102 TREES
SHRUBS REQUIRED:	1,358 SHRUBS (1/2 L.F., 2,716 L.F. PERIMETER)
SHRUBS PROVIDED:	1,358 SHRUBS

NOTE:

INDIVIDUAL TOWNHOME LOTS SHALL COMPLY WITH THE TOWNHOME LOT LANDSCAPING REQUIREMENTS OF THE CITY'S LAND DEV. REGULATIONS.

Conceptual Landscape Plan

0 20' 40' 80' 120' 160'

Scale: 1" = 40'

NORTH

REFER TO SHEET LP-2 FOR LANDSCAPE CROSS SECTIONS

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Cashmere Townhomes

Port St. Lucie, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA (LA0001677)

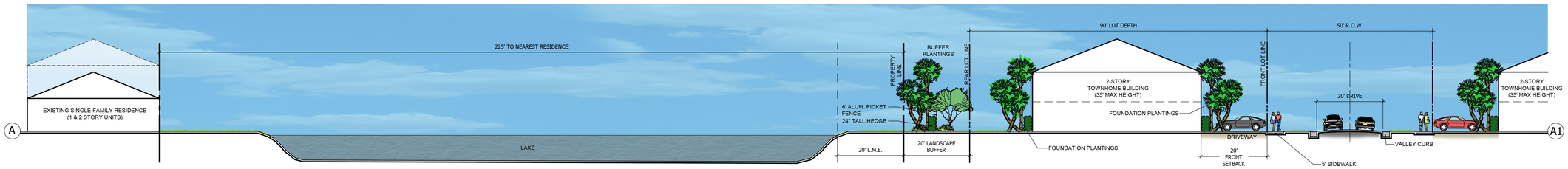
Scale: 1" = 40'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	3/28/22
Job no.	
Revisions:	

Sheet No.

LP-1

MANAGED LAND ENTITLEMENTS
3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045



CROSS SECTION (A-A1)
SCALE: 1" = 10'

Landscape Cross -Section

0 8' 16' 32' 48' 64'

Scale: 1/16" = 1'-0"

Litterick Landscape Architecture
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Cashmere Townhomes
Port St. Lucie, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

Jason M. Litterick, RLA
(LA0001677)

Scale: 1/16" = 1'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	2/10/22
Job no.	
Revisions:	

Sheet No.
LP-2

CLAREN
ARCHITECTURE + DESIGN
BLUE ROCK
RENDERING + ANIMATION

CLAREN
ARCHITECTURE + DESIGN
BLUE ROCK
RENDERING+ANIMATIO

City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association

MEMORANDUM

TO: Laura Dodd, Planning & Zoning

FROM: Diana Spriggs, P.E. – Regulatory Division Director, Public Works *D.S.*

DATE: May 23, 2022

SUBJECT: P21-024 SLW FAR 2 LLC – Cashmere Blvd. Residential
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Statement prepared by Kimley-Horn and Associates, Inc. dated April 8, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The traffic analysis provided indicates that the entitlements available within the St. Lucie West DRI are sufficient for the required entitlements for the proposed 72 unit townhouse. It is stated within the Traffic Statement that some surrounding roadways are already at Level of Service F, therefore some mitigation will be required upon site plan/construction plan submittal.

City of Port St. Lucie
St. Lucie West – FAR 2, LLC (Cashmere Residential)
Planned Unit Development Rezoning
(P21-024)

Laura H. Dodd, AICP

Overview:

- Applicant – Michael Sanchez, Managed Land Entitlements
- Owner – FAR 2, LLC
- Proposal - The requests are for the entitlements elating to a proposed 72-unit townhome project upon a nine (9) acres of property. The request includes provisions for a concurrent PUD rezoning, small-scale future land use comprehensive plan map amendment (CPA), and a St. Lucie West Development of Regional Impact (DRI) map amendment.

Summary of Requests:

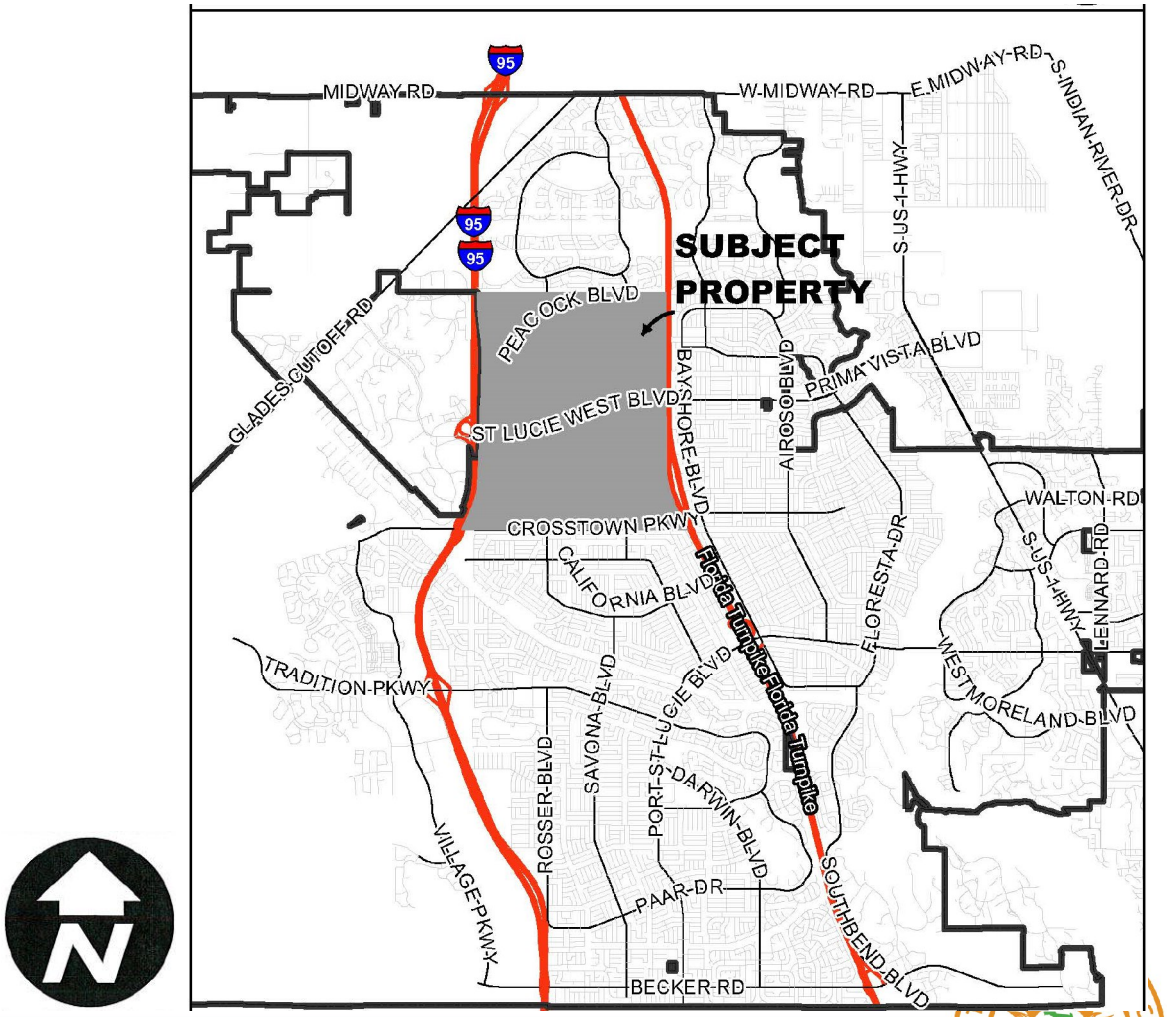
- (P21-022) Applicant is proposing to amend the St. Lucie West (SLW) Development of Regional Impact (DRI)
  - Map Amendment:
    - Accommodate the proposed future land use changes to Map H

- (P21-023) Applicant is proposing to amend the Future Land Use Designation
  - Approximately 9-acres from CG (General Commercial) to RM (Medium Density Residential).

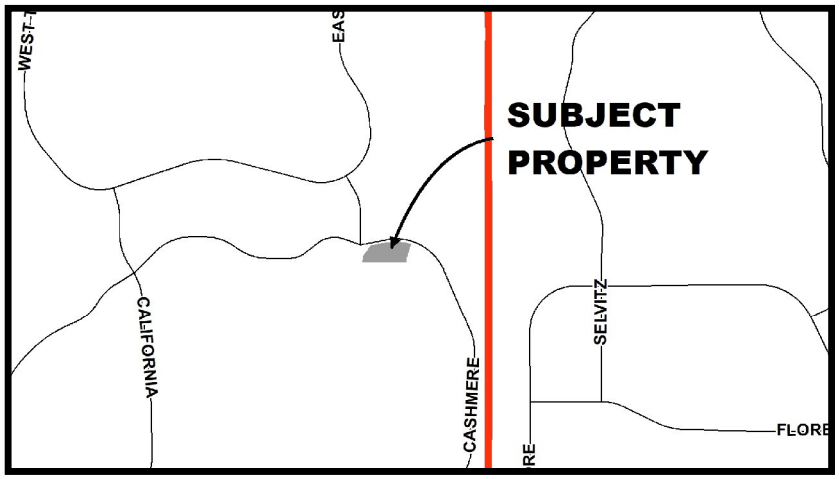
- (P21-024) Applicant is proposing to change the zoning classification.
  - Rezone the zoning classification of the subject 9-acre property from CG (General Commercial) to PUD (Planned Unit Development) designation.

Location Map
SLW DRI

Approximately 4,614 acres, and is located north of Crosstown Parkway, east of I-95, and west of Florida's Turnpike. See Staff Report Maps for reference.



LOCATION
&
AERIAL
SUBJECT PROPERTY



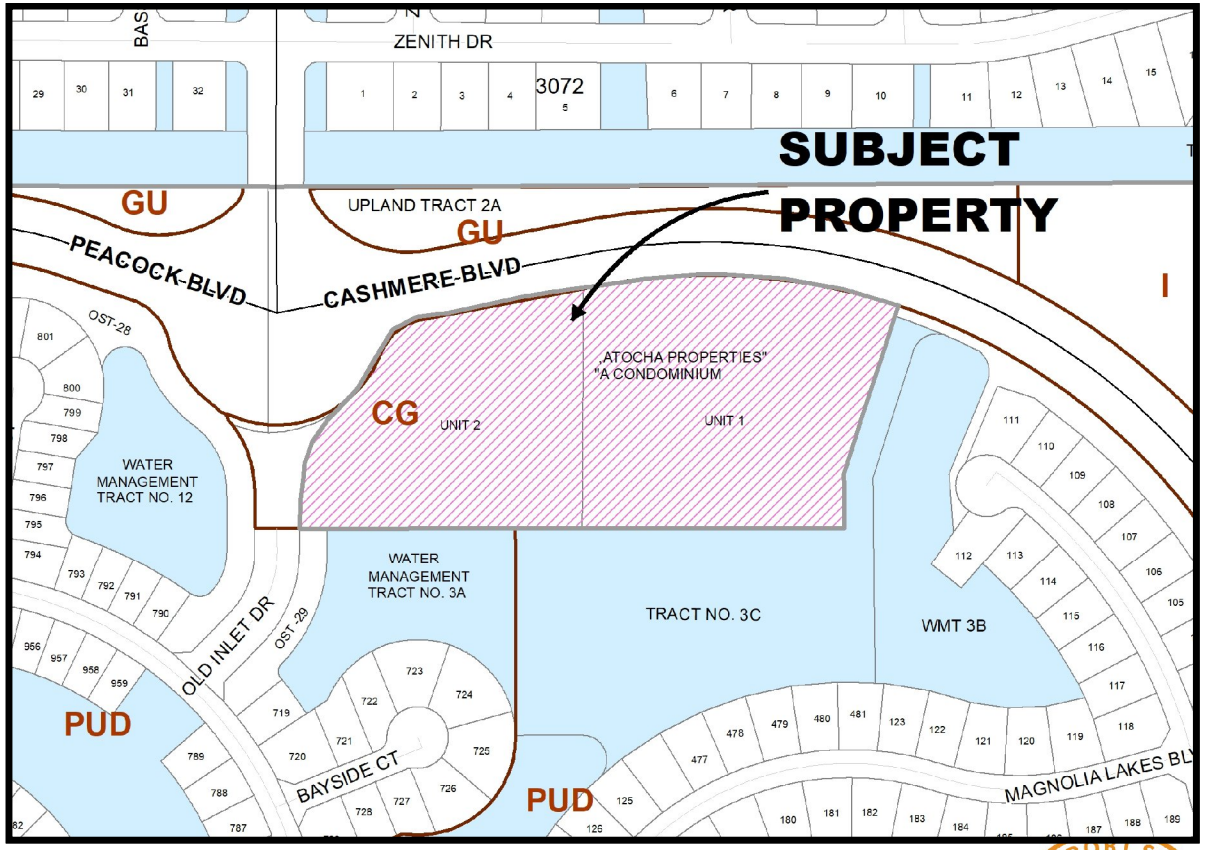
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR

ZONING MAP

Existing: CG

Proposed: PUD

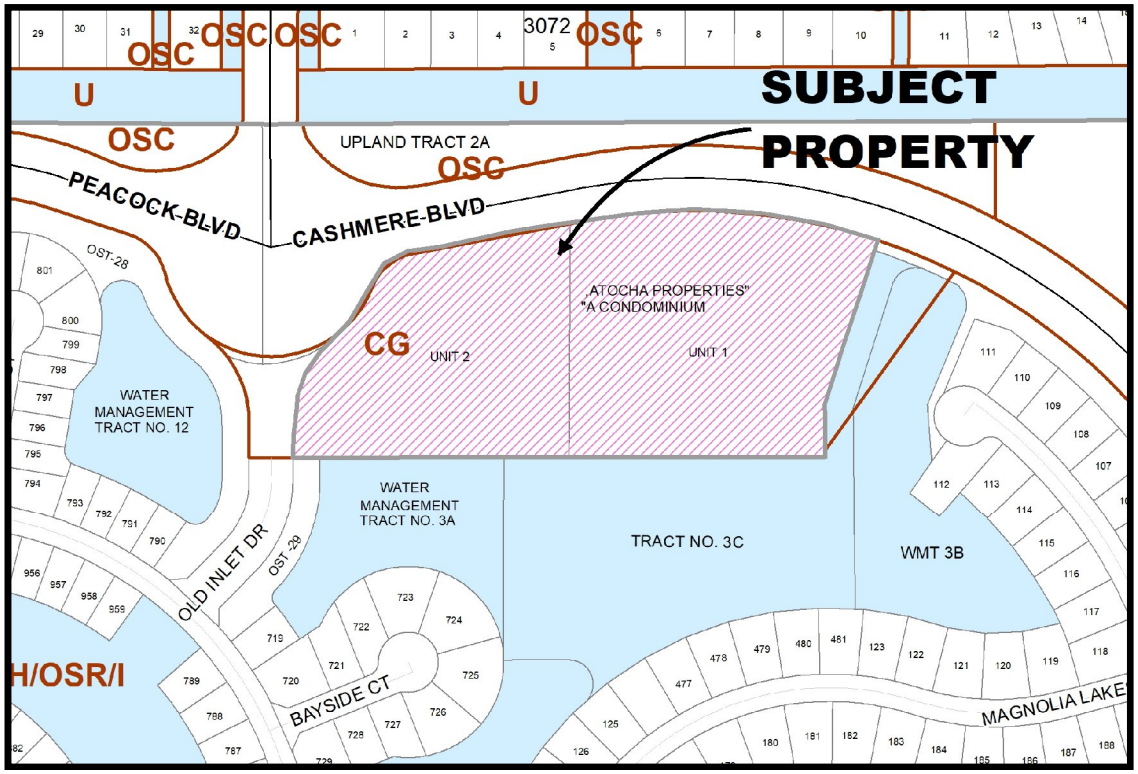
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR



FUTURE LAND USE MAP

Existing: CG – General Commercial
Proposed: RM – Medium Density Residential

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single Family Residential
South	RH/OSR/I	PUD	Magnolia Lakes SFR
East	RH/OSR/I	PUD	Magnolia Lakes SFR
West	RH/OSR/I	PUD	Magnolia Lakes SFR



SLW DRI Background

- St. Lucie West is an approved Development of Regional Impact (DRI) that consists of approximately 4,614 acres. The St. Lucie West Development of Regional Impact (DRI) was approved by the City Council on April 9, 1987 through resolution 87-R15. There have been eighteen amendments to the St. Lucie West DRI. The current development order provides for:
- 7,523 residential units
- 800 hotel rooms
- 1,293,088 S.F. office use
- 2,125,287 S.F. commercial use
- 2,499,528 S.F. industrial use
- 5,000 FTE students for post-secondary schools
- 5,000 seat stadium
- 3,218 seats movie theater
- 525 spaces RV park

DRI Changes (Conversion Matrix):

- Instrument to provide for trip equivalency of uses within the approved DRI.
- Allows flexibility in the near-complete DRI build out to maintain concurrency.
- Incorporation of the conversion matrix does not create a reasonable likelihood of additional regional impacts.

St. Lucie West DRI - Trip Conversion Matrix

Total Buildout PM Peak Hour
ITE Trip Generation, 10th Ed

To	ITE Code	PM New Trip Rate	Single Family Residential Unit	Multi-family Residential Unit	Hotel	1000 sqft Office	1000 sqft Commercial Retail	1000 sqft Industrial	Movie Theater Seats	RV Park Units
From			1	0.67	0.61	1.42	4.21	0.83	0.36	0.49
Single Family Residential Unit	210	1	1	1.49	1.64	0.70	0.24	1.20	2.78	2.04
Multi-family Residential Unit	220	0.67	0.67	1	1.10	0.47	0.16	0.81	1.86	1.37
Hotel	310	0.61	0.61	0.91	1	0.43	0.14	0.73	1.69	1.24
1000 sqft Office	710	1.42	1.42	2.12	2.33	1	0.34	1.71	3.94	2.90
1000 sqft Commercial Retail	820	4.21	4.21	6.28	6.90	2.96	1	5.07	11.69	8.59
1000 sqft Industrial	110	0.83	0.83	1.24	1.36	0.58	0.20	1	2.31	1.69
Movie Theater Seats	444	0.36	0.36	0.54	0.59	0.25	0.09	0.43	1	0.73
RV Park Units	240	0.49	0.49	0.73	0.80	0.35	0.12	0.59	1.36	1

Example: 5 Single Family Units -> Industrial Sqft

Conversion Unit 1.20

5 SF Unit x 1.20 = 6 6 x 1000 SQFT Industrial = 6,000 SQFT Industrial Space

Trips

Land Use	DO*	Minimum	Maximum
Single Family Residential Unit	7,523	5642	9404
Hotel	800	600	1000
1000 sqft Office	1293	970	1616
1000 sqft Commercial Retail	2125	1594	2657
1000 sqft Industrial	2500	1875	3124
Movie Theater Seats	3218	2414	4023
RV Park Units	525	394	656

* Amounts are referenced to Exhibit E(Approved Development) from the St. Lucie West DRI

DRI Amendment Request Justification:

Request: a DRI map amendment to Map 'H' to accommodate the proposed small-scale future land use comprehensive plan map amendment.

- ❑ To change 9-acres from CG (General Commercial) to RM (Medium Density Residential).

DRI Consistency: The DRI map amendment application is supported by the adopted conversion matrix.

- ❑ The proposed DRI amendment is permitted as it reallocates transportation impacts from the proposed development through utilization of the previously adopted conversionary matrix.
- ❑ The proposed amendment does not create a reasonable likelihood of additional regional impacts.

Traffic Impact Analysis

- This development is contained within the St. Lucie West DRI and found to be consistent with the DRI.
- All traffic responsibilities have been satisfied within this DRI.
- No significant impact to existing traffic based on PUD, Comprehensive Plan Amendment and DRI Amendment.

- Proposed development will be required to provide some traffic mitigation upon Site/Construction Plan submittal due to existing roadways with LOS F.

Future Land Use Request Justification:

Request: a small-scale future land use map amendment to change approximately 9-acres from CG (General Commercial) to RM (Medium Density Residential).

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

- ❑ The PUD is consistent with Comprehensive Plan Policy 1.1.4.7 wherein Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre, whereas the applicant is proposing a density of 8 du/acre.

- ❑ The PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with all the listed future land use classifications upon the property.

PUD Rezoning Summary:

The Applicant's request is to rezone approximately rezone approximately nine (9) acres of property from General Commercial (CG) to Planned Unit Development (PUD). The PUD agreement includes:

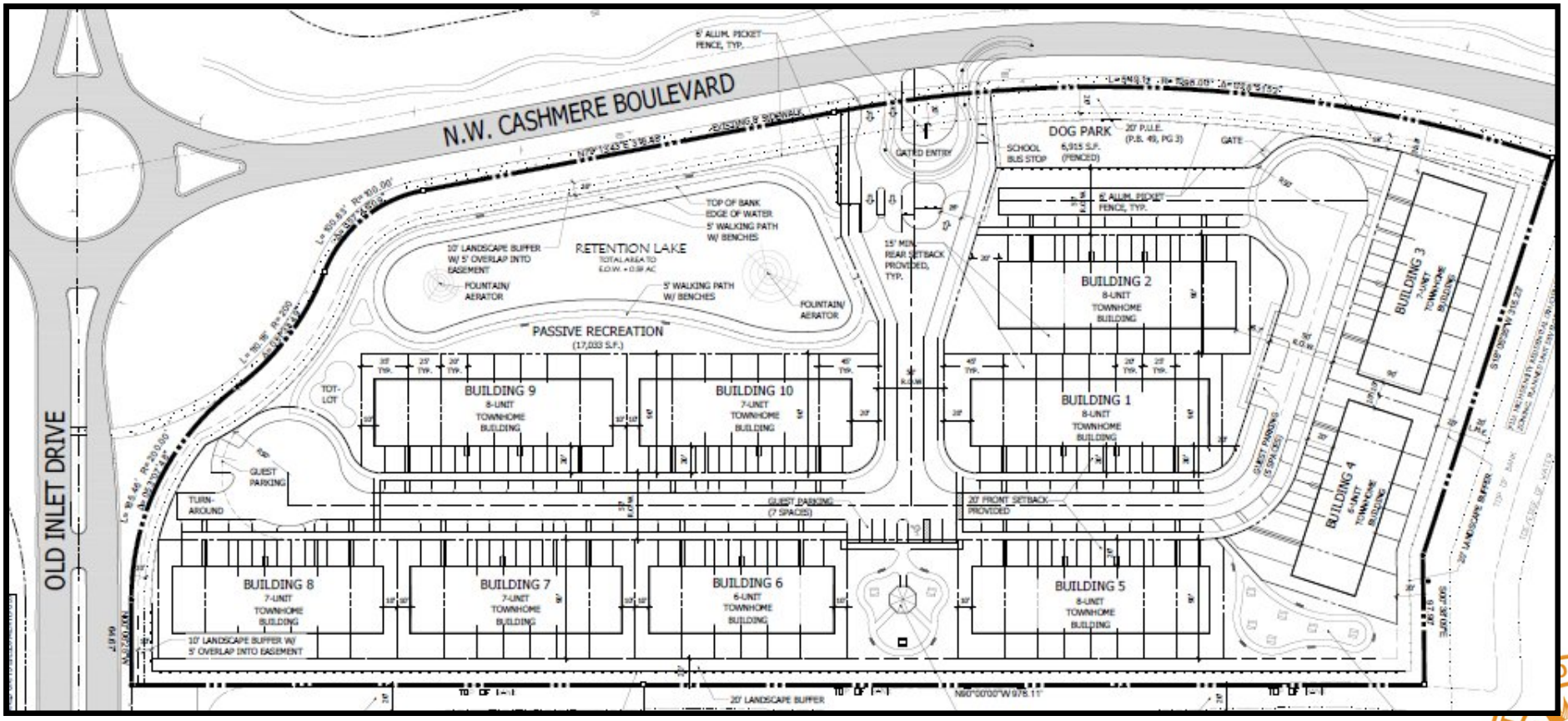
1. Provides for permitted land uses including townhomes, community recreational facilities, and accessory uses per city code provisions;

2. Establish district regulations including minimum lot area, height, setbacks, building length and separation (per the city's townhome code provisions);

3. Clarify internal landscaping and buffering design standards;

4. Establish internal architectural design standards.

Conceptual Plan



Conceptual Elevations

Conceptual Elevations

Conceptual Cross Section

CROSS SECTION (A-A1)

SCALE: 1" = 10'

Planning and Zoning Staff Recommendation:

The Planning and Zoning Staff recommends approval of the SLW DRI Amendment.

The Planning and Zoning Staff recommends approval of the proposed small-scale future land use map amendment.

The Planning and Zoning Staff recommends approval of the proposed rezoning.

"A City for All Ages"

Agenda Summary

2022-468

Agenda Date: 6/7/2022 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-001 Riverland/Kennedy DRI Riverland Center MPUD Rezoning

Location: Located on the northwest corner of Community Boulevard and E/W #3 right-of-way (Marshal Parkway)

Legal Description: Portions of Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida
This is a request to rezone 35.7 acres from the St. Lucie County AG-5 zoning designation to a Master Planned Unit Development (MPUD).

Submitted By: Daniel Robinson, Planner II

Executive Summary: The proposed MPUD will allow for a maximum density of 261 dwellings units and 130,000 square feet of non-residential uses. The MPUD proposes to exclude and/or exempt any buffering requirements between this MPUD and the neighboring Parcel B MPUD. The MPUD further stated that there shall be no perimeter buffer requirement between the Village Commercial area and the Mixed-Use area.

Presentation Information: Staff may provide a short presentation.

Staff Recommendation: Move that the Board recommend approval.

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 of the rezoning application on February 23, 2022.

Issues/Analysis: See staff report

Special Consideration: N/A

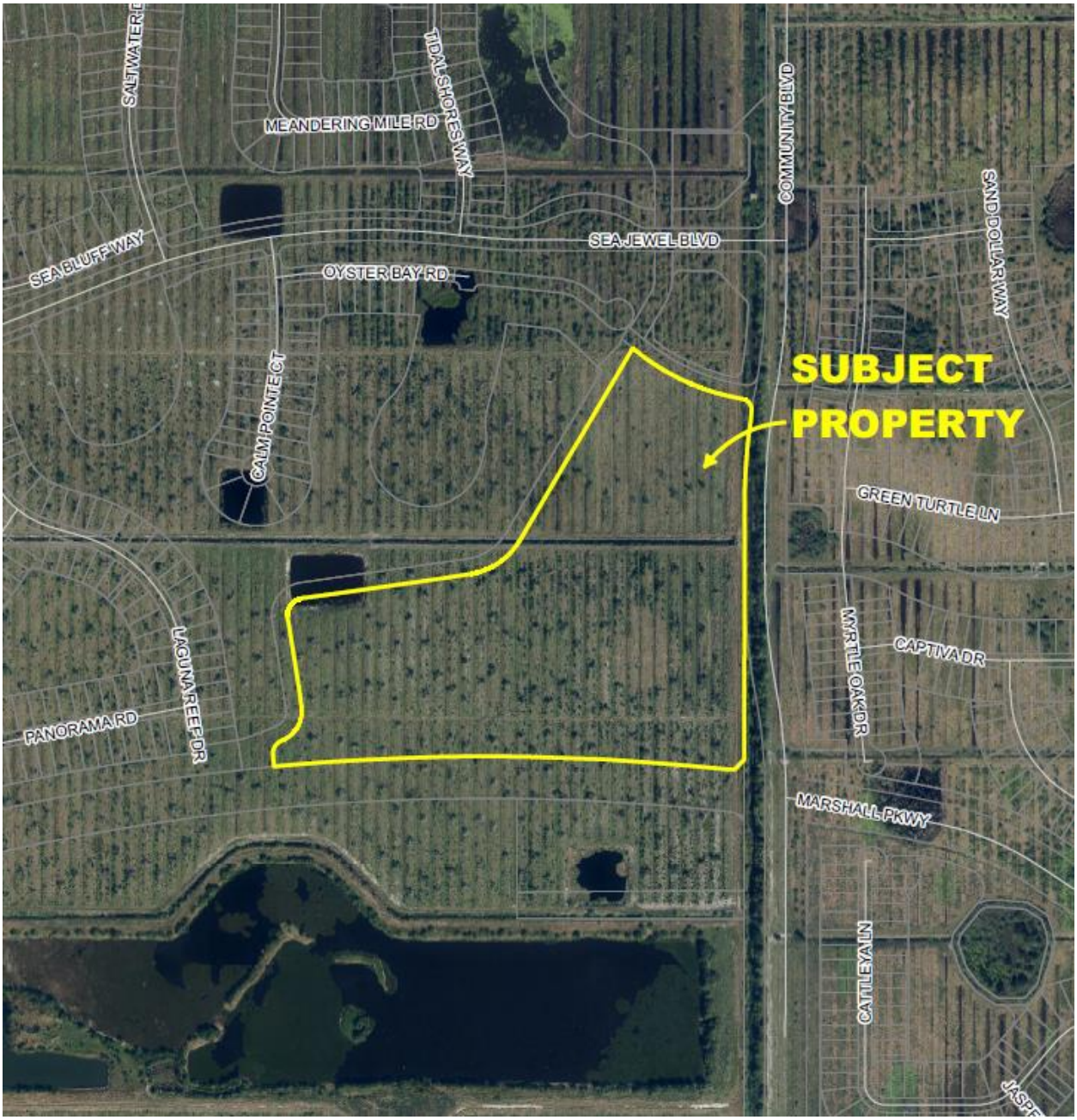
Location of Project: Northwest corner of Community Boulevard and E/W #3 right-of-way (Marshal Parkway).

Attachments:

- Staff report
- Riverland Center MPUD
- Application

- Staff presentation.

Riverland/Kennedy DRI Riverland Center
MPUD Rezoning
P22-001



Project Location Map

SUMMARY

Applicant's Request:	Rezone 35.7 acres from St. Lucie County AG-5 zoning to a Master Planned Unit Development.
Applicant:	Azlina Goldstein, GL Homes
Property Owner:	Riverland/Kennedy II, LLC
Location:	The property is located northwest corner of Community Boulevard and E/W #3 right-of-way (Marshal Parkway).
Address:	N/A
Project Planner:	Daniel Robinson, Planner II

Project Description

The proposed MPUD will allow for a maximum density of 261 dwellings units and 130,000 square feet of non-residential uses.

The MPUD proposes to exclude and/or exempt any buffering requirements between this MPUD and the neighboring residential Parcel B MPUD. The MPUD further stated that there shall be no perimeter buffer requirement between the Village Commercial area and the Mixed-Use area.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval at their regular meeting of February 23, 2022.

Public Notice Requirements

Notification has been sent to all property owners within 750 feet from the subject property.

Location and Site Information

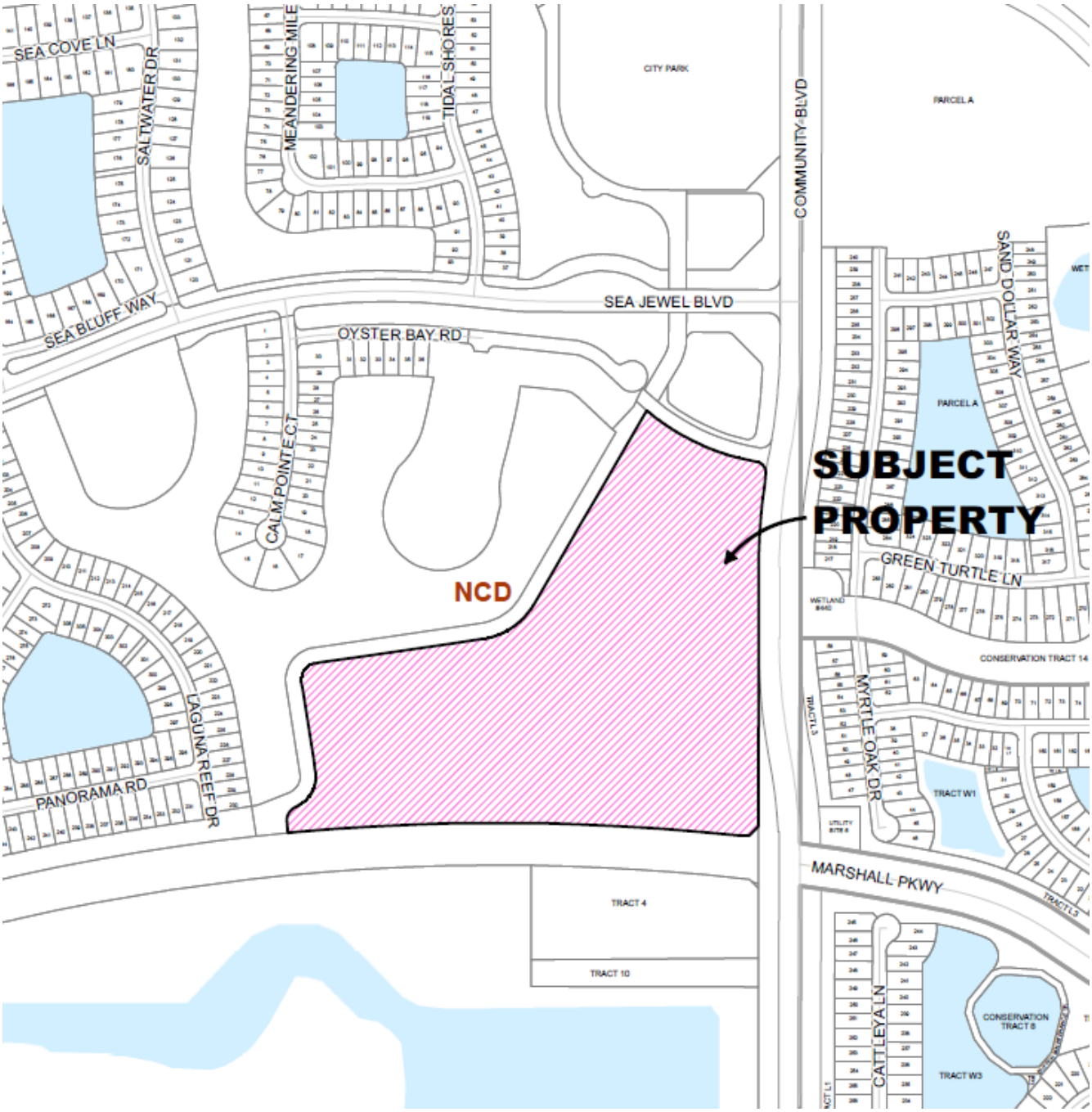
Parcel Number:	432141100010007
Property Size:	Parcel Size is 35.7 of which 35.7 acres is the subject of this rezoning application.
Legal Description:	The property is legally described as a Portion of Sections 21 and 22, Township 37 South, Range 39 East, St. Lucie County, Florida
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	SLC AG-5 (St. Lucie County Agriculture 5- one dwelling unit per five acres)
Existing Use:	Vacant
Proposed Use:	Residential Community

Surrounding Uses

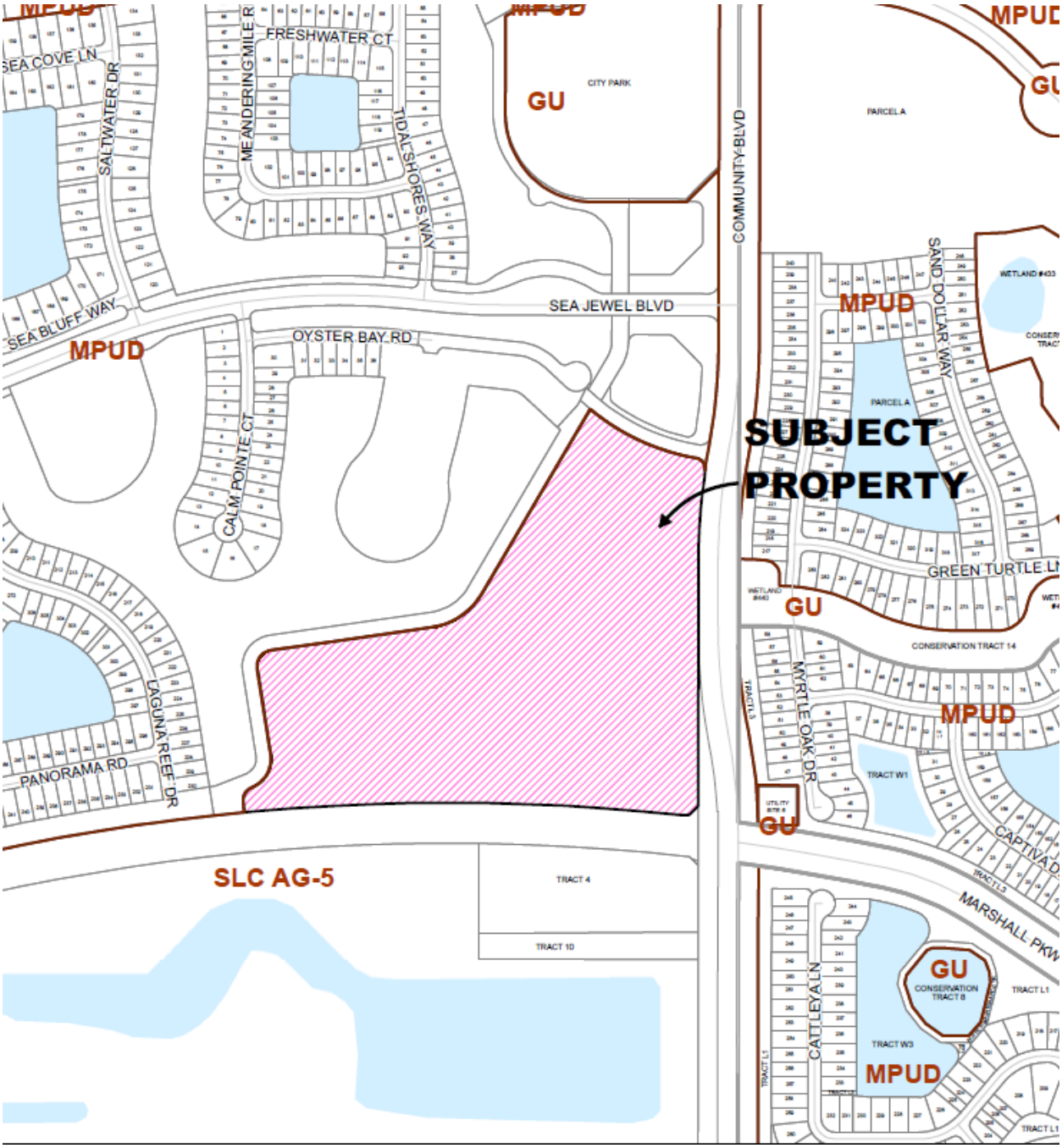
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Riverland Community
South	NCD	SLC AG-5	Vacant
East	NCD	MPUD	Pulte Development
West	NCD	MPUD	Vacant

NCD – New Community Development District MPUD – Master Planned Unit Development

SLC AG-5 - St. Lucie County AG-5 (1 dwelling unit per 5 acres)



Future Land Use



Existing Zoning

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policy 1.2.1.3): The proposed MPUD is consistent with Policies 1.2.2.4 and 1.2.2.7 of the Future Land Use Element regarding the development of Neighborhood/Village Commercial areas and Mixed-Use Areas within an NCD District and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.

MPUD REZONING REQUIREMENTS

Project Description: The proposed MPUD will allow for a maximum density of 261 dwellings units and 130,000 square feet of non-residential uses.

Standards for District Establishment

Area Requirement for an MPUD with New Community Development (NCD) Future Land Use designation.	Policy 1.2.2.4 establishes a minimum size of 3 acres for a Neighborhood/Village subdistrict. The proposed Neighborhood/Village area is 4.155 acres. Policy 1.2.2.7 establishes a minimum size of 30 acres for a Mixed-Use subdistrict. The proposed Mixed-Use area is 31.542 acres.
Relation to Major Transportation Facilities	The Riverland Center MPUD property is located at the northwest corner of Community Boulevard and Marshal parkway. Main access to the property will be along both Community Boulevard and Marshal Parkway.
Development of Regional Impact	The subject property is located within the Riverland/Kennedy DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, Home Town Communications, and the Tradition Irrigation Company for irrigation water.
Evidence of Unified Control of Area	Evidence of unified control has been provided.

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Uses	The Riverland Center MPUD property is within a designated Mixed-Use and Neighborhood/Village Commercial sub areas as shown on Figure 1-5 of the Comprehensive Plan. Figure 1-5 is the conceptual plan for the Riverland/Kennedy NCD District.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks adjacent to streets with connections to the adjacent neighborhoods.
Transit Oriented Design Features	A sidewalk system will be provided with connections to multi-model paths and neighboring sites within the MPUD.

Off Street Parking and Loading Requirements	Section 7 of the MPUD provides parking and pedestrian requirements.
Underground Utilities	All utilities will be underground.
Open Space	Section 5 of the MPUD provides requirements for usable open space. Within open space areas, a minimum of five percent (5%) useable open space shall be included.
Wetlands and Uplands	There are existing wetlands on site that have been mitigated off site per the Army Corp of Engineers (ACOE) permit for the Southern Grove DRI.
Stormwater	The project provides for onsite stormwater retention as depicted on the conceptual master plan.
Landscaping and Buffering Requirements	Section 8 of the MPUD provides landscape requirements. The MPUD proposes to exclude and/or exempt any buffering requirements between this MPUD and the neighboring residential Parcel B MPUD. The MPUD further stated that there shall be no perimeter buffer requirement between the Village Commercial area and the Mixed-Use area.

RELATED PROJECTS

P20-162 Riverland/Kennedy DRI Amendment

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 approval with conditions 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.

MPUD APPLICATION
RIVERLAND/KENNEDY DRI
RIVERLAND CENTER

Port St. Lucie Project No. P22 -001
PSLUSD Project No. 5266
Date: 5/26/22

TABLE OF CONTENTS

LIST OF EXHIBITS 3

LIST OF PROJECT PROFESSIONALS 4

CONCEPT MPUD APPLICATION 5

MPUD APPLICATION CHECKLIST 7

EXHIBITS 4 - 19 8

LIST OF EXHIBITS

Exhibit 1	Page 5	Application for MPUD Approval
Exhibit 2	Page 6	Agent Authorization Letter, Riverland/Kennedy II, LLC
Exhibit 3	Page 7	MPUD Application Checklist
Exhibit 4	Page 8	Letter of Unified Control, Riverland/Kennedy II, LLC
Exhibit 5	Page 9	General Standards for District Establishment
Exhibit 6	Page 10	Site Information
Exhibit 7	Page 11	Development Uses & Standards
Exhibit 8	Page 24	Legal Description
Exhibit 9	Page 26	Development Program
Exhibit 10	Page 27	Binding MPUD Agreement
Exhibit 11	Page 28	Site Location Map
Exhibit 12	Page 29	Vicinity Map
Exhibit 13	Page 30	Site Aerial
Exhibit 14	Page 31	Future Land Use Map
Exhibit 15	Page 32	Existing Zoning Map
Exhibit 16	Page 33	Conceptual Plan
Exhibit 17	Page 34	Water/Sewer Service Plan
Exhibit 18a	Page 35	Residential Typical – Villa – Front Loaded Lot – 50’ Local Street
Exhibit 18b	Page 36	Residential Typical – Townhome Lot – 50’ Local Street
Exhibit 19a	Page 37	Road Cross Section – Fifty Foot (50’) ROW Local Street
Exhibit 19b	Page 38	Road Cross Section – Eighty Foot (80’) ROW Local Street

RIVERLAND/KENNEDY – MPUD – Riverland Center

LIST OF PROJECT PROFESSIONALS

LANDOWNER:	Riverland/Kennedy II, LLC Alan J. Fant, Vice President 1600 Sawgrass Corporate Parkway, Suite 150 Sunrise, FL 33323 T: (954) 753-1730, ext. 2208 F: (954) 575-5208 alan.fant@glhomes.com
DEVELOPER:	Riverland/Kennedy II, LLC Alan J. Fant, Vice President 1600 Sawgrass Corporate Parkway, Suite 150 Sunrise, FL 33323 T: (954) 753-1730, ext. 2208 F: (954) 575-5208 alan.fant@glhomes.com
ENGINEER:	GLH Engineering, Inc. Rick Elsner, P.E. 1600 Sawgrass Corporate Parkway, Suite 150 Sunrise, FL 33323 T: (954) 753-1730, ext. 2242 F: (954) 575-5242 rick.elsner@glhomes.com
CONSULTANT:	Riverland/Kennedy II, LLC Kevin Ratterree & Azlina Goldstein, Authorized Signatories 1600 Sawgrass Corporate Parkway, Suite 150 Sunrise, FL 33323 T: (954) 559-0465 F: (954) 575-5240 azlina.goldstein@glhomes.com

EXHIBIT 1

MPUD REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212 FAX (772) 871-5124

FOR OFFICE USE ONLY

Planning Dept.: P22-001
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 deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: azlina.goldstein@glhomes.com

PROPERTY OWNER

Name: Riverland/Kennedy II, LLC
Attn: Azlina Goldstein (azlina.goldstein@glhomes.com)
Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 559-0465
FX (954) 575-5240

AGENT OF OWNER (if any)

Name: Riverland/Kennedy II, LLC
Attn: Azlina Goldstein (azlina.goldstein@glhomes.com)
Address: 1600 Sawgrass Corporate Parkway, Suite 150
Sunrise, FL 33323
PH (954) 559-0465
FX (954) 575-5240

PROPERTY INFORMATION

Legal Description: See attached Exhibit 8

Parcel I.D. Number: 4321-411-0001-000-7

Current Zoning: AG-5 (St. Lucie County)

Proposed Zoning: MPUD (Port. St. Lucie)

Future Land Use Designation: NCD (Port St. Lucie) Acreage of Property: 35.697 acres

Reason for rezoning request: Rezone property within the Riverland/Kennedy DRI to MPUD consistent with DRI Development Order and NCD Future Land Use to permit development of a Mixed Use (120,000 SF of non-residential development and 261 villa, townhome or multi-family dwellings) and Neighborhood/Village Commercial (20,000 SF of non-residential development) center.

Signature of Owner	Azlina Goldstein Hand Print Name	3/30/22 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.

EXHIBIT 2

January 3, 2022

City of Port St. Lucie
Attn: Teresa Lamar-Sarno, AICP, Deputy City Manager
Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Riverland Center
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Lamar-Sarno:

Please allow this letter to serve as authorization for Azlina Goldstein and Kevin Ratterree to act as agents for Riverland/Kennedy II, LLC, for the purposes of applying, processing and representation of the MPUD application for Riverland/Kennedy MPUD – Riverland Center in the Riverland/Kennedy DRI in Port St. Lucie, Florida.

Please feel free to contact me with any questions.

Sincerely,

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Corporation

By: _____
Alan J. Fant, Vice President

EXHIBIT 3

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the PUD is enclosed as Exhibit 4.

2. Riverland/Kennedy – Riverland Center is a proposed combination of mixed use and neighborhood/village sub districts designed to function as a community development totaling 35.697 acres of compatible residential and non-residential uses. Such uses will allow for neighborhood retail, commercial, office, institutional, recreational, residential and other similar opportunities to meet the needs of the adjoining and/or connected neighborhoods within the Riverland/Kennedy DRI and larger area.

3. The Conceptual Plan for Riverland/Kennedy –Riverland Center is attached as Exhibit 16 of this submittal package.

4. Please see Exhibit 5 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 7.

EXHIBIT 4

January 3, 2022

City of Port St. Lucie
Planning and Zoning Department
Attn: Teresa Lamar-Sarno, AICP, Deputy City Manager
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984-5099

RE: Riverland/Kennedy DRI: MPUD – Riverland Center
St. Lucie County, Port St. Lucie, Florida

Dear Ms. Lamar-Sarno:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie Zoning requirements. Riverland/Kennedy II, LLC, is the owner of record of the subject property.

Please feel free to contact this office if you have any questions.

Sincerely

By: Riverland/Kennedy II, LLC
A Florida Limited Liability Corporation

By:
_____
Azlina Goldstein, Authorized Signatory

EXHIBIT 5

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.172:

Area Requirements: Riverland Center is 35.687 acres consisting of a Neighborhood/Village sub-district containing 4.155 acres (which exceeds the three acre (3) acre minimum requirement for the establishment of a MPUD required by Policy 1.2.2.4), and a Mixed Use sub-district containing 31.542 acres (which exceeds the thirty acre (30) minimum requirement for the establishment of a MPUD required by Policy 1.2.2.7) within the City's Comprehensive Plan and the two (2) acre minimum required by Section 158.187 in the NCD land use, Ordinance 12-13.

Relation to Major Transportation Facilities: Riverland/Kennedy Riverland Center is located on the west side of SW Community Blvd., southeast of Parcel B of Riverland/Kennedy DRI, and north of SW Marshall Parkway (aka E/W #3). Main access to the property will be as follows: (i) along the future extension of SW Community Boulevard from its present terminus at the Riverland Parcel B Community Boulevard project entry south to the future intersection of Community Boulevard and SW Marshall Parkway (aka E/W #3); and (ii) along SW Marshall Parkway. The property entrances shall be located so as to provide access without creating or generating significant traffic impacts to the streets within and/or outside the boundaries of the MPUD. The traffic impacts are being addressed through conditions of the Riverland/Kennedy DRI Development Order (Resolution 21-R07, as may be amended).

Consistency with the City's Comprehensive Plan: The Riverland/Kennedy Riverland Center MPUD is consistent with the City's Comprehensive Plan (subject to the adoption of the large-scale text amendment being processed under P-21-200). The Mixed-Use sub district is 31.542 acres, which falls between the 30-acre minimum and the 500-acre maximum acreage and will contain a minimum of three (3) uses, one of which will be residential, as required under Policy 1.2.2.7. The Neighborhood/Village Commercial sub district is 4.155 acres, which falls between the 3-acre minimum and the 35-acre maximum acreage and will contain a minimum of two (2) uses as required under Policy 1.2.2.4.

Relation to Utilities, Public Facilities and Services: Riverland Center will be served by Port St. Lucie Utilities for water and wastewater, a public service provider acceptable to the City for phone, gas and cable service, and Florida Power & Light with electricity. All utilities will be underground.

Physical Character of the Site: Riverland Center is located within the Riverland/Kennedy Development of Regional Impact (DRI). The site is generally former citrus groves and pastureland.

EXHIBIT 6

SITE INFORMATION

(A) TOTAL ACREAGE:

Development areas included with this MPUD:

• Mixed Use	31.542 acres
• Neighborhood/Village Commercial	4.155 acres
• Total	35.697 acres

See graphic Exhibit 16 MPUD Conceptual Plan. Individual detail plans will be provided for each sub-element as it is finalized.

(B) PEDESTRIAN WAYS:

The system of pedestrian movement will consist of sidewalks and/or multi-modal paths within the site. The Neighborhood/Village Commercial and Mixed-Use Areas will be connected by a pedestrian sidewalk system to the multi-modal pathway that is located adjacent to the Project Site.

(C) DENSITY/INTENSITY:

The density and intensity within the Riverland Center MPUD shall be consistent with the existing Riverland/Kennedy DRI Development Order and shall meet the standards set forth the City's current Comprehensive Plan concerning the design of Neighborhood/Village Commercial and Mixed-Use Areas.

Residential Density	261 dwelling units (max)
Non-Residential Intensity	130,000 sf (max)

EXHIBIT 7

DEVELOPMENT USES & STANDARDS

SECTION 1 – MIXED-USE AREA

(A) Purpose: The purpose of the Mixed-Use Area shall be to locate and establish a mixture of uses where a mixed pattern of housing, retail and restaurants, and commercial and office uses that are deemed appropriate and proper for location and development standards are to be substantially established.

The following standards shall be met in designing the Mixed-Use Area:

(B) Permitted Principal Uses and Structures: A minimum of three (3) of the following principal uses and structures shall be contained within the Mixed-Use Area, provided a minimum of thirty percent (30%) and a maximum of seventy percent (70%) of the net acreage within the Mixed-Use Area shall be residential:

1. Any retail, business, or personal service use conducted wholly within an enclosed building or space, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;
2. Office for administrative, business, or professional uses;
3. Banking institutions, credit union, trust or savings and loan association, with or without drive thru service;
4. Restaurant, with or without drive-thru service, with or without an alcoholic beverage license for on-premises consumption of alcoholic beverages, and which may provide outdoor seating;
5. Liquor store, bar or lounge that conducts the retail sales of alcoholic beverages for on and off premises consumption;
6. Hotel, motel, inn or bed and breakfast;
7. Gas service facility with or without a convenience store;
8. Electrical vehicle charging station(s) and/or charging facility;
9. Golf cart sales and/or service facility;
10. Carwash, full service or self-service (including boat and/or recreational vehicle wash/detailing uses);
11. Public facility or use;
12. Civic or institutional facility, including but not limited to churches or other places of worship, day care centers, schools (public or private), kindergarten through 12th grade, and assisted and congregate living facilities;
13. Cultural or performing arts facility, including but not limited to art, dance and music studios, schools and halls, photography studio;

14. Health services, hospital, urgent care, medical offices and/or clinics, including but not limited to drug stores and/or compounding pharmacy, with or without drive-thru service;

15. Personal wellness facilities. A personal wellness facility is defined as a health club, fitness, gymnasium, exercise, or recreational facility focused on physical and/or mental well-being that may also provide retail sales and eating activities, including but not limited to the consumption of food on and off the premises which may or may not provide seating;

16. Villa dwelling. A villa dwelling is defined as two single family residential dwelling units sharing a common wall along a common property line;

17. Townhouse dwelling. A townhouse dwelling is defined as a narrow, single-family dwelling unit which normally occupies the entire width of its lot, having its open yard space to the front and rear, and which is attached on one or both sides to a similar unit or units, all of which are located on individually platted lots as part of a subdivided group development;

18. Multiple-family dwellings. A multiple-family dwelling is defined as a building containing two or more dwelling units;

19. Recreational facilities, including but not limited to billiard hall, bowling alley, skating rink, shooting gallery, virtual reality and/or gaming arcade, coding, escape room, and indoor golfing;

20. Park or playground, or other public recreation or cultural facility (including but not limited to open space devoted to the conservation and maintenance of natural waterways, vegetation, and wildlife; hiking and/or bicycle trails; nature study areas and boardwalks; picnic areas);

21. Temporary construction trailers and homes for use as construction offices with or without paved parking lots;

22. Temporary and permanent mail kiosk/cluster mailbox area for mail delivery with paved parking lots;

23. Temporary sales trailers, sales center and model homes located upon the parcel for which sales and sales-related activities are to be conducted;

24. Research and development uses, included but not limited to experimental and testing laboratories, production and/or manufacturing of biological, biomedical and pharmacy;

25. Self-service storage facility inclusive of outdoor, indoor or covered storage for boats, recreation vehicles and similar motorized vehicles;

26. Kennel and/or animal care, boarding or grooming facility, with or without outdoor play space;

27. Open air amphitheater that may be used to service the communities within the Riverland/Kennedy DRI;

28. Drive-thru service in conjunction with any permitted use or structure;

29. Other principal and special exception uses and structures permitted under the General Commercial Zoning District of the City Code, if not otherwise specified as a permitted principal uses or special exception use under this Section 1- Mixed-Uses Areas.

(C) Special Exception Uses: The following uses may be permitted only following the review and specific approval thereof by the City Council:

1. Wireless communication antennas and towers with a maximum height of three hundred (300) feet, provided all other criteria are met as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

(D) Accessory Uses: As set forth in Section 3 hereof.

(E) Lot and Outparcel Requirements and Residential Density: As set forth in Section 5 hereof.

(F) Maximum Building Coverage: As set forth in Section 5 hereof.

(G) Minimum Open Space: As set forth in Section 5 hereof.

(H) Maximum Building Height: As set forth in Section 5 hereof.

(I) Minimum Living Area for Residential Dwellings: As set forth in Section 5 hereof.

(J) Minimum Building Size: As set forth in Section 5 hereof.

(K) Off-Street Parking and Service Requirements. As set forth in Section 5 herein.

SECTION 2 – NEIGHBORHOOD/VILLAGE COMMERCIAL AREAS

(A) Purpose: The purpose of the Neighborhood/Village Commercial Area shall be to locate and establish a mixture of uses, which may include residential and non-residential land uses that function as a community of compatible uses in a compact setting serving adjoining neighborhoods.

The following standards shall be met in designing the Neighborhood/Village Commercial Areas:

(B) Permitted Principal Uses and Structures: A minimum of two (2) of the following principal uses and structures shall be contained within the Neighborhood/Village Commercial Area, with one (1) use being commercial or retail:

1. Any and all uses and structures permitted under Section 1 – Mixed Use Areas; and

2. Enclosed assembly area, subject to meeting parking requirements established under City Code, unless otherwise provided for herein, with or without an alcoholic beverage license for sales and/or consumption of alcoholic beverages. An enclosed assembly area is defined as a building or structure where people assemble for a common purpose, such as social, civic, cultural, recreational and/or religious purposes, whether owned and/or maintained by a for-profit or not-for-profit entity, and includes, but is not limited to, public assembly buildings such as auditoriums, theaters, halls, private clubs and fraternal lodges, assembly halls, exhibition halls, convention centers, and places of worship, or other areas, buildings or structures that are used for religious purposes or assembly by persons.

(C) Special Exception Uses: As set forth under Section 1 hereof.

(D) Accessory Uses: As set forth in Section 3 hereof.

(E) Minimum Lot Requirements: As set forth in Section 5 hereof.

(F) Maximum Building Coverage: As set forth in Section 5 hereof.

(G) Minimum Open Space: As set forth in Section 5 hereof.

(H) Maximum Building Height: As set forth in Section 5 hereof.

(I) Minimum Building Size: As set forth in Section 5 hereof.

(J) Setback Requirements and Buffering: As set forth in Section 4 herein.

(K) Off-Street Parking and Service Requirements: As set forth in Section 6 herein.

SECTION 3 – ACCESSORY USES AND STRUCTURES

(A) General Provisions: Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use, provided that all accessory structures or uses are in full compliance with all setbacks, height, building coverage and other requirements set forth in the City Code, unless otherwise specifically provided for herein.

(B) Accessory Uses in Residential Areas:

1. Accessory structures and uses shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided.

2. The following accessory uses are allowed in the residential areas:

    a. Customary yard structures such as communication antennas (excluding commercial transmission towers), children's playground equipment, and other similar equipment.

    b. Driveways serving the residential units. The separation from edge of driveways to the sanitary sewer/water services shall be in conformance with Utility Department standards. The permitted driveway widths for each unit type are outlined Exhibit 18.

    c. Swimming pools and related decks, patios and screen enclosures. Maximum size is based on allowable setbacks.

    d. A basketball backboard and goal may be located in that area extending from the front building line and on driveways, provided either fixed or portable and a minimum of two (2) feet off the edge of pavement and not on a collector or arterial road.

    e. Garden structures, including gazebos, pergolas, separate roofed patios, and well houses.

f. Hot tubs, saunas, free standing cabanas and bath houses, and other similar recreational structures.

g. Fences or screen or privacy walls. Fences or screen or privacy walls required to meet the requirements of Sections 158.216(A)(5), (B) (F) and (G) of the City's Zoning Code. Sections 158.216(A)(1) through and including (A)(4), (C), (D), (E), (H), (I) and (J) are not required to be met and do not apply. Fences or screening walls may consist of the following materials: Chain link, wood, masonry, or stone, aluminum, vinyl coated steel or polyester powder steel, ornamental and imitation wood fences. Chicken wire or barbed wire fences in residential areas are not permitted. Vinyl coated welded wire may be used as an interface to a wooden fence. Interface is defined as a material placed upon an existing fence, inside its common boundaries for the purpose of providing additional security. Fences and walls may be located in that area extending from the front building line to front property line. Unless otherwise specifically provided for within the MPUD, the above-referenced sections of the City Code regulating fences and/or screening walls which are in effect at the time of MPUD approval shall apply to these regulations pertaining to fences or screening.

h. Garages. Maximum size shall be nine hundred (900) square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roof line. Garages shall confirm in appearance and design to the principal's structure (house). Only one detached garage per lot is permitted.

i. Solar collection systems, windmills, and other energy devices based on renewable resources.

j. Outdoor fireplaces, barbeque pits and so-called summer kitchens.

k. Doghouse with a size not to exceed four (4) feet in height and four (4) feet in depth by six (6) feet wide.

l. Noncommercial greenhouses.

m. Any other accessory use not listed herein under Section 3(B).2. of the MPUD that are permitted by Section 158.217 of the City of Port St. Lucie Zoning Code are allowed in the residential areas.

(C) Storage of Commercial Vehicle or Equipment in a Residential District: Storage of a commercial vehicle or equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure (garage).

(D) Major Recreational Equipment: Major recreational equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and the like. Storage of major recreational equipment in a residential area is prohibited; unless any vehicle or equipment is placed within a fully enclosed building or structure (garage).

(E) Home Occupation: A home occupation as defined herein shall be permitted within residential areas, subject to the provisions of Section 158.217(F).

SECTION 4 – SETBACKS AND BUFFERING REQUIREMENTS

(A) Setback Requirements:

1. Setbacks for residential and non-residential uses. Unless otherwise specified within the MPUD, all setbacks shall follow City Code requirements. To allow for connectivity and flexibility of design, a zero (0) foot setback is allowed for shared property lines between the Mixed-Use and the Neighborhood/Village Commercial Areas.

2. Villa dwelling:

   Front Yard: Front building setback of twelve and one-half (12.5) feet and front load garage setback of eighteen (18) feet.

   Side Yard: Villas (each building containing two (2) dwelling units sharing a common wall along a common property line) shall have a setback of five (5) feet to establish the minimum distance separation of ten (10) feet between buildings.

   Rear Yard: Each villa shall have a building setback of ten (10) feet from the rear property line.

3. Townhouse dwelling:

   Front Yard: Front building setback of twelve and one-half (12.5) feet and front load garage setback of eighteen (18) feet.

   Side Yard: No portion of a townhouse related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse structure related to another group of contiguous townhouses. Townhome units located on the interior (between the end units of each building) of a townhome building shall have a zero (0) foot setback on both sides. A minimum depth of ten (10) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.

   Rear Yard: Each townhouse dwelling shall have a building setback of ten (10) feet from the rear property line.

4. Multiple-family dwelling:

   Each multi-family development shall have a setback of twenty-five (25) feet from road rights of way and ten (10) feet from side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by minimum of twenty (20) feet. No building shall have a length exceeding three hundred (300) feet.

5. Accessory Uses and Structures in Residential Areas:

   a. No portion of an accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of a townhouse or accessory structure related to another group.

b. Unless otherwise provided for herein, all other accessory uses and structures in residential areas shall be located a minimum of two (2) feet from the rear property line, except where lakes or open space are adjacent to the rear property line and setback may be reduced to zero (0) feet. The minimum setback from the side property lines shall be three (3), provided ten (10) feet shall be provided adjacent to a right-of-way or parking tract.

6. Accessory uses and structures in non-residential areas shall be located a minimum of ten (10) feet from the rear property line. The minimum setback from the side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.

7. All other permitted or special exception uses: Setback requirements shall be twenty-five (25) feet from front property lines and from public rights of way, and ten (10) feet from side and rear property lines. To allow for connectivity and flexibility of design, a zero (0) foot setback shall be allowed for shared property lines between the Mixed-Use and Neighborhood/Village Commercial Areas.

(B) Buffering: Unless otherwise specified within the MPUD, buffering shall be provided in accordance with the applicable landscaping requirements of the City Code. All mechanical equipment shall be screened from public view. Buffer walls shall not be required between residential and non-residential uses within the Mixed-Use Area. No perimeter buffering shall be required where adjacent to Riverland Parcel B MPUD.

SECTION 5 - LOT, BUILDING, AND DENSITY REQUIREMENTS

(A) Minimum and Maximum Lot and Outparcel Requirements and Residential Density:

1. Residential:

   a. Villa dwelling: Three thousand five hundred (3,500) square feet and width of thirty-five (35) feet, with a maximum gross project density of twelve (12) dwelling units per acre.

   b. Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of twenty (20) dwelling units per acre.

   c. Multiple-family dwelling: Minimum lot requirement of 2 acres. Minimum gross project density of five (5) dwelling units per acre and a maximum gross project density of twenty-eight (28) dwelling units per acre, as allowed by Policy 1.2.2.7 of the City's Comprehensive Plan.

2. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet, subject to meeting parking requirements established under City Code, unless otherwise provided for herein.

(B) Maximum Building Coverage: Eighty percent (80%) provided that the maximum impervious surface does not exceed ninety percent (90%).

(C) Minimum Open Space:

1. For Mixed-Use Areas: Ten percent (10%) for non-residential areas and thirty percent (30%) for residential areas, as required under Policy 1.1.4.7 of the City's Comprehensive Plan. Further, in accordance with Policy 1.2.2.7 of the City's Comprehensive Plan, within open space areas, a minimum of five percent (5%) useable open space in form, function and design like squares, greens,

parks, recreation areas, and/or conservation areas shall be included. Lake areas intended for recreational use and/or stormwater management shall be counted toward open space requirements.

2. For Neighborhood/Village Commercial Areas: Ten percent 10%) for non-residential areas and thirty percent (30%) for residential areas, as required under Policy 1.1.4.7 of the City's Comprehensive Plan. Further, in accordance with Policy 1.2.2.4 of the City's Comprehensive Plan, within open space areas, a minimum of five percent (5%) useable open space in form, function and design like squares, greens, parks, recreation areas, and/or conservation areas shall be included. Lake areas intended for recreational use and/or stormwater management shall be counted toward open space requirements.

(D) Maximum Building Height:

1. For Mixed-Use Areas: One hundred (100) feet, provided residential only uses shall be limited to fifty (50) feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet measured from finished floor elevation.

2. For Neighborhood/Village Commercial Areas: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.

(E) Minimum Living Area for Residential Dwellings:

1. Villa dwelling: One thousand (1,000) square feet.

2. Townhouse dwelling: One thousand (1,000) square feet.
   a. Studio apartment, six hundred (600) square feet;
   b. One (1) bedroom, seven hundred (700) square feet;
   c. Two (2) bedroom, eight hundred (800) square feet; and
   d. Three (3) bedroom, nine hundred (900) square feet.

3. Multiple-family dwellings:
   a. Studio apartment, six hundred (600) square feet;
   b. One (1) bedroom, seven hundred (700) square feet;
   c. Two (2) bedroom, eight hundred (800) square feet; and
   d. Three (3) bedroom, nine hundred (900) square feet.

(F) Minimum Building Size: Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

SECTION 6 - PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. To the extent that a use is not identified below, the parking requirements shall be in accordance with Chapter 158 of the City of Port St. Lucie Land Development Code.

SECTION 7 - PARKING AND PEDESTRIAN REQUIREMENTS

(A) Parking Requirements: Each building, use, or structure shall be provided with on-street and/or off-street parking and service facilities in accordance with the provisions set forth herein. To the extent that a use is not identified below, the parking requirements shall be in accordance with Chapter 158 of the City of Port St. Lucie Land Development Code.

1. Retail and office, including medical: 4 spaces per 1,000 sq. ft.

2. Residential dwellings:

   Villa dwelling: 1.5 spaces per dwelling unit. Each villa lot shall provide 1 exterior space (in addition to the 1.5 spaces per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of sixteen (16) feet and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet. There shall be no required minimum width required for the residential driveway providing separate access to a third enclosed garage space.

   Townhouse dwelling: 1 space per dwelling unit. Each townhome lot shall provide 1 exterior space (in addition to the 1 space per unit) in the driveway to accommodate guest parking (Section 158.221(C)(7)(b) of the City of Port. St. Lucie Land Development Code). The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of twelve (12) feet for single car garage units and a minimum of sixteen (16) feet for two car garage units and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet.

   Multiple-family dwelling: 1.75 spaces per dwelling unit.

3. Restaurant (stand-alone): 1 space per one hundred (100) square feet. Additional parking shall be required for an outdoor seating area when the outdoor seating area exceeds twenty-five percent (25%) of the gross floor area of an approved restaurant.

4. Research and development: 1 space per four hundred (400) square feet.

5. Hotel: 1 space for each guest room, plus 1 space for each ten (10) guest rooms.

6. School (post-secondary, technical or vocation; including art, training and sports): Either eight (8) spaces per classroom (inclusive of lab) or six (6) spaces per one thousand (1,000) square feet, whichever is greater.

(B) Shared or joint use of parking facilities between and among uses is authorized when:

1. There is a relationship among the land uses utilizing shared parking that will attract drivers to two (2) or more uses in a single trip; and,

2. There is adequate linkage between the parking and each of the uses sharing the parking.

(C) Parking areas may be located to the rear or side of the property. Truck loading docks shall be encouraged to be located at the rear of the property.

(D) Pedestrian Access:

1. An on-site pedestrian and bike circulation system which links the street and the primary entrance(s) of the structure(s) on the site shall be provided with each conceptual plan or site plan. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained.

2. The circulation system must be hard-surfaced and be at least five (5) feet wide.

SECTION 8 – LANDSCAPING

(A) Plant Materials:

1. For required trees, the species height, spread and minimum clear trunk shall meet or exceed the minimum specified by the USDA's Grades and Standards for Nursery Stock, current edition. Each tree in a grouping shall be counted separately; however, small trees may be planted in groups of two or more as a substitute for a larger tree. Shrub heights shall meet or exceed the minimum specified by the USDA 's Grades and Standards for Nursery Stock, current edition.

2. For required trees, the tree species shall be a minimum of twelve (12) feet overall height when planted with a minimum three (3) foot spread in accordance with the USDA's Grades and Standards for Nursery Stock, current edition.

3. Existing plant material used to meet the intent of this section and Chapter 154, City of Port St. Lucie Code of Ordinances, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.

4. A minimum of fifty percent (50%) of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees. These criteria shall not apply to required street trees.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall not be planted within ten (10) feet of any water and sewer lines, existing utility pole, guy wire, and pad mounted transformers. No protective barriers will be required. All proposed utilities shall maintain separation distances from potable water mains as required by the City and FDEP.

(C) Reserved.

(D) Perimeter Landscape Requirements:

1. Adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake. Any site plan or plat abutting the Parcel B MPUD shall be excluded from all buffering requirements along that common tract line.

2. Adjacent to collector and arterial roadways: The six (6)-foot fence or wall is at the discretion of the developer; however, the minimum City of Port Lucie landscape (plant material) requirements shall be met.

3. Perimeter landscape buffers may be a minimum of five (5) feet between adjacent parcels where

parking areas are interconnected, provided an area equal to a ten (10) foot buffer is provided elsewhere on site. If a zero (0) foot setback is allowed for shared property lines between developments, perimeter landscaping may apply to the entire site rather each individual lot provided each property owner, if the properties are under different ownership, acknowledges in writing, No perimeter buffer is required between the Village commercial and the Mixed-Use areas

(E) Parking Lot Landscape Requirements: Landscaping shall be in accordance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(F) Dumpsters and Ground-located Mechanical Equipment: All dumpsters and mechanical equipment shall be screened. Landscaping shall be arranged to create a visual barrier. Where dumpsters and mechanical equipment are visible from a public or private road right-of-way, the six (6)-foot fence or wall is at the discretion of the developer; however, the minimum City of Port Lucie landscape (plant material) requirements shall be met.

(G) Electric Meter Banks for Multi-Tenant Buildings: At the discretion of the developer, screening may be required when meter banks for multi-tenant buildings are located on an exterior wall and visible to the public. The location shall be identified on the site plan or elevation drawings.

(H) Lighting: Where artificial outdoor lighting is provided, it shall be designed and arranged so that no source of the lighting will be a visible nuisance to adjoining property used or zoned for a residential purpose. In addition, the lighting shall be designed and arranged so as to shield public streets and highways and all adjacent properties from direct glare or hazardous interference of any kind.

(I) Street Tree Planting in residential areas/site plans:

1. Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 19a). Due to the separation restrictions from utilities and driveways on differing lot widths, one tree shall be installed per lot, in lieu of City Code of Ordinance Section 156.121. In cases where expanded lot frontage is available, such as at a corner lot, additional trees may be planted at the recommendation of the applicant's landscape architect. Additionally, when a right-of-way and open space tract are directly adjacent to each other, street trees shall not be required on the open space tract side of the right-of-way. Parallel on-street parking, serving the townhome dwellings, shall not require additional buffering.

2. Eighty (80) foot right of way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 19b).

3. Project Entries: In each of the two project entrances wherein a private right-of-way abuts open space tracts which are directly adjacent to each other, street trees shall not be required within the right-of-way. In these instances, the corresponding number of required street trees may be planted within the adjacent open space tracts or relocated to the perimeter buffer tracts.

(J) Unless otherwise specified herein, the developments within this MPUD shall meet or exceed the minimum landscape requirements of the City of Port St. Lucie Code of Ordinances.

SECTION 9 – UTILITIES

Within the Riverland Center Project, all utilities, including telephone, cable, and electrical systems shall be installed underground where possible (i.e., excluding transmission and distribution power lines). Appurtenances to these systems which require above-ground installation shall be effectively screened and, thereby, may be exempted from this requirement. Primary electrical supply facilities providing services to the Riverland Center Project may be exempted from the underground placement as part of the site plan review process, if it shown to the satisfaction of the City that burial options are not feasible. Cost of underground installation is not to be the sole determining factor in determining feasibility.

(A) Proposed Sanitary Sewer System:

The proposed Riverland Center project is located within the City of Port St. Lucie Water and Sewer Service Area. The proposed sanitary sewer system for this project may consist of a combination of gravity and pressurized sanitary sewer mains and manholes, which will flow into an on-site sewage pump (lift) station. The proposed maximum depth of gravity sewer mains and number of lift stations pump stations are dependent on the existing soil conditions and may vary due to those existing soil conditions. The proposed wastewater pump station will have force mains, which will carry the flows to the existing City of Port St. Lucie wastewater transmission system. The conceptual subdivision plan proposes up to one (1) force main connections to the existing City force main on SW Community Blvd. Accommodations for required fiber optic communication/telemetry shall be provided for pump stations.

(B) Proposed Water Distribution System:

The proposed Riverland Center Project is located within the City of Port St. Lucie Water and Sewer Service Area. Water service to this Project's area is via proposed connections to the existing water mains along SW Community Blvd. and within Riverland Parcel B.

The proposed internal Waster Distribution System for the Riverland Center project may consist of an 8-inch water line as generally depicted in Exhibit 17. The proposed water mains will be connected to the existing City of Port St. Lucie potable water system. The existing City of Port St. Lucie potable water system consists of large water mains on SW Community Blvd. In addition to the internal water mains to be developed with this MPUD, the City of Port St. Lucie my require additional connections/extensions, the request and associated construction schedules for this water distribution system improvement have not yet been released and are subject to programming by the City of Port St. Lucie.

Fire hydrants shall be installed with all primary water line construction in accord with the St. Lucie County Fire District Standards.

SECTION 10 - WETLANDS

The site undeveloped, comprised of former citrus grove and pasture lands, and has been used for cattle grazing. Army Corp of Engineers permit number SAJ-2006-01921 (IP-CF) issued on 12/21/12 notes Special Condition #4 which required that within 30 days, offsite mitigation credits be purchased from the Bluefield mitigation bank, which was completed. This condition satisfies the wetland impacts for the Riverland/Kennedy DRI. Waters of the state and wildlife foraging areas will be dealt with through retention areas and littoral shelf areas as impacts are created. These retention areas and littoral shelves and related plantings will be addressed with the construction drawings at the time of platting.

SECTION 11 – STORMWATER

In general, all site stormwater retention areas shall be consistent with south Florida Water Management District (SFWMD) requirements and permit standards. Retention area shapes and dimensions as depicted on the conceptual plans may be modified to accommodate final site plans and agency permitting requirements.

EXHIBIT 8

RIVERLAND CENTER MPUD – Legal Description

MIXED-USE SUB DISTRICT LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF RIVERLAND PARCEL A - PLAT FOURTEEN, AS RECORDED IN PLAT BOOK 87 AT PAGE 33 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, AS RECORDED IN PLAT BOOK 85 AT PAGE 35, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°05'34" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 1943.83 FEET; THENCE, NORTH 89°54'26" WEST, A DISTANCE OF 71.09 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 654.98 FEET; THENCE SOUTH 30°26'54" WEST, A DISTANCE OF 305.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 256.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'07", A DISTANCE OF 229.74 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 81°52'01" WEST, A DISTANCE OF 604.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'26", A DISTANCE OF 95.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 09°01'25" EAST, A DISTANCE OF 319.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 116.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°14'07", A DISTANCE OF 156.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°36'43", A DISTANCE OF 64.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°24'01" EAST, A DISTANCE OF 40.60 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF E/W #3 AS RECORDED IN OFFICIAL RECORD BOOK 3902 AT PAGE 465 OF SAID PUBLIC RECORDS AND A POINT ON A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 8076.97 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 05°24'01" EAST; THENCE EASTERLY ALONG SAID NORTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°13'04", A DISTANCE OF 1722.32 FEET; THENCE, CONTINUING ALONG SAID NORTH LINE, NORTH 46°45'54" EAST, A DISTANCE OF 53.66 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF AFORESAID COMMUNITY BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 3902, PAGE 503, SAID PUBLIC RECORDS AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2065.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 86°42'45" WEST; THENCE NORTHERLY ALONG SAID WEST LINE THE FOLLOWING FOUR (4) DESCRIBED COURSES AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°21'42", A DISTANCE OF 265.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2215.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°44'31", A DISTANCE OF 415.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2215.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°24'22", A DISTANCE OF 131.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.542 ACRES, MORE OR LESS.

TOGETHER WITH:

NEIGHBORHOOD/VILLAGE COMMERCIAL SUB DISTRICT LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF RIVERLAND PARCEL A - PLAT FOURTEEN, AS RECORDED IN PLAT BOOK 87, PAGE 33 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, AS RECORDED IN PLAT BOOK 85 AT PAGE 35, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°05'34" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 1943.83 FEET; THENCE, NORTH 89°54'26" WEST, A DISTANCE OF 71.09 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 654.98 FEET; THENCE NORTH 30°26'54" EAST, A DISTANCE OF 491.98 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, FROM WHICH A RADIAL LINE BEARS NORTH 40°00'43" EAST AND HAVING A RADIUS OF 825.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'09", A DISTANCE OF 438.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°04'55", A DISTANCE OF 62.19 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF COMMUNITY BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 3902, PAGE 503, SAID PUBLIC RECORDS AND BEING A POINT ON A CURVE CONCAVE TO THE EAST, FROM WHICH A RADIAL LINE BEARS SOUTH 81°22'31" EAST AND HAVING A RADIUS OF 2215.00 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°20'09", A DISTANCE OF 283.60 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE AND THE POINT OF BEGINNING.

CONTAINING 4.155 ACRES, MORE OR LESS.

EXHIBIT 9

RIVERLAND/KENNEDY MPUD – Riverland Center
Development Program

Land Use/Use	Acreage	Yield
Mixed Use • Non-residential Uses • Residential	31.542 acres (total, gross) 22.079 acres (total, gross) * 9.463 acres (total, gross) * * Per Future Land Use Element Policy 1.2.2.7.c., a minimum of 30% and a maximum of 70% of the net acreage of the Mixed-Use area shall be residential.	 110,000 sf (max) 261 dwelling units (max)
Neighborhood/Village Commercial • Non-residential Uses	4.144 acres (total)	20,000 sf (max)
Total	35.697 acres	130,000 sf (max) 261 dwelling units (max)

EXHIBIT 10

BINDING MPUD AGREEMENT

Riverland/Kennedy MPUD – Riverland Center

The property, as described in Exhibit 8, is under unified control of the undersigned petitioner who agrees to (1) proceed with the proposed development according to the provisions of the City of Port St. Lucie MPUD Zoning Regulations; and (2) provide such agreements, contracts, deed restrictions and sureties as are acceptable to the City of Port. St. Lucie for the completion of the development in accordance with the plan approved by the City. In addition, the said petitioner shall be responsible for the continuing operations and maintenance of such areas, functions and facilities until such time as a private property owners association, yet to be established, agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at public expense. The petitioner further agrees to bind all successors in title to the commitments herein in this paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of March, 2022.

WITNESS:

By: Michael P. Fogarty

Printed Name: Michael Fogarty

By: Kevin Ratterree

Printed Name: Kevin Ratterree

Riverland/Kennedy II, LLC, a Florida Limited Liability Corporation

By: Azlina Goldstein

Azlina Goldstein, Authorized Signatory
1600 Sawgrass Corporate Parkway,
Suite 150
Sunrise, FL 33323

EXHIBIT 11 - SITE LOCATION MAP

RIVERLAND CENTER
Port St. Lucie

LEGEND

PROJECT SITE
NEIGHBORHOOD/ VILLAGE COMMERCIAL & MIXED USE

RIVERLAND / KENNEDY DRI

N

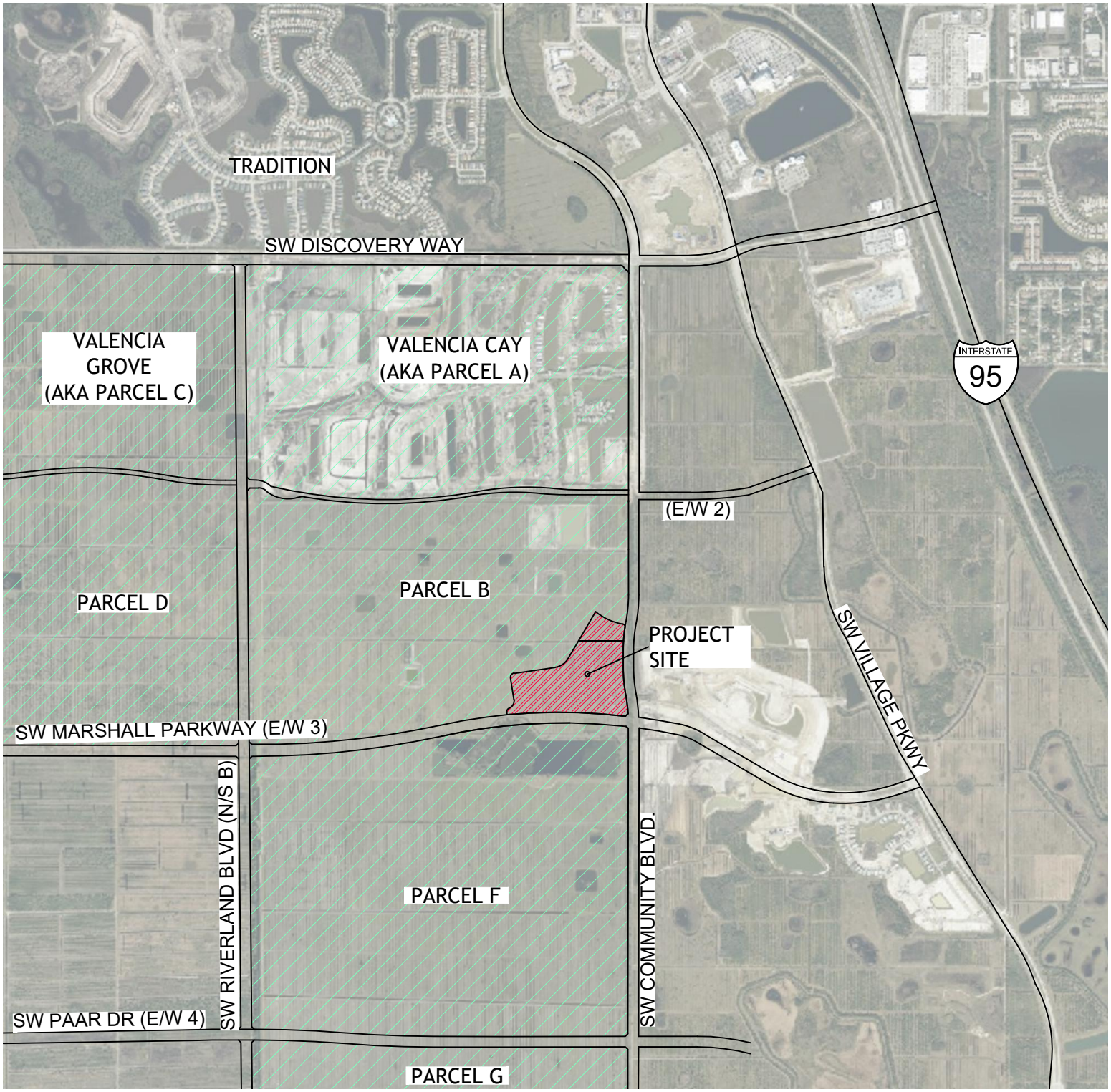
1" = 5000'

EXHIBIT 11
SITE LOCATION MAP

(P22-001)
EXH-11

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CENTER\2022-03-31\RIVERLAND CENTER 11.DWG Plot Date: 30 3/30/2022 1:36P by EVELYN.PACHECO

EXHIBIT 12 - VICINITY MAP



RIVERLAND CENTER
Port St. Lucie

LEGEND

PROJECT SITE
NEIGHBORHOOD/ VILLAGE COMMERCIAL & MIXED USE

RIVERLAND / KENNEDY DRI

N

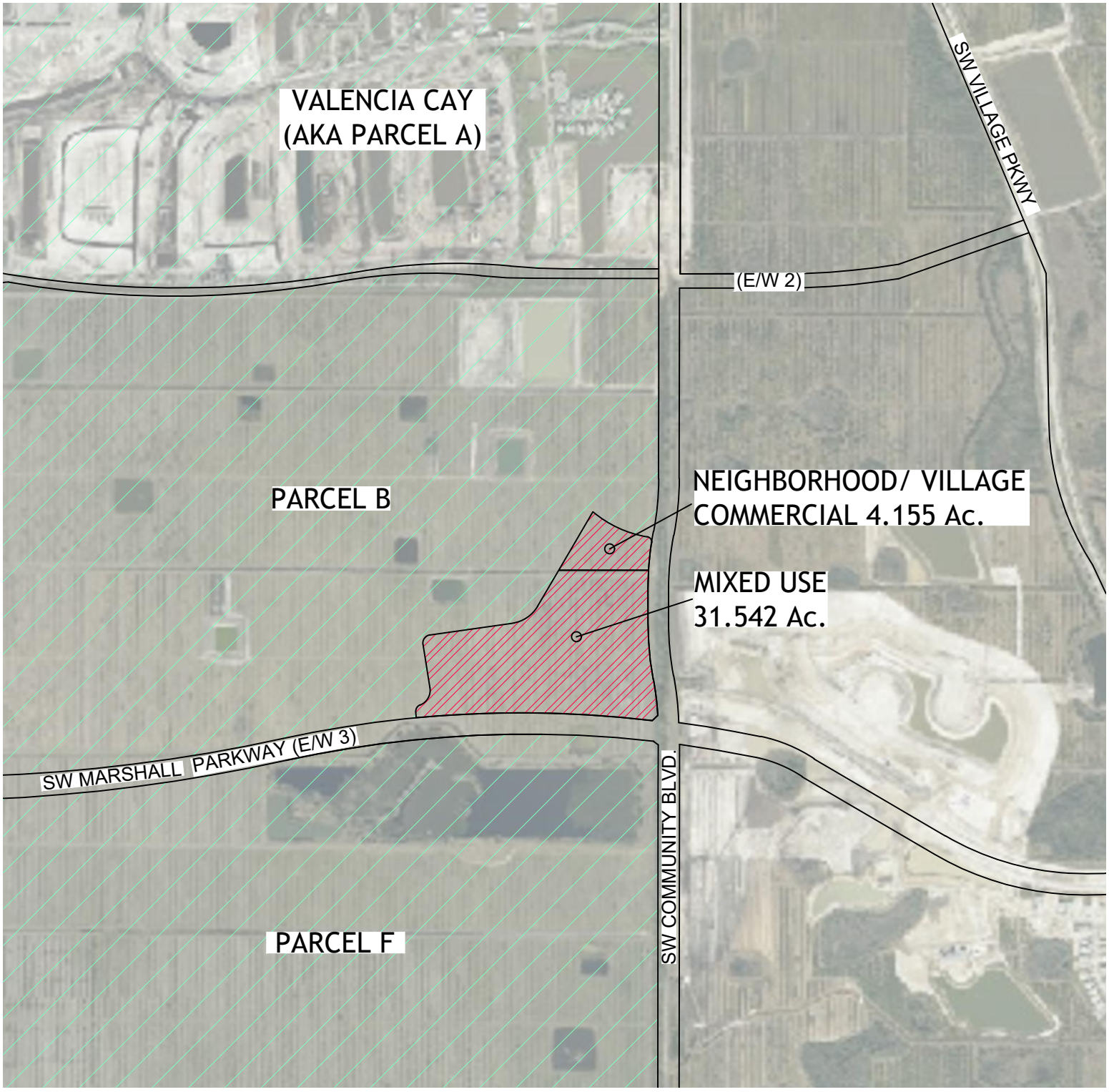
1" = 2000'

EXHIBIT 12
VICINITY MAP

(P22-001)
EXH-12

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CENTER\2022-03-31\RIVERLAND CENTER 11.DWG Plot Date: 30 3/30/2022 1:36P by EVELYN.PACHECO

EXHIBIT 13 - SITE AERIAL



RIVERLAND CENTER
Port St. Lucie

LEGEND

PROJECT SITE
NEIGHBORHOOD/ VILLAGE COMMERCIAL (4.155 Acres) &
MIXED USE (31.542 Acres)

RIVERLAND / KENNEDY DRI

N

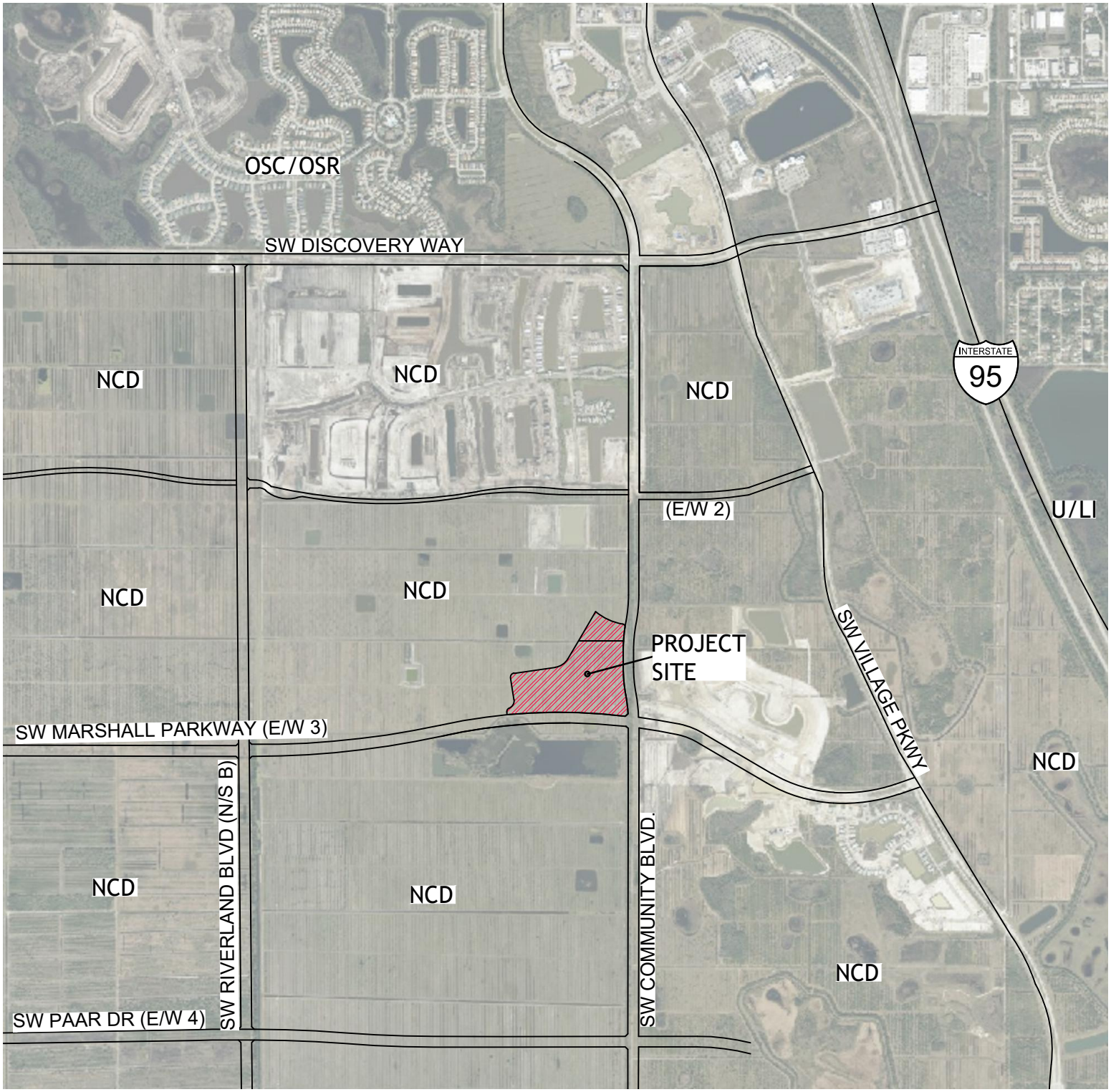
1" = 1000'

EXHIBIT 13
SITE AERIAL

(P22-001)
EXH-13

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CENTER\2022-03-31\RIVERLAND CENTER 11.DWG Plot Date: 30 3/30/2022 1:36P by EVELYN.PACHECO

EXHIBIT 14 - FUTURE LAND USE MAP



RIVERLAND CENTER
Port St. Lucie

LEGEND

PROJECT SITE
NEIGHBORHOOD/ VILLAGE COMMERCIAL & MIXED USE

N

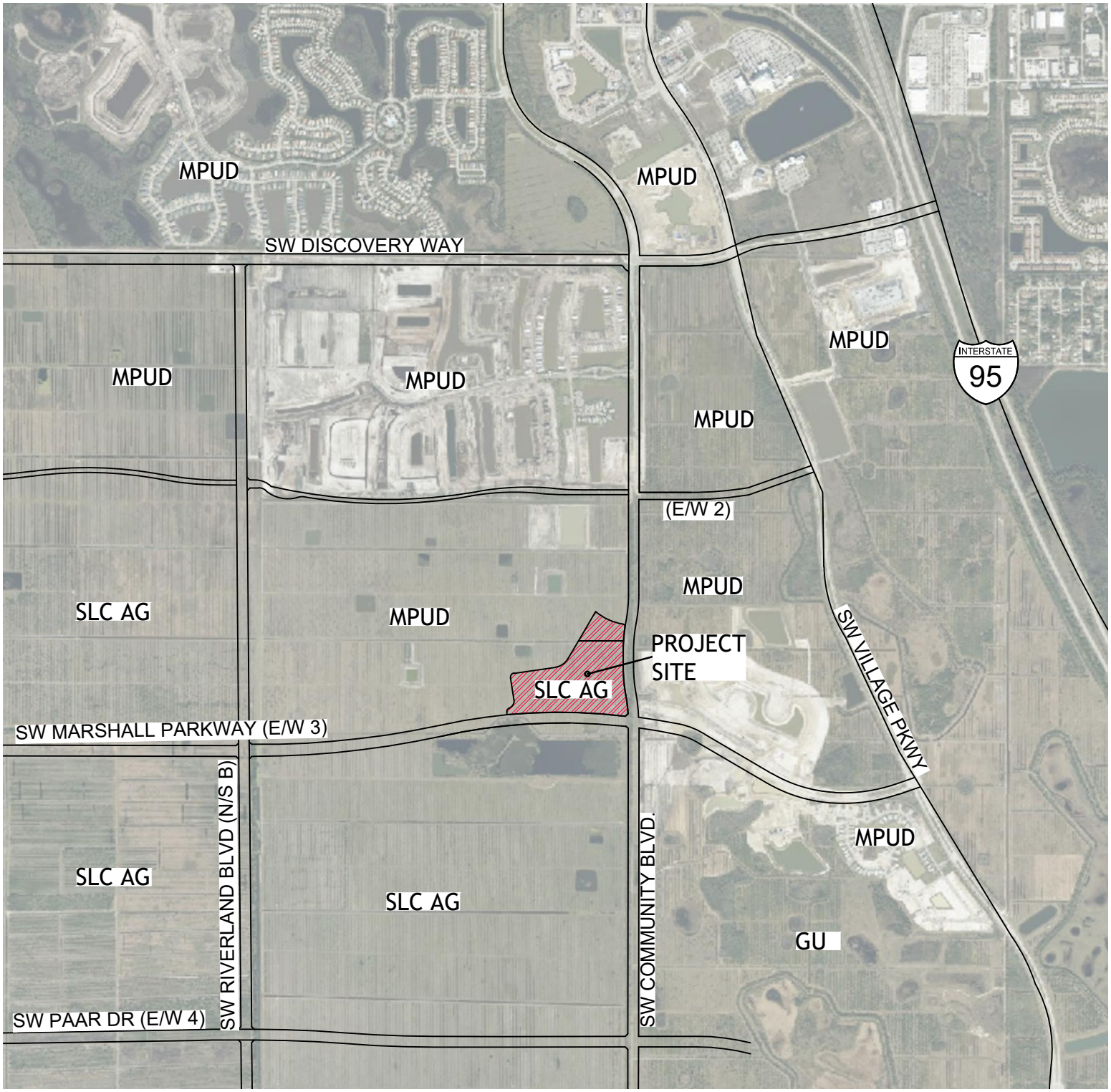
1" = 2000'

EXHIBIT 14
EXISTING FUTURE LAND USE MAP

(P22-001)
EXH-14

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CENTER\2022-03-31\RIVERLAND CENTER 11.DWG Plot Date: 30 3/30/2022 1:36P by EVELYN.PACHECO

EXHIBIT 15 - EXISTING ZONING MAP



RIVERLAND CENTER
Port St. Lucie

LEGEND

PROJECT SITE
NEIGHBORHOOD/ VILLAGE COMMERCIAL & MIXED USE

N

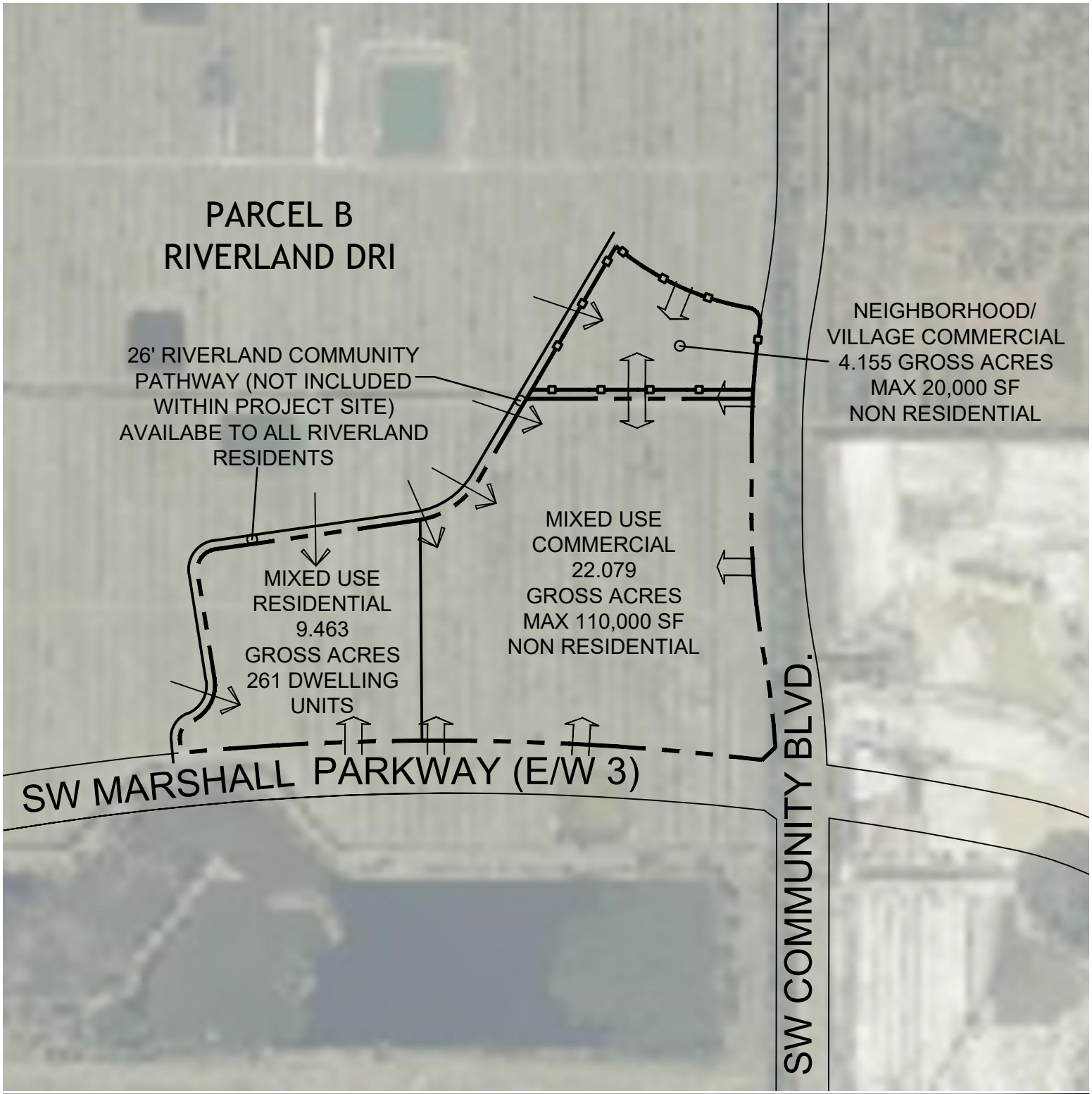
1" = 2000'

EXHIBIT 15
EXISTING
ZONING MAP

(P22-001)
EXH-15

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CENTER\2022-03-31\RIVERLAND CENTER 11.DWG Plot Date: 30 3/30/2022 1:36P by EVELYN.PACHECO

EXHIBIT 16 - CONCEPTUAL PLAN



RIVERLAND CENTER
Port St. Lucie
(PROJECT SITE TOTAL = 35.697 Acres)

LEGEND

NEIGHBORHOOD/ VILLAGE COMMERCIAL (4.155 Acres)

MIXED USE (31.542 Acres)

VEHICULAR

GOLF CART PEDESTRIAN (OPTIONAL)

N

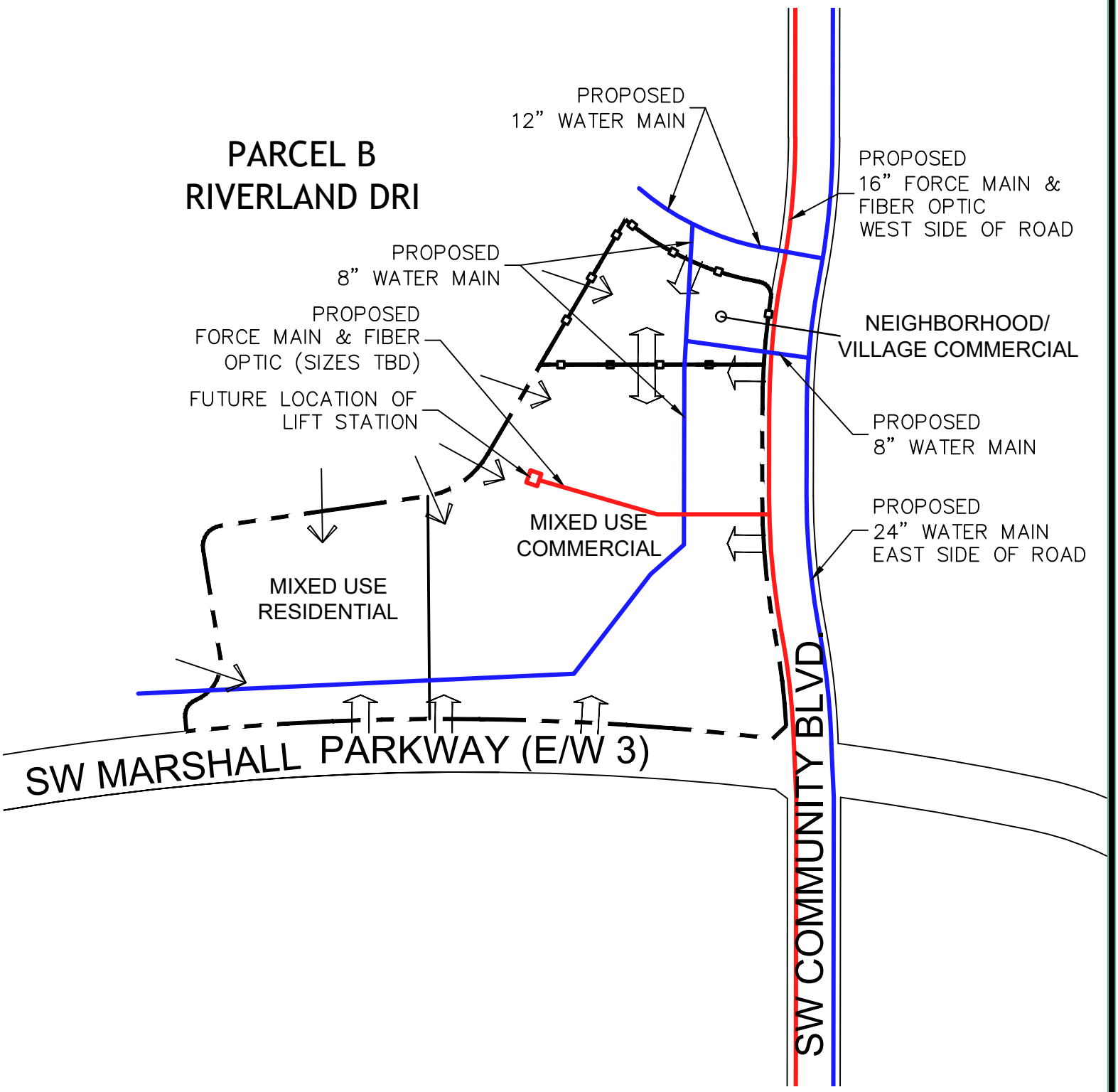
1" = 400'

EXHIBIT 16
CONCEPTUAL PLAN

(P22-001)
EXH-16

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CENTER\2022-03-31\RIVERLAND CENTER 16 CONCEPTUAL.DWG Plot Date: 30 3/30/2022 1:38P by EVELYN.PACHECO

EXHIBIT 17 - WATER/SEWER PLAN



RIVERLAND CENTER
Port St. Lucie

LEGEND

NEIGHBORHOOD/
VILLAGE COMMERCIAL

MIXED USE

VEHICULAR

GOLF CART
PEDESTRIAN (OPTIONAL)

N

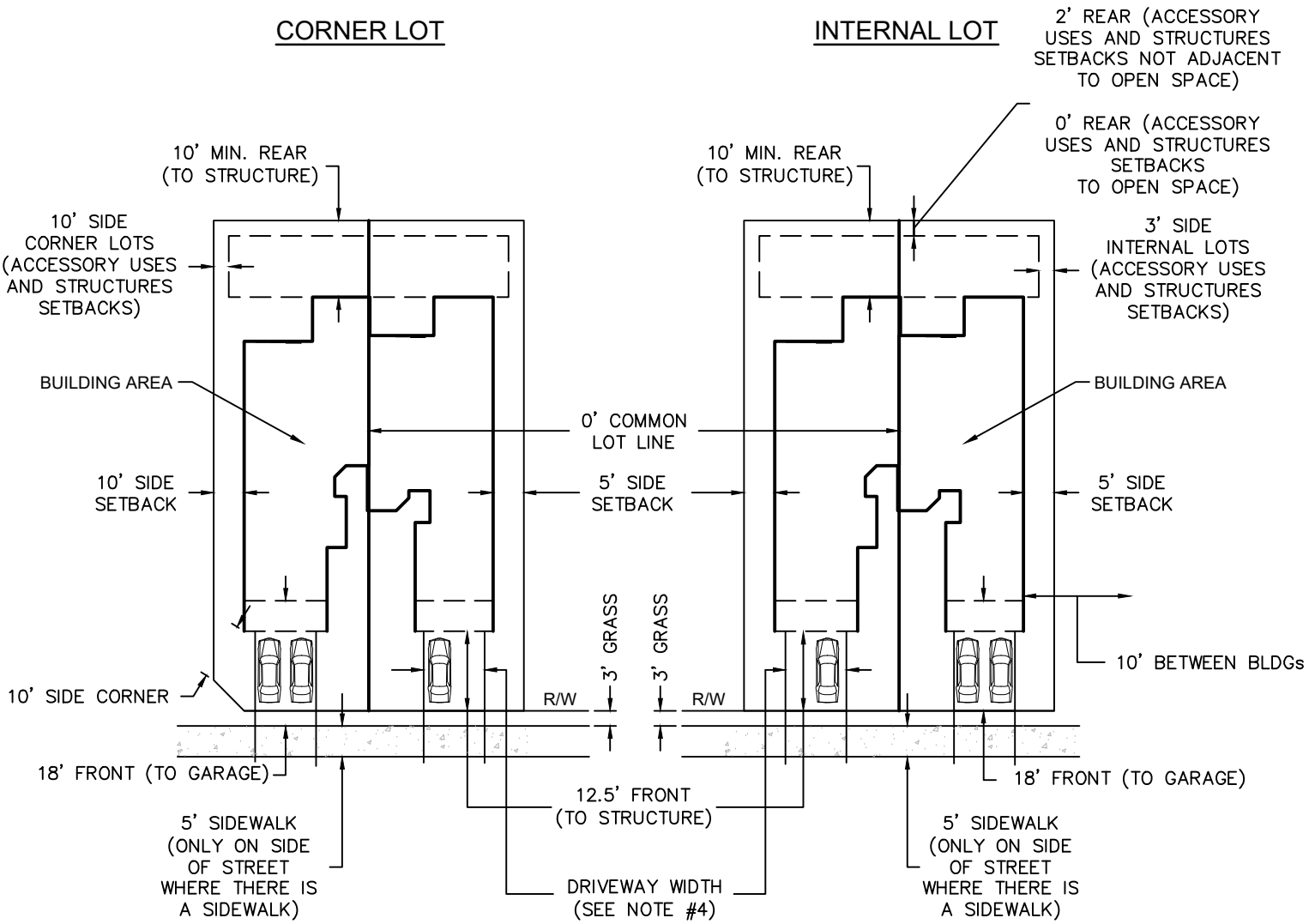
1" = 400'

EXHIBIT 17
WATER/
SEWER PLAN

(P22-001)
EXH-17

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CENTER\2022-03-31\RIVERLAND CENTER 17 WATER SEWER.DWG Plot Date: 30 3/30/2022 1:40P by EVELYN.PACHECO

EXHIBIT 18a
TYPICAL VILLA LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET



BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA, MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:

1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ENCLOSED GARAGE SPACES SHALL BE A MINIMUM OF SIXTEEN (16) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET. THERE SHALL BE NO REQUIRED MINIMUM WIDTH REQUIRED FOR THE RESIDENTIAL DRIVEWAY PROVIDING ACCESS TO A THIRD ENCLOSED GARAGE SPACE.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.

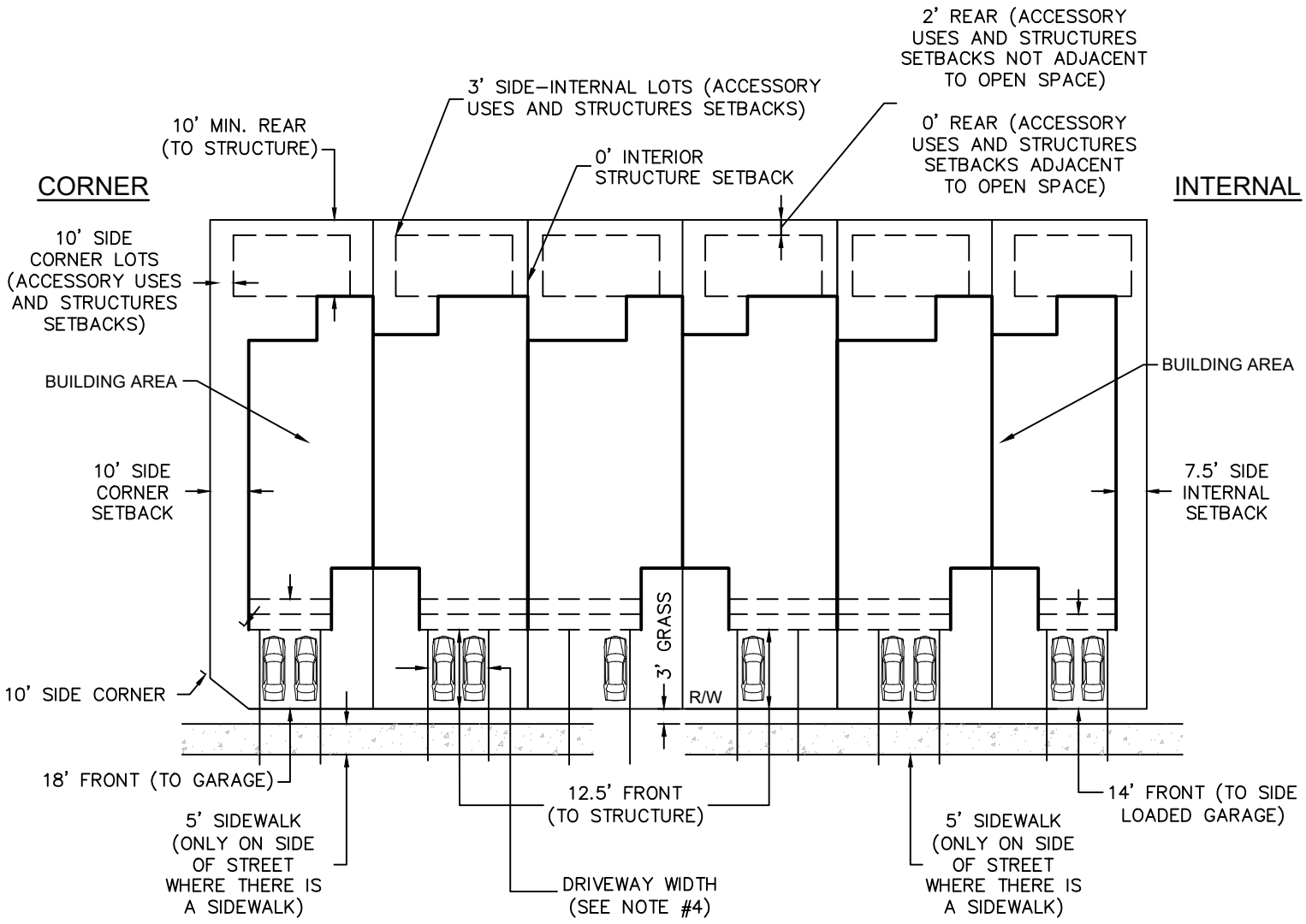
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 18 FEET

TYPICAL VILLA LOT

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CENTER\2022-03-31\RIVERLAND CENTER 18.DWG Plot Date: 30 3/30/2022 1:10P by EVELYN.PACHECO

EXHIBIT 18b
TYPICAL TOWNHOME LOT
NO ALLEY FRONT LOADED
50' LOCAL STREET



BUILDING LOT COVERAGE AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA, MAXIMUM IMPERVIOUS SHALL BE 80%

NOTES:

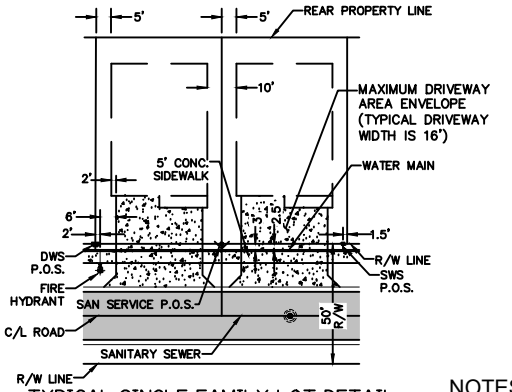
1. NON ALLEY LOTS
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
3. SIDE SETBACKS FOR CORNER LOTS WITH A SIDE LOADED GARAGE (TO GARAGE) IS 18'
4. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF SIXTEEN (16) FEET FOR TWO CAR GARAGE UNITS AND A MINIMUM OF TWELVE (12) FEET FOR ONE CAR GARAGE UNITS, AND A MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURE SHALL BE THIRTY (30) FEET.
5. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.

LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 18 FEET

TYPICAL TOWNHOME LOT

\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CENTER\2022-03-31\RIVERLAND CENTER 18.DWG Plot Date: 30 3/30/2022 1:10P by EVELYN.PACHECO



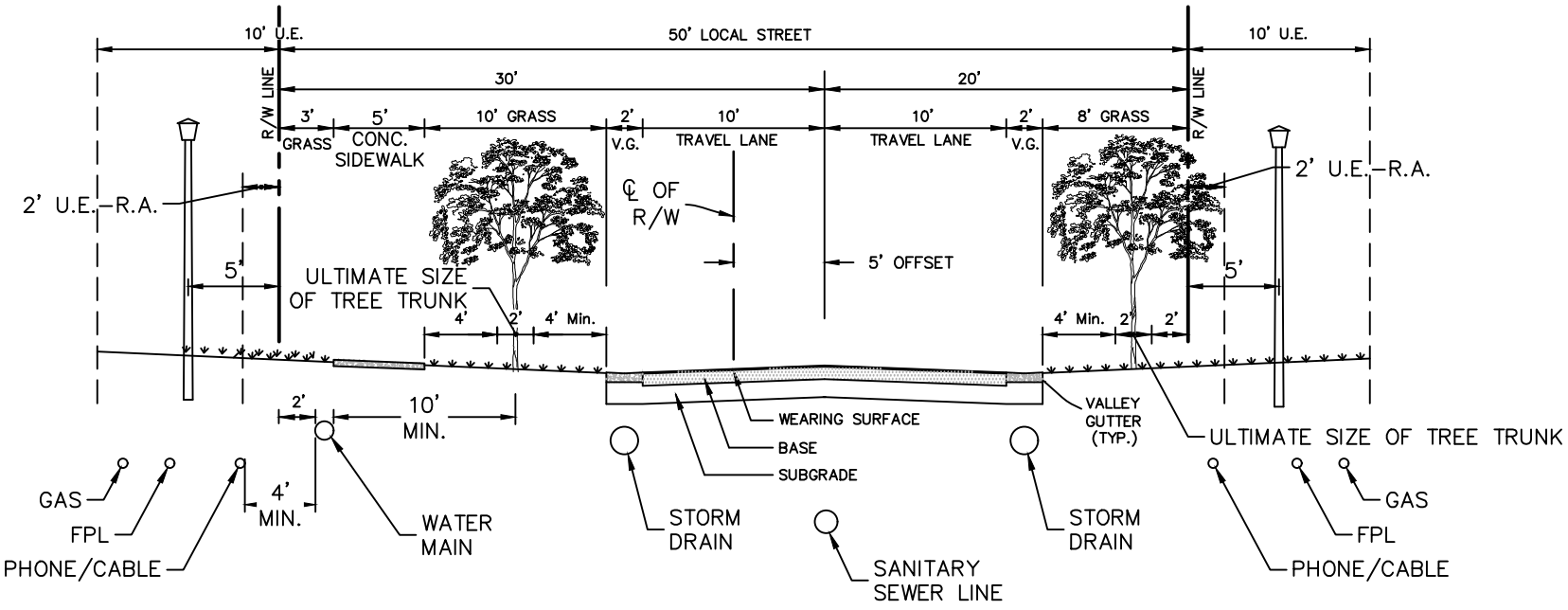
TYPICAL SINGLE FAMILY LOT DETAIL
N.T.S.

LEGEND

	PROPOSED RIGHT OF WAY
	U.E. & U.E.-R.A.
	CENTERLINE OF CONSTRUCTION
	PROPOSED SIDEWALK (SW)
	PROPOSED TRAVEL LANE
U.E.	UTILITY EASEMENT
U.E. - R.A.	UTILITY EASEMENT - RESTRICTED AREA
V.G.	VALLEY GUTTER
SWS	SINGLE WATER SERVICE
DWS	DOUBLE WATER SERVICE
P.O.S.	POINT OF SERVICE

NOTES:

1. TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY
2. FOR LOOPING PURPOSES, A SECOND WATER MAIN MAY BE INSTALLED UNDER THE ROADWAY OR IN PLACE OF THE STREET TREES AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
3. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
4. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS.
5. POSTED SPEED LIMIT: 25 MPH
6. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.
7. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD-END" ROADWAYS.



LOCATION OF SIDEWALKS MAY VARY. FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION

RESIDENTIAL LOCAL 2-LANE ROADWAY - 50' ROW
TYPICAL SECTION

N.T.S.

* SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE:	N.T.S.
DATE:	2022-02-02
DESIGNED BY	MPF
CHECKED BY:	KR
FILE NAME:	Exhibit-19a

RIVERLAND CENTER

Port St. Lucie, Florida

EXHIBIT - 19a

TYPICAL ROADWAY SECTION - 50' RIGHT-OF-WAY

(P22-001)
EXH-19a

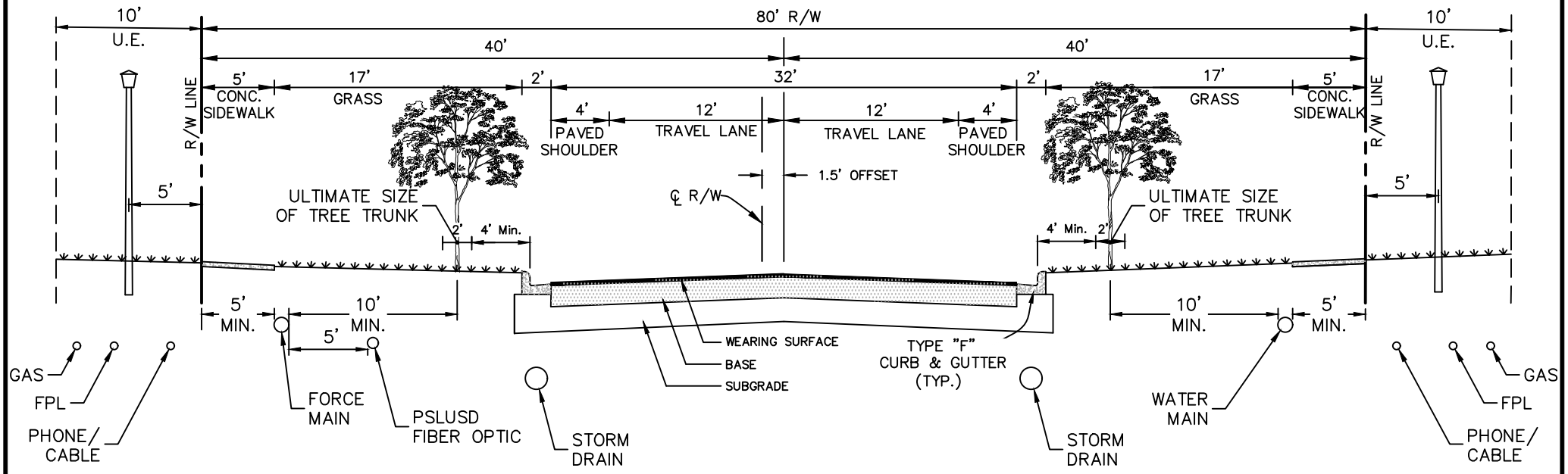
\\GLHOMES\NETWORK\DATA\ARCHITECTURE\LANDSCAPE ARCHITECTURE\RIVERLAND\RIVERLAND CENTER\2022-03-31\RIVERLAND CENTER 18.DWG Plot Date: 30 3/30/2022 1:10P by EVELYN.PACHECO

LEGEND

———	PROPOSED RIGHT OF WAY
– – –	UTILITY EASEMENT (U.E.)
——— — ———	CENTERLINE OF CONSTRUCTION
	PROPOSED SIDEWALK (SW)
	PROPOSED TRAVEL LANE
U.E.	UTILITY EASEMENT
V.G.	VALLEY GUTTER

NOTES:

1. STREET TREES MAY BE INSTALLED IN ACCORDANCE WITH SECTION 156.121 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES.
2. IN LIEU OF TWO 5' SIDEWALKS, ONE 8' PATH MAY BE SUBSTITUTED AS APPROVED BY THE PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
3. STREET LIGHT STYLE, HEIGHT, AND SPACING SHALL BE ADJUSTED TO MEET PSL AND FPL LIGHTING STANDARDS.
4. STREET TREES AND LIGHTS WILL MEET FDOT CLEAR ZONE AND SIGHT DISTANCE REQUIREMENTS.
5. POSTED SPEED LIMIT: 25 MPH
6. PRIVATE ROADWAY OWNED AND MAINTAINED BY A PRIVATE ENTITY AND NOT THE CITY OF PORT ST. LUCIE.
7. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD-END" ROADWAYS.



RESIDENTIAL LOCAL 2-LANE ROADWAY - 80' ROW
TYPICAL SECTION

N.T.S.

LOCATION OF SIDEWALKS MAY VARY. FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION

1600 Sawgrass Corporate Pkwy. - Suite 400
Sunrise, Florida 33323

SCALE:	N.T.S.
DATE:	2022-02-02
DESIGNED BY:	MPF
CHECKED BY:	KR
FILE NAME:	Exhibit-19b

RIVERLAND CENTER

Port St. Lucie, Florida

EXHIBIT 19b

TYPICAL ROADWAY SECTION - 80' RIGHT-OF-WAY

(P22-001)
EXH-19b

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P22-001 Riverland/Kennedy DRI-Riverland Center MPUD Rezone

TYPE	STATUS	BUILDING TYPE
PR	AWAITING CUSTOMER RESPONSE	

ASSIGNED TO

Daniel Robinson; Melissa Perry; Michele Holler; Public Works Engineering

ADDRESS

Riverland/Kennedy DRI

SECTION	BLOCK	LOT
Pl 14	Riverland/Kennedy	Par "A"

LEGAL DESCRIPTION

See attached Exhibit 8 to MPUD and Boundary Surveys

SITE LOCATION

Riverland/Kennedy DRI

PARCEL #

4321-411-0001-000-7

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
NCD		MPUD	MPUD

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
35.697		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

MPUD rezone application for the Riverland/Kennedy DRI Riverland Center

Primary Contact Email

azlina.goldstein@glhomes.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Azlina	Goldstein

Business Name

ADDRESS

10735 SW Matisse Lane

CITY	STATE	ZIP
Port St. Lucie	FL	34987

EMAIL	PHONE
azlina.goldstein@glhomes.com	9547531730

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Azlina	Goldstein

ADDRESS

10735 SW Matisse Lane

CITY	STATE	ZIP
Port St. Lucie	FL	34987

EMAIL	PHONE
azlina.goldstein@glhomes.com	9545590465

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name

Riverland/Kennedy II, LLC

ADDRESS

1600 Sawgrass Corporate Parkway, Suite 150

CITY	STATE	ZIP
Sunrise	FL	33323

EMAIL	PHONE
azlina.goldstein@glhomes.com	(954) 559-0465

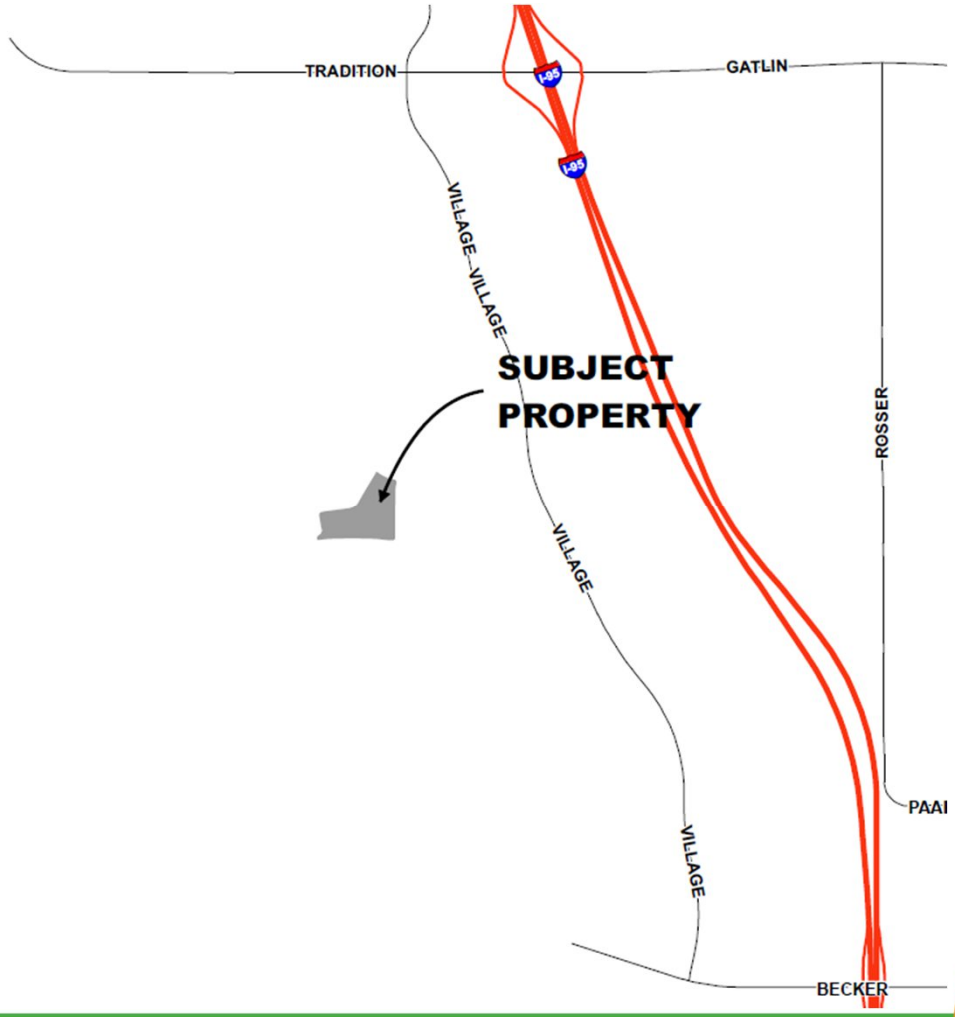
Riverland/Kennedy DRI
Riverland Center

- Master Planned Unit Development (MPUD) Rezoning Application
- Project No. P22-001
- Planning and Zoning Meeting of June 7, 2022

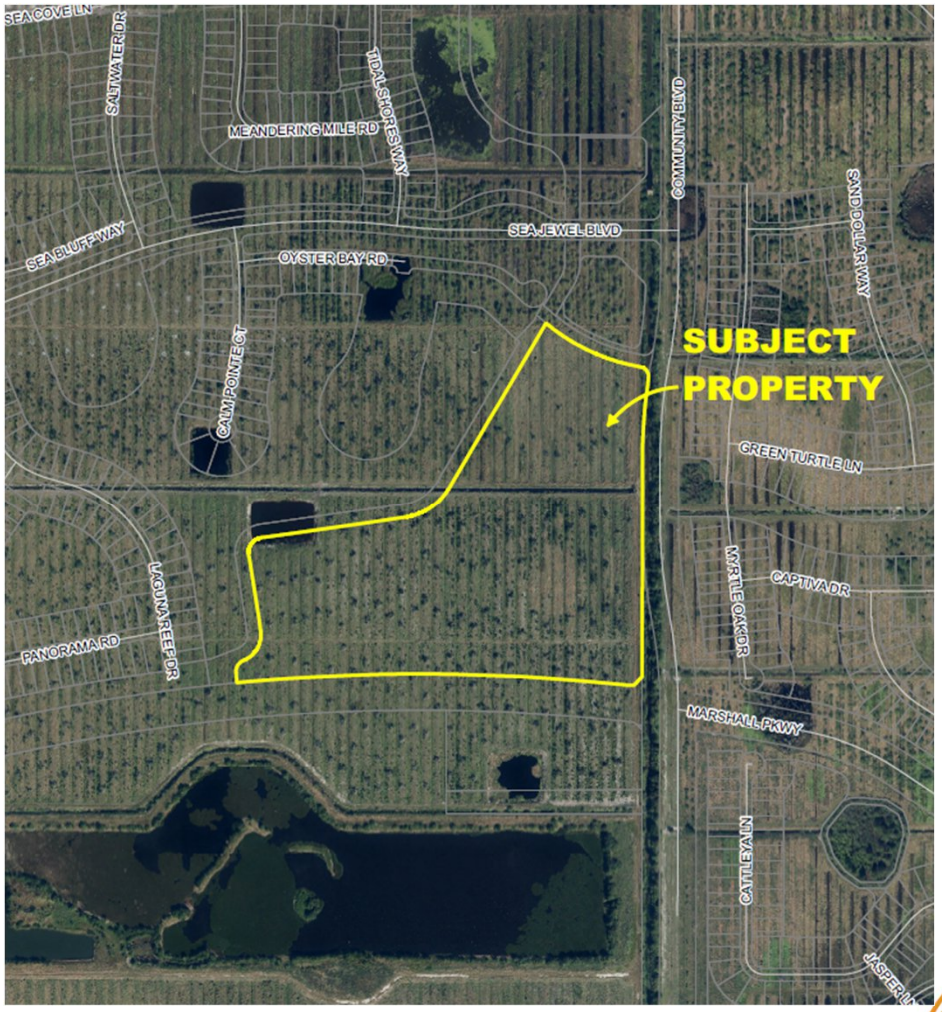
Applicant and Owner

Azlina Goldstein of GL Homes is acting as the agent for the owners, Riverland/Kennedy II, LLC.

Subject property

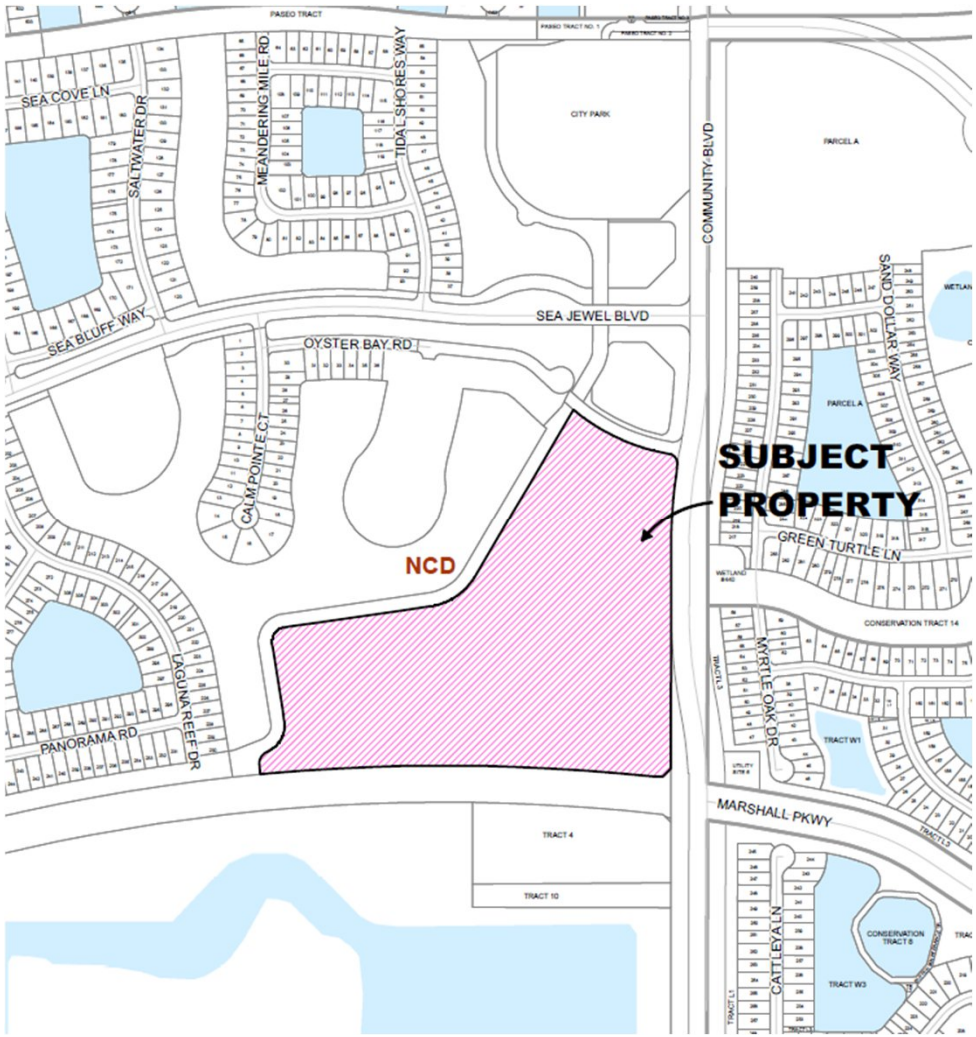


Aerial

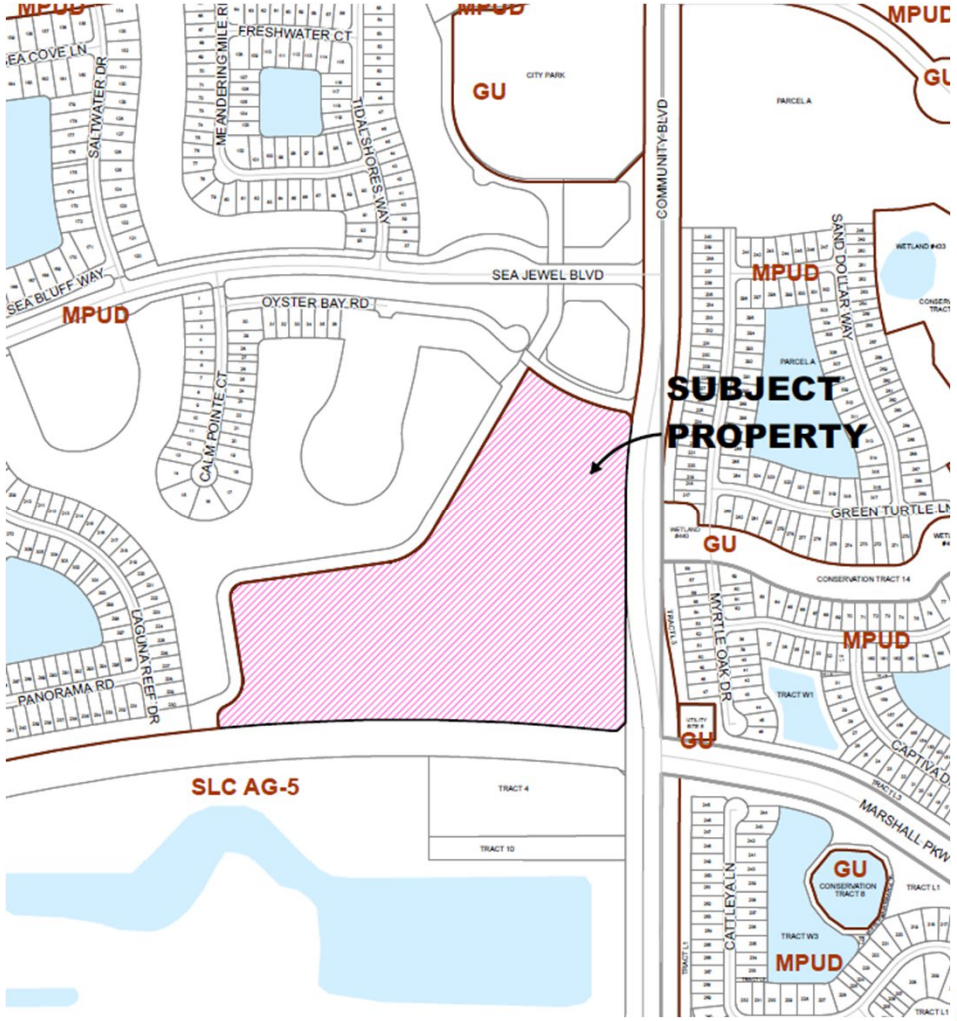


CityofPSL.com

Land Use


SUBJECT PROPERTY
NCD
SEA JEWEL BLVD
OYSTER BAY RD
SEA COVE LN
SEA BLUFF WAY
SALTWATER DR
MEANDERING MILE RD
TIDAL SHORES WAY
CALM POINTE CT
PANORAMA RD
LAGUNA REEF DR
CITY PARK
COMMUNITY BLVD
PARCEL A
SAND DOLLAR WAY
GREEN TURTLE LN
CONSERVATION TRACT 14
MYRTLE OAK DR
MARSHALL PKWY
CATTLEYA LN
CONSERVATION TRACT 8
TRACT W3
TRACT W1
TRACT 4
TRACT 10
PASEO TRACT

Zoning


SUBJECT PROPERTY
MPUD
GU
SLC AG-5
SEA JEWEL BLVD
OYSTER BAY RD
COMMUNITY BLVD
FRESHWATER CT
MEANDERING MILE RI
TIDALSHORES WAY
SALTWATER DR
SEA BLUFF WAY
CALM POINTE CT
PANORAMA RD
LAGUNA REEF DR
SAND DOLLAR WAY
GREEN TURTLE LN
MYRTLE OAK DR
MARSHALL PKWY
CATTLEYA LN
CITY PARK
PARCEL A
CONSERVATION TRACT 14
TRACT W1
TRACT W3
TRACT 4
TRACT 10

Proposal of Rezoning Application

The proposed MPUD will allow for 261 dwellings units and 130,000 square feet of non-residential uses.

Development standards are included in the MPUD document for a Mixed-Use Area and a Neighborhood/Village Commercial Area

Proposed permitted uses within both include residential and commercial.

Land Use

The proposed MPUD is consistent with Policies 1.2.2.4 and 1.2.2.7 of the Future Land Use Element regarding the development of Neighborhood/Village Commercial areas and Mixed-Use Areas within an NCD District and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.

Other Impacts

Water and Sewer Provider

- Port St. Lucie Utilities Systems will provide water and sewer service.

Environmental Impact

- The property consists of inactive citrus groves and agricultural reservoirs. A clearing permit is required prior to issuance of any development permits.

Other

- Development will be required to comply with all applicable conditions in the Riverland/Kennedy DRI development order.
- A multi-modal path for pedestrians, bicyclists and golf carts will be provided along the southern boundary of the MPUD area.

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

"A City for All Ages"

Agenda Summary

2022-454

Agenda Date: 6/7/2022 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-036 CSC Properties - Lot 3 @ Prima Vista - Special Exception Use

Location: The property is located north of Prima Vista Boulevard and east of Friar Street.

Legal Description: Section 27, Block 115, Lot 3

This is a request for a special exception to allow 3-bay quick service oil change use (oil lubrication) in the Planned Unit Development (PUD) zoning district. Pursuant to the conditions of the Prima Vista Commercial Center PUD, automotive oil lubrication business requires a special exception to be approved.

Submitted By: Stephen Mayer, Planner III

Executive Summary: Special exception to allow 3-bay quick service oil change use (oil lubrication) in the Planned Unit Development (PUD) zoning district. Pursuant to the conditions of the Prima Vista Commercial Center PUD, automotive oil lubrication business requires a special exception to be approved. The 0.92-acre property is located north of Prima Vista Boulevard, east of Friar Street (lot 3 of the Prima Vista Commercial Center). The property does not have address and is associated with Parcel ID 3429-603-0002-000-1.

Presentation Information: Staff will present a brief presentation

Staff Recommendation: Move that the Board recommend approval of the special exception use.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the special exception use.
2. Move that the Board recommend denial of the special exception use.

Background: The PUD ordinance (Ordinance 04-101, and as amended by Ord 12-31) lists oil lubrication as a special exception use that may be permitted only following the review and specific approval thereof by the City Council. The property is located on Lot 3 of the Prima Vista Commercial Center and adjacent and to the east of O 'Reilly Auto Parts (Lot2). The commercial center is comprised of two existing buildings. The proposed special exception site consists of a 1,730 square foot oil change building with three bays, a stormwater treatment pond, a dumpster enclosure, 10 parking spaces and vehicular circulation areas. The proposed site plan conveys though access easements for ingress and egress through Lot 2.

Issues/Analysis: Please see staff report.

Special Consideration: N/A

Location of Project: The property is located north of Prima Vista Boulevard, east of Friar Street.

Attachments:

1. Staff Report
2. Applicant's Response to Criteria
3. Site Plan
4. Landscape Plan
5. Public Works Traffic Memo
6. Stacking Analysis
7. Staff Presentation

CSC Properties – Lot 3 Prima Vista
Special Exception Use
P22-036

Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a 3-bay quick service oil change use (oil lubrication) in the Planned Unit Development (PUD) zoning district.
Applicant:	The Avid Group
Agent:	Evan Futch
Property Owner:	CSC Properties LLC
Location:	North of Prima Vista Boulevard, east of Friar Street (Lot 3 of the Prima Vista Commercial Center)
Address:	Not addressed
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting a special exception use to allow 3-bay quick service oil change use (oil lubrication) in the Planned Unit Development (PUD) zoning district. Pursuant to the conditions of the Prima Vista Commercial Center PUD (rezoned by P04-093 and as amended by P12-046), automotive oil lubrication business requires a special exception and specific approval by the City Council to be approved. The 0.92-acre property is located north of Prima Vista Boulevard, east of Friar Street (lot 3 of the Prima Vista Commercial Center). The property does not have an address and is associated with Parcel ID 3429-603-0002-000-1.

The purpose of this request is to allow a proposed standalone 1,730 square foot oil lubrication building within the Prima Vista Commercial Center PUD. The PUD Ordinance (rezoned via Ordinance 04-101, as amended by Ord 12-31) lists oil lubrication as special exception uses that may be permitted only following the review and specific approval thereof by the City Council. The property is located on lot 3 of the Prima Vista Commercial Center and adjacent and to the east of O'Reilly Auto Parts (Lot2). The commercial center is comprised of two existing buildings. The site consists of a stormwater treatment pond, a 1,730 square foot oil change building with three bays, a dumpster enclosure, 10 parking spaces and vehicular circulation areas. The proposed site plan conveys though access easements for ingress and egress through Lot 2.

The applicant indicates that the special exception use is adequately buffered by locating the building closer to the west side of the property and as close to the front as possible. The east setback of the building with a green/open distance is 37 feet to the vehicular circulation area, with a 10' landscape buffer and six-foot fence, as required by code. The green/open distance from the north side of the property to the stormwater pre-treatment pond is approximately 40 feet, also with a 10' landscape buffer and a six-foot high architectural masonry wall as required by code.

The applicant has provided a stacking analysis, which demonstrates the stacking for each bay is a single car each bay, for a total of three cars. Based on ITE code 941 – Quick Lubrication Vehicle Shops, the stacking area for 3 cars meets the demand at peak hour. Public Works has reviewed stacking analysis and has determined that the drive thru circulation meets and exceeds the stacking requirements of the code.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the conceptual site plan on February 23, 2022.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on April 21, 2022, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

Parcel Number:	3429-603-0002-000-1
Property Size:	0.92 Acres
Legal Description:	Lot 3, Plat of Prima Vista Commercial Center Plat No. 2, Section 27, Block 115
Future Land Use:	CG (General Commercial)
Existing Zoning:	PUD
Existing Use:	Vacant

Surrounding Uses

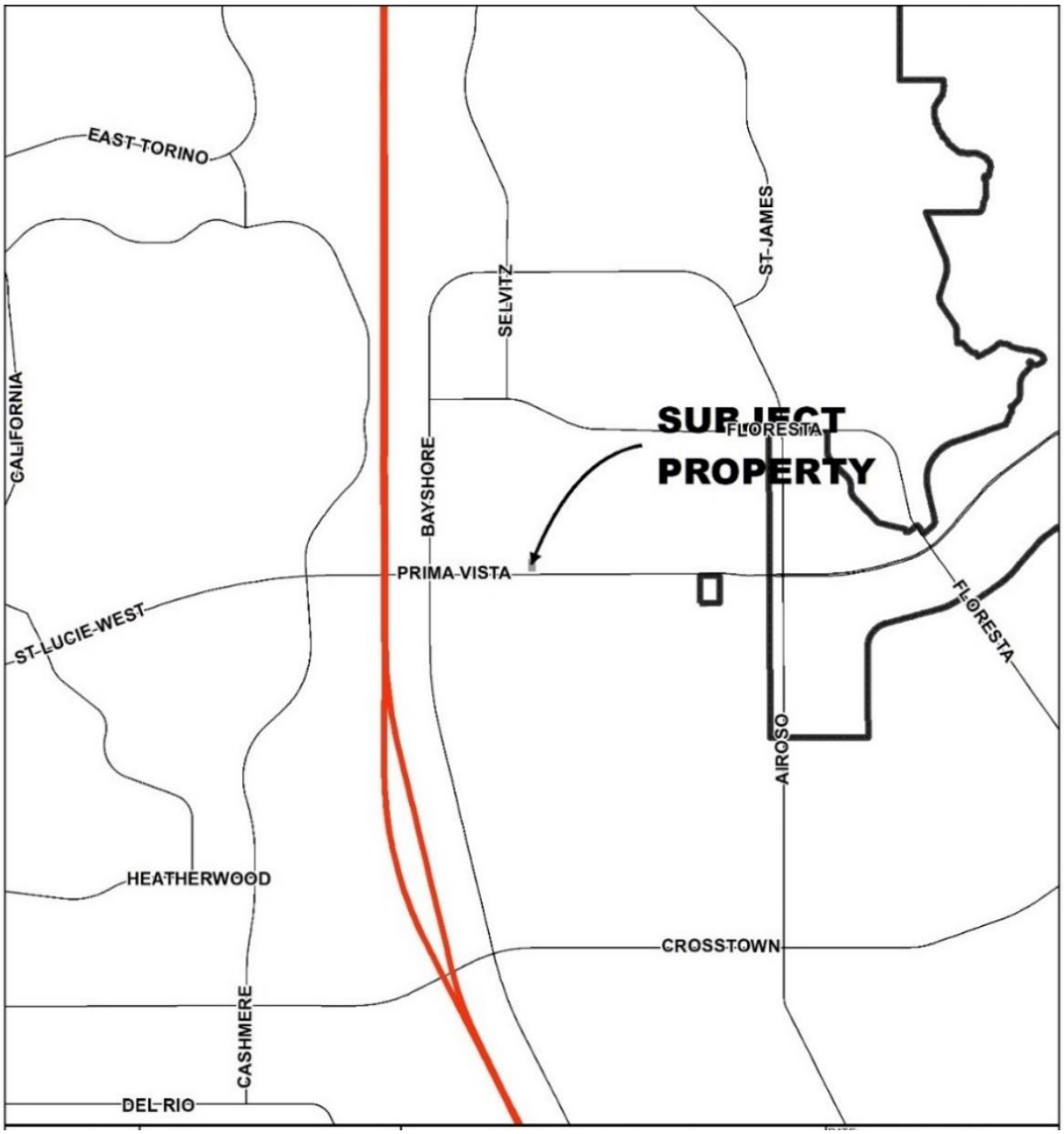
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single family Residences
South	ROI	RS-2	Vacant (within conversion zone)
East	ROI	RS-2	Vacant (within conversion zone)
West	CG	PUD	Auto Parts store

Future Land Use

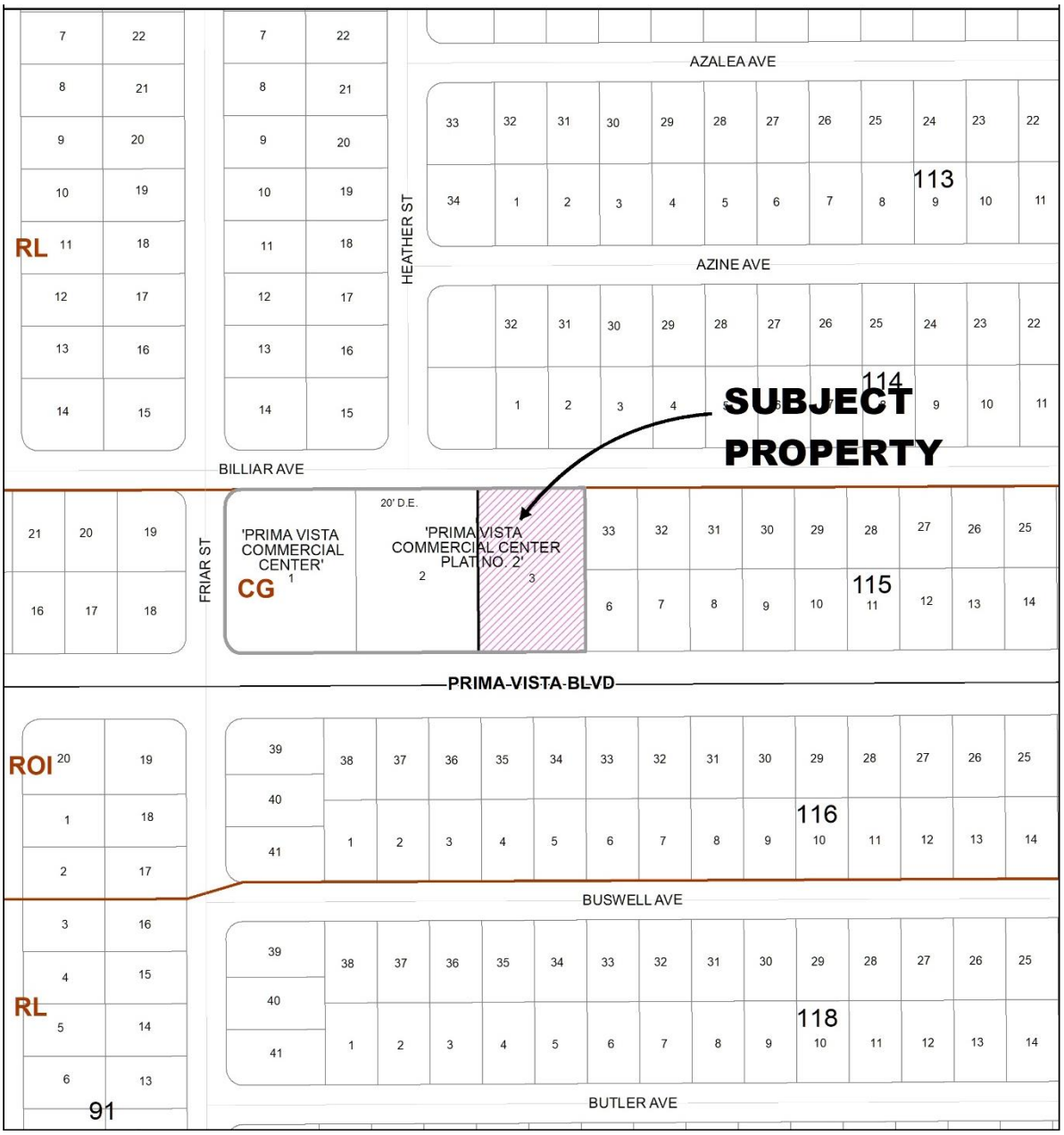
RL = Residential Low, ROI = Residential, Office and Institutional, CG = Commercial General

Zoning District

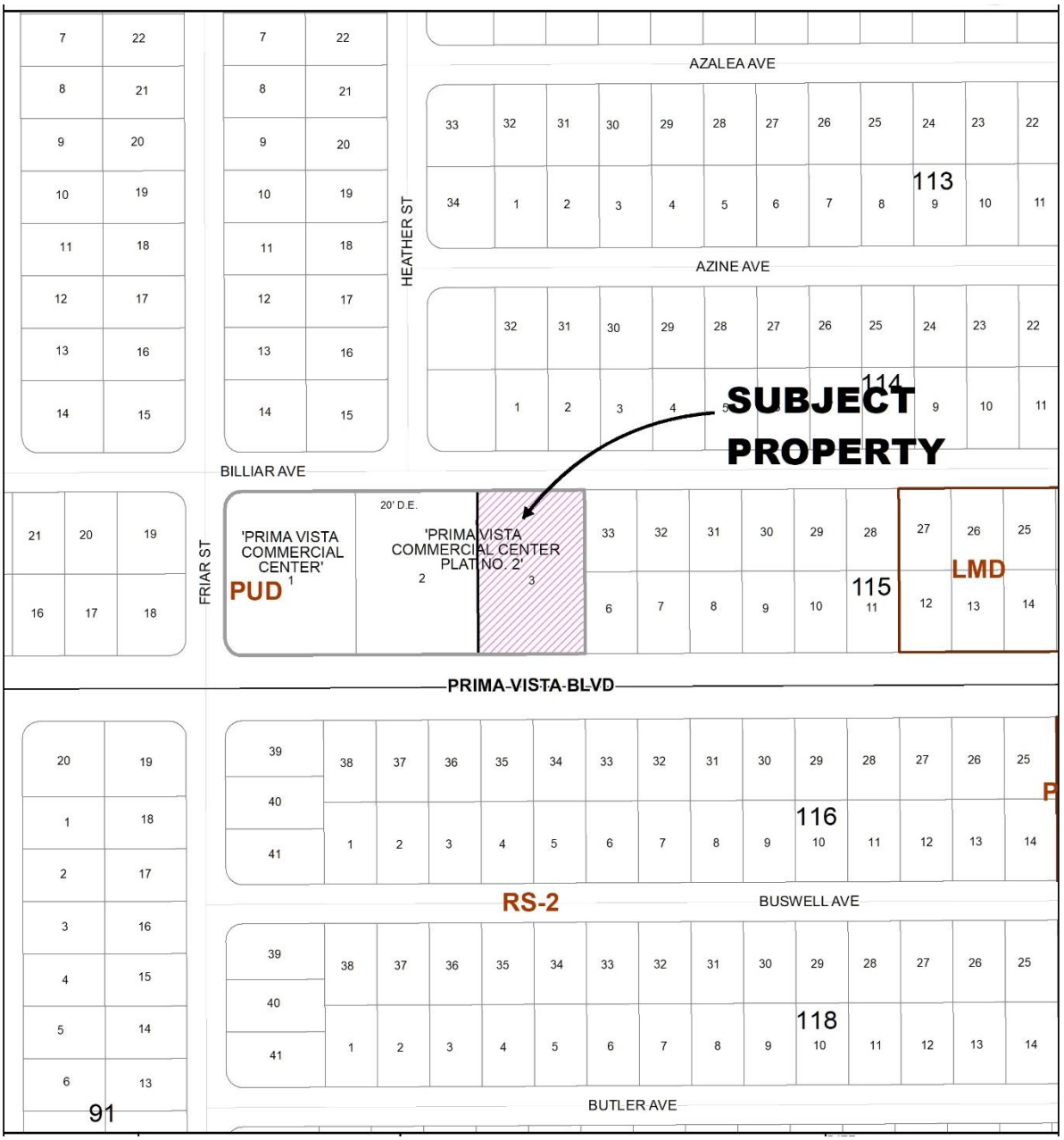
PUD = Planned Unit Development, RS-2 - Residential-Single-Family-2



Location Map


AZALEA AVE
AZINE AVE
HEATHER ST
BILLIAR AVE
FRIAR ST
PRIMA VISTA BLVD
BUSWELL AVE
BUTLER AVE
SUBJECT PROPERTY
'PRIMA VISTA COMMERCIAL CENTER'
'PRIMA VISTA COMMERCIAL CENTER PLAT NO. 2'
20' D.E.
RL
CG
ROI
RL
91
113
114
115
116
118

Land Use Map


AZALEA AVE
AZINE AVE
HEATHER ST
BILLIAR AVE
FRIAR ST
PRIMA-VISTA-BLVD
BUSWELL AVE
BUTLER AVE
SUBJECT PROPERTY
'PRIMA VISTA COMMERCIAL CENTER'
PUD
'PRIMA VISTA COMMERCIAL CENTER PLAT NO. 2'
20' D.E.
LMD
RS-2
113
114
115
116
118
91

Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or another emergency.

- Staff findings: The site has adequate ingress and egress for vehicles and pedestrian circulation. The property is located on Prima Vista Boulevard and has two internal access points into Lot 2, which allows for adequate internal circulation and traffic flow.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Staff findings: Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. Off-street parking is calculated based upon the provisions identified within Section 158.221. The proposed special exception conceptual site plan includes 10 spaces, which 1 space more than the 9 required. Parking was calculated based on the vehicle service and repair use, which requires 3 spaces per vehicle bay, or 9 spaces. A loading zone is not required as the service and repair facility is not over 5,000 square feet.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Staff findings: Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) has capacity to provide utility services to the site.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Staff findings: No additional buffering is required. The site includes existing perimeter landscaping and a six-foot in height masonry wall and fence, which provide adequate screening and buffering. The applicant notes that additional open space is proposed along the east and north sides, above the required setback distance. The site includes existing perimeter landscaping and a six-foot high architectural masonry wall along the rear (north) and a 6-foot fence along the side (east) which provides adequate screening and buffering from existing residential properties to the north and east. Although a wall is required along the rear, a fence is allowed in lieu of a wall adjacent to conversion areas (on the east side).

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Staff findings: Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Any outdoor signs shall comply with the Chapter 155 Sign Code. The individual tenant sign shall be permitted through a separate application.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: Yard setbacks and open space were previously addressed in the special exception site plan. No variances or exceptions to yards and open space are being requested.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(6) - CG (General Commercial) Zoning District and shall conform to all provisions of the City's Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Staff findings: The service and repair establishment is not expected to generate noise that would constitute a nuisance. Parking is located in the front of the building and away from the residential uses. Limited stacking areas will be 40 to 60 feet away from the property line to the north and east and further protected by a fence and landscape buffer. The building is over 80' from the nearest property line, and it not anticipated to cause odor or noise impacts. The hours of operation is limited to 7am-11pm and the peak hours are generally 8am to 7pm.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The proposed oil lubrication is in an area designated for commercial development and is consistent with the existing uses in the PUD, including an auto parts store. The site is already a part of an approved PUD and will be buffered from the nearby residential uses by landscaping and an opaque screen wall and fence.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Staff findings: Acknowledged.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with special exception criteria as stipulated in Section 158.260 of the Zoning Code and recommends approval.

PLANNING AND ZONING BOARD ACTION OPTIONS

Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions as recommended by staff

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

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.

2300 CURLEW ROAD, Suite 201
PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9500
[AUTH#6139 LB7345]
WWW.AVIDGROUP.COM

A. Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

The proposed Quick Service Oil Change facility is being proposed within the existing Prima Vista Shops PD (12-046). The PD provides primary access from Prima Vista Blvd and secondary access from Friar Street. The PD conveys through access easements ingress and egress through the (current) O'Reilly's site to the subject property.

B. Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

Parking is being provided at the front of the site facing Prima Vista Blvd. The use requires 9 parking spaces and the proposed plan provide 10 spaces which includes two ADA spaces. The parking spaces will mostly be used for employee parking as the operation standards of a quick lube service provides for oil changes within a short time frame allowing limited number of other vehicles to stack and wait for service. The limited Stacking will be 40' to 60' feet away from the property line to the east of the site and further protected from noise by a fence and buffer. There are no odors anticipated to mitigate off site due to the building being setback more than 80' from the east property line. There are no detrimental effects anticipated to the adjoining property.

C. Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

The proposed quick service oil change is being proposed in the existing Prima Vista Shops PD, the sewer will connect to a gravity sewer main system within the PD at the rear of the property to the west. There is a water main that runs east-west in the Billiar Avenue (south right of way) that our site will be tying into. The city has not indicated any capacity issues for either service.

D. Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

The use has provided code compliant buffers and VUA screening. The developer has made an effort to reduce any unforeseen compatibility issues by increasing the proposed east setback of the building and keep the proposed use as far as possible from the east property line, while still providing for a function site.

E. Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

Signage shall be in accordance with Section 155 (Sign Code). It is anticipated that a monument sign will be located along Prima Vista Blvd, towards the west property line, please refer to the site plan for approximate location. The lights of the sign shall be internal to the sign and cause no glare, wall signage will face Prima Vista Blvd and shall be back lit / internally illuminated (if illuminated)

F. Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

The proposed buffer yards are compliant with the requirements of the Prima Vista Shops Planned Development and the east property line shall provide a green/open space area at a width of 37' which exceeds the yard requirement for the east buffer Yard.

G. Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

The applicant is not requesting any waivers or variances to the code and intends to meet the requirements of the city of Port St Lucie code. The development is providing code compliant buffers and setbacks, and in some cases far exceeds the required setbacks and buffer yards. The proposed use is providing more than code required parking to insure that is no short fall in needed parking spaces. The development is providing a point of cross access for future developments to the east.

H. Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

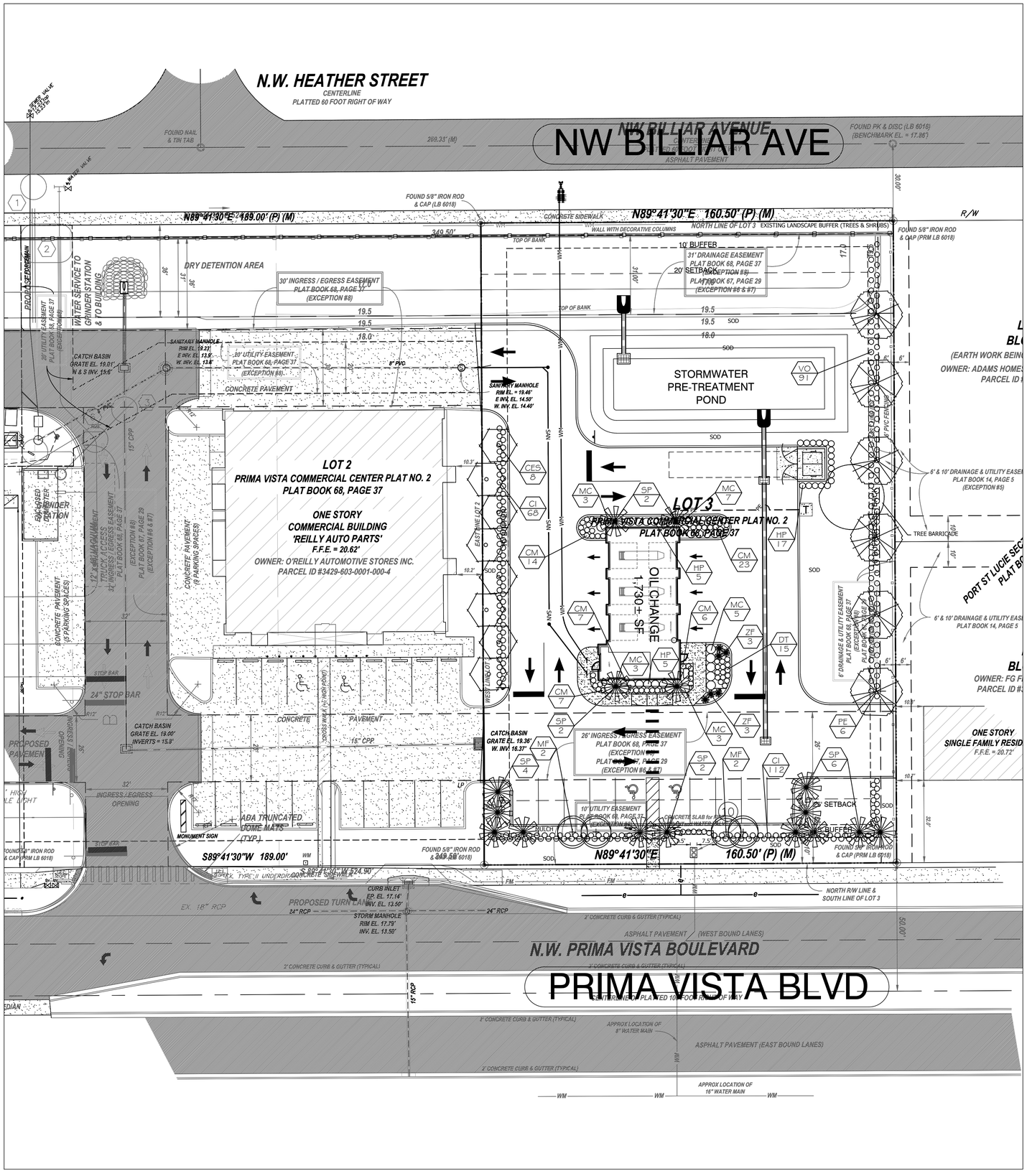
No health, safety, welfare, or convenience of residents are anticipated to be negatively impacted by the development. used Oil's will be properly contained and removed from the site preventing the possibility of a negative impact to the health of residents. The proposed use will provide convenience for residents in the area to have their vehicles maintain by service professionals.

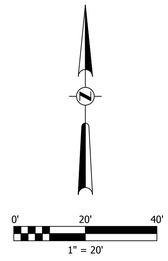
I. Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

The business operations occur during the hours of 7 a.m. to 11 p.m. as outlined by the city's Code of Ordinances; however, the average business hours are 8 a.m. to 7 p.m., and with the building setback as far as possible from the east property line demonstrates that applicant has mitigated for number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity and not constitute a nuisance or hazard.

J. Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

The proposed location of the Quick Lube Oil Change is within the existing Prima Vista Shops PD (12-046), which provided for planned commercial uses. The PD currently provides retail uses with one of those uses being an auto parts store directly adjacent to the subject property. To the east is a single-family residence. The proposed use has taken considerable steps to ensure the site will not negatively impact the development, like providing a larger setback than required by code to provide the building location as far from the east property line as possible. Access will be provided by existing driveways off Prima Vista Blvd and Frair Street. Noise is being mitigated by distance from the property line and by a planted buffer with fence as required by code. Any proposed light will meet the requirements of code and be shielded when adjacent to east property line to prevent light trespass. The building is a single-story building which is consistent with the surround building heights. Based on the pattern of development this strip of land will continue to develop as commercial, as part of that, a cross access connection is planned on the east side of the development for future development.





BUFFER REQUIREMENTS

NORTH BUFFER TYPE ROW – 10' WIDE MINIMUM
1 TREE PER 30 L.F. WITH CONTINUOUS SHRUBS
BUFFER IS EXISTING

SOUTH BUFFER TYPE ROW – 15' WIDE MINIMUM
1 TREE PER 30 L.F. WITH CONTINUOUS SHRUBS 2' O.C.
160.5 L.F. @ 1 TREE PER 30' = 6 TREES
TREES PROVIDED = 6
SHRUBS PROVIDED = CONTINUOUS HEDGE 2' O.C.

WEST BUFFER TYPE ABUTTING – 10' WIDE MINIMUM
1 TREE PER 30 L.F. WITH CONTINUOUS SHRUBS 2' O.C.
115 L.F. @ 1 TREE PER 30' = 4 TREES
TREES PROVIDED = 4
SHRUBS PROVIDED = CONTINUOUS SHRUBS 2' O.C.

EAST BUFFER TYPE ABUTTING RESIDENTIAL – 10' WIDE MINIMUM
1 TREE PER 30 L.F. WITH CONTINUOUS SHRUBS & 6' HT. FENCE
178 L.F. @ 1 TREE PER 30' = 6 TREES
TREES PROVIDED = 6
SHRUBS PROVIDED = CONTINUOUS SHRUBS 2' O.C.

DROUGHT TOLERANT REQUIREMENT

OVERALL SITE: 50% PLANT MATERIAL IS REQUIRED TO BE DROUGHT TOLERANT

TREES: 100% DROUGHT TOLERANT
SHRUBS: 100% DROUGHT TOLERANT
GROUNDCOVER: 100% DROUGHT TOLERANT

BUILDING FACADE CALCULATIONS

TOTAL BUILDING AREA = 5,000 S.F.
L.F. OF BUILDING EXCLUDING ENTRANCE/EXIT = 99'
TREES/PALMS REQUIRED 99/30 = 3.3
PALMS PROVIDED = 4
SHRUBS REQUIRED, 99/2 = 50 SHRUBS
SHRUBS PROVIDED = 106

PALM TREES

SITE: PALM TREES MAY BE SUBSTITUTED FOR TREES UP TO 50%
AT 2 PALMS= 1 TREE
8 OF 26 TREES ARE PALMS =31% PALMS

TREE INCHES TO BE REMOVED > 12" DBH

DBH (Inches)	No.	Total Inches
12	0	0
13	3	39
14	1	14
15	4	60
16	2	32
17	2	34
18	1	18
19	1	19
23	1	23
25	1	25
Total	16	264

Total Inches: 264
Inches Preserved on Site: 26
Inches to be Mitigated: 238
Inches Replaced on Site (DBH): 42.5
Inches Paid to the Tree Preservation Fund: 195.5

PLANT LIST

SYM.	QTY.	BOTANICAL/COMMON NAME	SIZE	FL. NATIVE	DROUGHT TOLERANT
TREES					
CES	8	CONOCARPUS ERECTUS 'SERICEA'	2.5" CAL. 12' HT.	Y	Y
SP	16	SABAL PALMETTO/SABAL PALM	10' C.T. HT.	Y	Y
MF	4	MYRCIANTHES FRAGRANS/SIMPSON'S STOPPER	2.5" CAL. 12' HT.	Y	Y
PE	6	PINUS ELLIOTII 'DENSA/SLASH PINE	2.5" CAL. 12' HT.	Y	Y
SHRUBS					
CI	180	CHRYSOBALANUS ICACO 'RED TIP'/RED TIP COCOPLUM	3 GAL. 24" HT.	Y	Y
HP	27	HAMELIA PATENS/FIREBUSH	3 GAL. 24" HT.	Y	Y
MC	21	MUHLENBERGIA CAPILLARIS/MUHLY GRASS	3 GAL. FULL	Y	Y
VO	91	VIBURNUM OBOVATUM/WALTER'S VIBURNUM	3 GAL. 24" HT.	Y	Y
ZF	6	ZAMIA PUMILA/COONTIE	3 GAL. 14" HT.	Y	Y
GROUNDCOVER					
CM	57	CARISSA MACROCARPA 'EMERALD BLANKET"/E.B. NATAL PLUM	3 GAL. FULL	N	Y
DT	15	DIANELLA TASMANICA 'VARIEGATA'/VAR. FLAX LILY	1 GAL. FULL	N	Y
SOD					
SOD	TBD	ARGENTINE BAHIA	ARGENTINE BAHIA		

CITY OF PORT ST. LUCIE SPECIAL NOTES

- 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.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- 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 sewer cleanout, etc.

NO.	DATE	DESCRIPTION	BY
1	4/12/22	revise per city comments	cjm

NOT VALID WITHOUT ORIGINAL SIGNATURE BY A REGISTERED PROFESSIONAL
AVID GROUP®
CERTIFICATE #: 27595
PROJ. MANAGER: CATHERINE MORAHAN
PROJ. #: 3280018
DATE: 01/19/2022

REGISTERED LANDSCAPE ARCHITECT
CATHERINE J. MORAHAN
LA0001559
04/12/2022
STATE OF FLORIDA

Catherine J Morahan

AVID GROUP
CIVIL ENGINEERING 605 E ROBINSON ST STE 240
LAND PLANNING ORLANDO, FLORIDA
PLATTING 32801
TRANSPORTATION PHONE (407) 248-0505
SURVEYING GIS AVIDGROUP.COM

LOT 3 @ PRIMA VISTA COMMERCIAL CENTER
PORT ST. LUCIE, FL

LANDSCAPE PLAN

SHEET NO. L1

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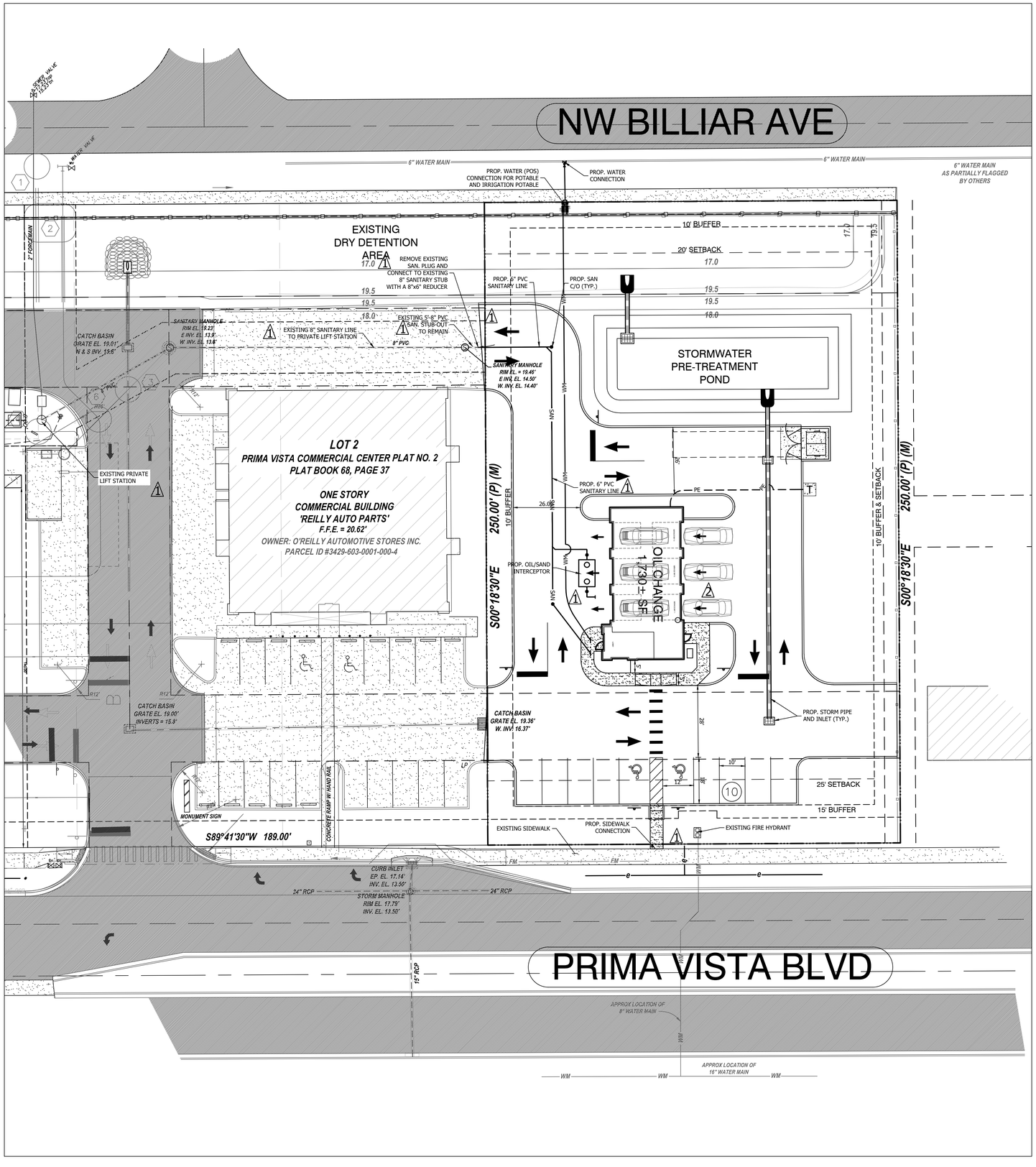

SITE DATA

LEGAL DESCRIPTION

LOT 3, PLAT OF PRIMA VISTA COMMERCIAL CENTER PLAT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE(S) 37 AND 38, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ADDRESS:	NONE
EXISTING USE:	VACANT
PROPOSED USE:	QUICK SERVICE OIL CHANGE
LOT AREA:	
EXISTING	0.92± ACRES
PROPOSED	0.92± ACRES
FLOOR AREA RATIO (PROPOSED):	
BUILDING AREA	1,730 SF
% FAR (TOTAL)	0.04%
PARKING (PROPOSED):	
GENERAL PARKING SPACES	8
ACCESSIBLE SPACES	2
TOTAL VEHICLE SPACES	10
RATIO (SPACES/GFA)	3 / PER BAY
SETBACKS (PROPOSED):	
NORTH	20 FEET MIN
SOUTH	15 FEET MIN (PRIMA VISTA BLVD)
EAST	10 FEET MIN
WEST	0 FEET MIN
BUFFERS (PROPOSED):	
NORTH	10' BUFFER
SOUTH	15' BUFFER (PRIMA VISTA BLVD)
EAST	10' BUFFER
WEST	10' BUFFER

NOTE: BUILDING SQUARE FOOTAGE AND OTHER DIMENSIONS SHOWN IS APPROXIMATE AND IS SUBJECT TO ENGINEERING AND PERMIT REVIEW.

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EX. LIFT STATION PUMP SPECIFICATIONS:

(2) MYERS WG20 GRINDER PUMP W/ SST LIFTING BALL

HORSEPOWER:	2 HP
VOLTAGE:	230 V
PHASE:	3
FREQUENCY:	60 HZ
SPEED:	3450 RPM
IMPELLER DIAMETER:	5.5"
MAX. DAILY FLOW:	32 GPM @ 75' TDH

THE ABOVE LIFT STATION WAS DESIGNED TO PROVIDE SUFFICIENT CAPACITY FOR LOT 1, LOT 2 WHERE LOT 2 WAS PROPOSED TO PROVIDE 12,000 SQ. FT. WITH 120 UNITS. APPARENTLY, LOT 2 BUILDING IS AN AUTO PARTS STORE WHICH HAS AN ERC'S NUMBER OF 0.94 LESSER THAN THE CALCULATED VALUE, 8.47 ERC'S. THE PROPOSED LOT 3 (WAS PART OF THE ORIGINAL LOT 2) WILL HAVE SIMILAR ERC'S NUMBER, 0.94.

PUMP INFORMATION PER RECORD DRAWING PRIMA VISTA COMMERCIAL CENTER LOT 1. THREE PHASE DUPLEX COMMERCIAL GRINDER SYSTEM.

⚠1

			Average Daily Flow (GPD)	Average Daily Flow (GPM)	Maximum Daily Flow (GPM)	Peak Daily Flow (GPM)
Existing Lift Station Pump Capacity				32		
Quick Service Oil Change: (Fixture Units)						
Fixture	**No. of Fixtures**	**Units/Fixture**	**Total Fixture Units**			
Toilets	1	1	1			
Sinks	1	1	1			
Janitorial Sink	1	1	1			
Mob Sink	1	1	1			
Drinking Fountain	1	0.5	0.5			
TOTAL:			4.5			
Wastewater ERU:	300	GPD				
Water ERC:	350	GPD				
formula:	25	factor				
formula:	300	factor				
Wastewater:		(4.5x25/300)x300gpd =	113			
Water:		(4.5x25/300)x350gpd =	131	0.1	0.2	0.4
Existing usage by Family Dollar and O'Reilly's Auto Parts with proposed oil change facility:						
Family Dollar	48,000 Gallons Per Billing Cycle / 27 Days =		1,778	1.2	2.5	4.9
O'Reilly's Auto Parts	3,000 Gallons per billing cycle / 29 Days =		104	0.1	0.1	0.3
Commutive Total Required:			1,995	1.4	2.8	5.5

* The master plan anticipated 8.47 ERC's, based on current calculations only 6.65 ERC's are being proposed with existing uses. The proposed capacity is 1.82 ERC's less than previously planned for.

⚠1 CITY OF PORT ST. LUCIE PROJECT NO. (P22-036) PSLUSD PROJECT NUMBER (11-886-03)

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

NO.	DATE	DESCRIPTION	BY
1	3/16/2022	CHANGES PER CITY COMMENTS	EF/HT
2	4/14/2022	CHANGES PER CITY COMMENTS	EF

REVISIONS

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PROJ. MANAGER: H. TRAN
PROJ. #: 3281-018
DATE:

RETAIL DEVELOPMENT PROPERTIES

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC 34683
TRANSPORTATION PHONE (727) 789-9500
SURVEYING GIS AVIDGROUP.COM

AVID GROUP®

LOT 3 @ PRIMA VISTA COMMERCIAL CENTER
Port St. Lucie, FL

SITE PLAN

SHEET NO. 1

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City of Port St. Lucie

PUBLIC WORKS DEPARTMENT

Accredited Agency - American Public Works Association

MEMORANDUM

TO: Stephen Mayer – Planner III, Planning & Zoning

THRU: Diana Spriggs, P.E. – Regulatory Division Director, Public Works D.S.

FROM: Melissa Perry – Project Coordinator, Public Works MP

DATE: April 26, 2022

SUBJECT: P22-036 CSC Properties – Lot 3 Prima Vista
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Avid Group dated March 30, 2022 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

Per the submitted Traffic Report and Staking Analysis, the AM Peak hour trips is anticipated at 18 cars per hour. The facility has 3 service bays and anticipates to service 4.16 cars per hour in each bay. This shows a need of stacking space of 1.4 cars per service bay and 2 cars worth of stacking is being provided for each service bay. No disturbance of traffic circulation onsite or any disturbance of offsite flow is anticipated.

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PALM HARBOR, FLORIDA 34683
PHONE (727) 789-9500
[AUTH#6139 LB7345]
WWW.AVIDGROUP.COM

Stacking Criteria and Analysis

1. The stacking areas shall have direct access to the service window, station, or pick-up/drop-off location.

   The proposed use is a quick service oil change facility. The use does not have a traditional service window. The cars enter the bays from east to west. Once the customer approaches the entry to the bay, employees guide the vehicle into the bay with hand signals. Once in the bay the customer remains in the car and the services are purchased from a pay station inside the bay. The employee finalizes the purchase and then performs a 10-minute oil change. Once completed the customer is then guide out of the west side of the bay.

2. The stacking area shall not included space for any other circulation driveway, parking space, or maneuvering area.

   Please see the site plan for clear delineation of maximum expected stacked vehicles. Stacked vehicles are not expected to block drive aisles, parking spaces or maneuvering areas.

3. An escape route from the stacking area for drive-ups is required

   The site is proposing full circulation in both directions around the building. Cars will have ample space as an escape route.

4. An escape route for schools and day care facilities is highly recommended.

   N/A

5. The stacking area shall be located and of sufficient length so that it will not block traffic circulation within the development during peak queuing periods.

   The facility will house three automotive bays, with space for an additional car to be parked at the entrance of the bay for stacking, this allows for 6 cars to stack any given hour, 3 actively being serviced and 3 pending service.

6. An analysis showing the estimated normal peak queue lengths shall be provided with the site plan. The analysis shall be signed and sealed by a professional engineer registered in Florida.

   Please see analysis on the next page.

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[AUTH#6139 LB7345]
WWW.AVIDGROUP.COM

7. Adequate stacking storage to accommodate normal peak queues shall be provided on-site and shall not overflow onto adjacent streets.

   The analysis below illustrates the site will have adequate stacking available for the use and not cause overflow into the street/public right of way.

8. Due to the great variability of the site conditions and the facility, the stacking location and length shall be reviewed and accepted by the Site Plan Review Committee.

   Acknowledged.

Stacking Analysis

The following calculations are based on the peak hour trips acquired from the ITE Trip Generation Manual (11th Edition) and the previously provided Trip Generation Memo. Based on ITE code 941- Quick Lubrication Vehicle Shops the highest trips occur in the A.M. hours with 10.14 trips at peak times, as depicted in Table 1 below. As seen in Table 2 of the next page, the business model provides that oil change service is completed in 10 minutes, this time does not take into account an average of 4 minutes for ordering and finalizing transaction. Based on a time of 14 minutes on average to service a single vehicle, one bay can service 4.16 cars an hour, when divided by the total bays being provided of "3" the average number of vehicles waiting in line is 1.44 vehicles per bay per hour. The site plan depicts one car in the service bay and one car waiting.

Table 1

Description/ ITE Code	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of Generator traffic unless highlighted)							
	Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out
Quick Lubrication Vehicle Shop - 941	69.57	10.14	9.42	0%	50%	50%	46%	54%

Units	Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
Independent Variable		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
KSF²	1.730	120	18	16	9	9	0	7	9	0

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Table 2

ON average, how many vehicles will be waiting in line? How long must the average cutomer wait before beginning their service		
Arrival Rate:	18	customers/hour
Average Service Time:	0.16	hours/customer
Service Time Std. dev.	0.08	hours/customer
Methodology:	1.00 (hr) / .(0.16+0.08) = 4.16 cars per bay per hour 18 peak hour trips / 4.16 Cars an Hour =4.33 4.33 / 3 Bays = 1.44	
Average Customers in Line Per Bay:	1.44	customers
Average Customer Wait:	14	minutes

Prepared by,
AVID Group

Evan Futch, AICP
Land Use Planner
AICP Cert. #: 33810

CSC Properties – Lot 3 Prima Vista

Special Exception Use Application
Project No. P21-036

Request Summary

- Applicant: The Avid Group
- Agent: Evan Futch
- Owner: CSC Properties, LLC
- Request: A Special Exception Use (SEU) request to allow an automobile Lubrication store in the Planned Unit Development (PUD) zoning district. Specific to the Prima Vista Commercial Center (P12-046)
- Ordinance 12-31: Lists oil lubrication as special exception uses that may be permitted only following the review and specific approval thereof by the City Council.

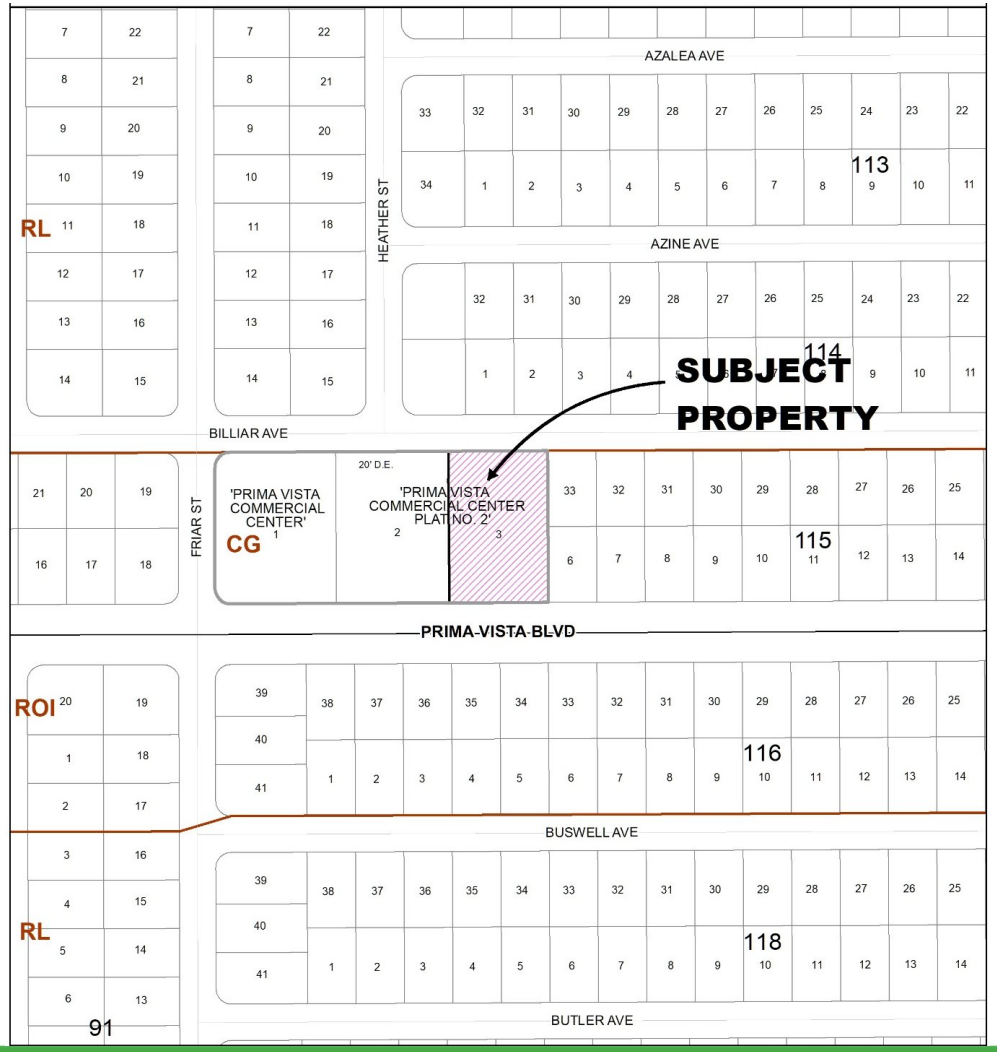
Aerial

Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single family Residences
South	ROI	RS-2	Vacant (within conversion zone)
East	ROI	RS-2	Vacant (within conversion zone)
West	CG	PUD	Auto Parts store

Land Use

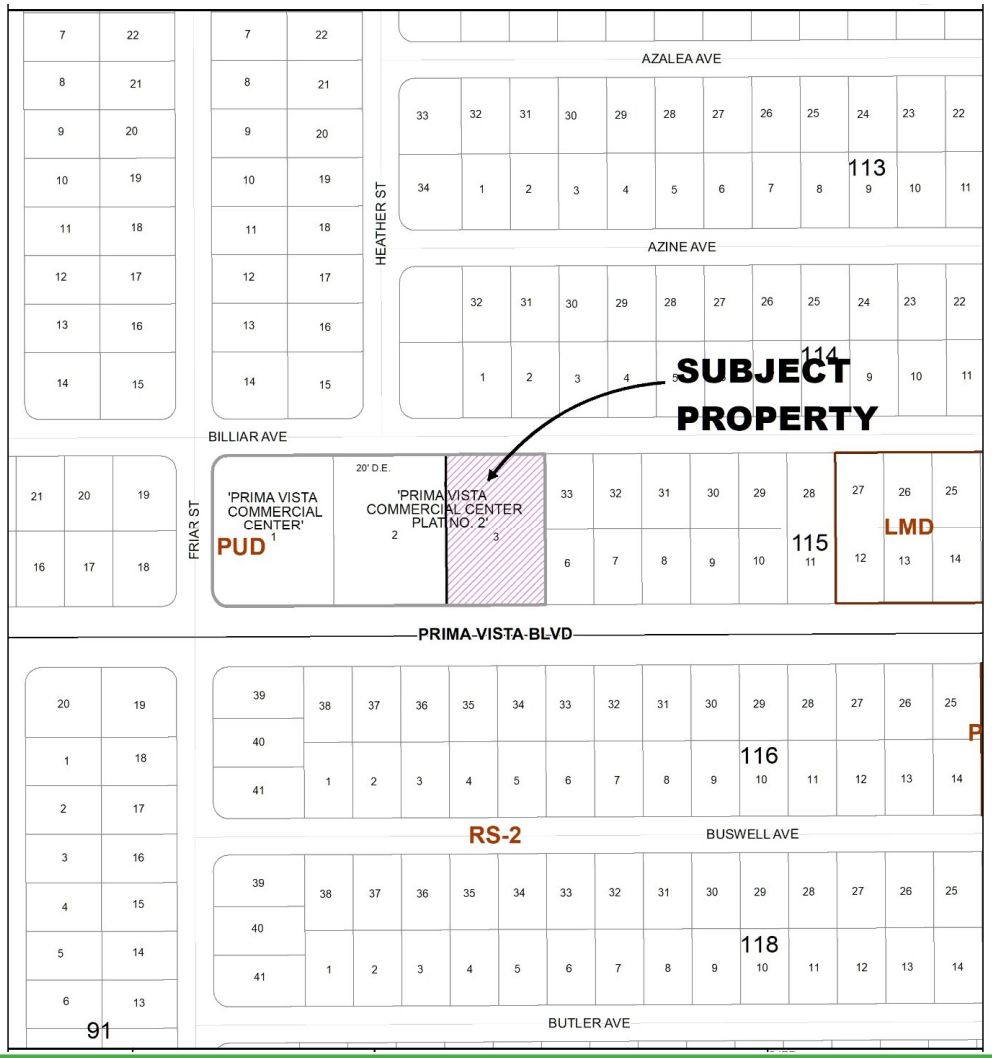
CG (General Commercial)



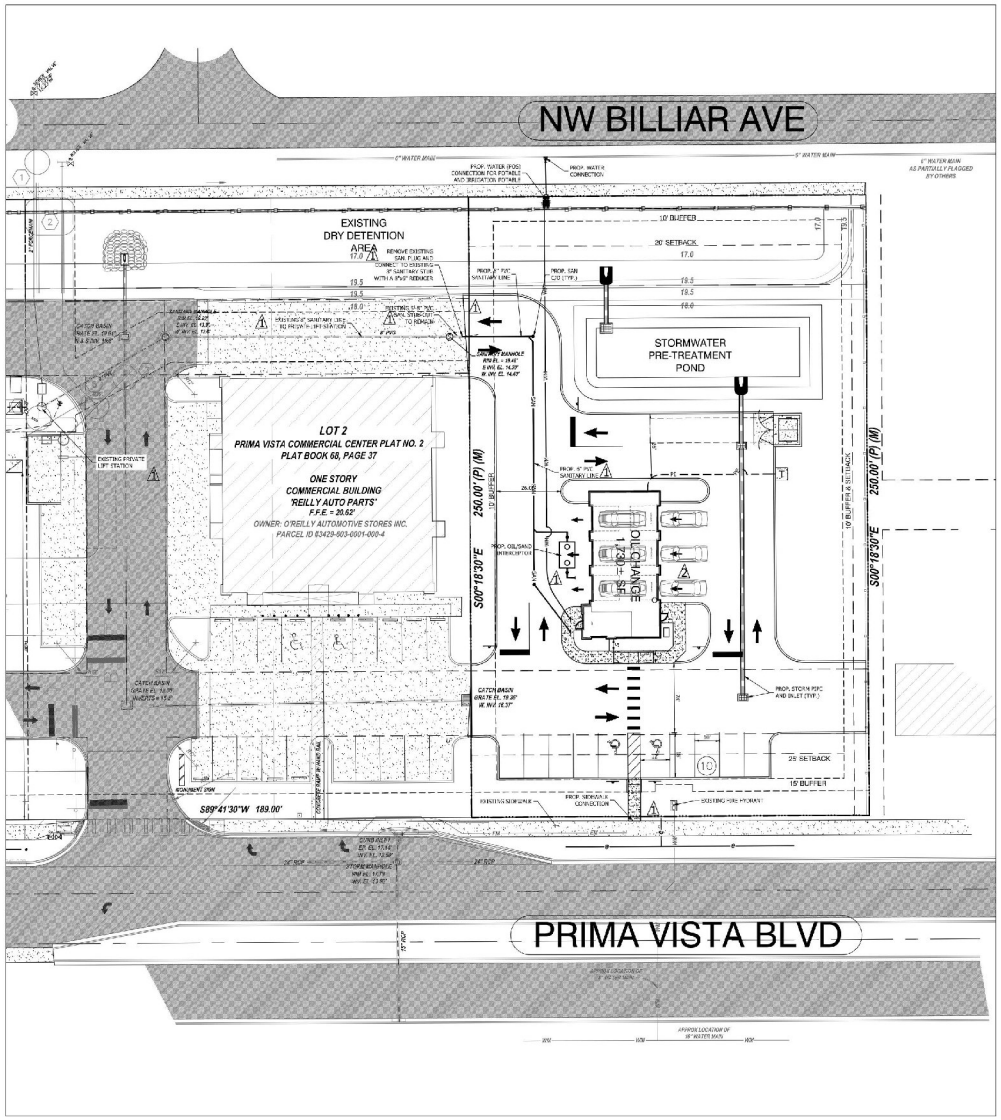
Zoning

Planned Unit Development (PUD)

Prima Vista Commercial Center



Site Plan



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PROPOSED USE:	QUICK SERVICE OIL CHANGE
LOT AREA:	
EXISTING	0.92± ACRES
PROPOSED	0.92± ACRES
FLOOR AREA RATIO (PROPOSED):	
BUILDING AREA	1,730 SF
% FAR (TOTAL)	0.04%
PARKING (PROPOSED):	
GENERAL PARKING SPACES	8
ACCESSIBLE SPACES	2
TOTAL VEHICLE SPACES	10
RATIO (SPACES/GFA)	3 / PER BAY
SETBACKS (PROPOSED):	
NORTH	20 FEET MIN
SOUTH	15 FEET MIN (PRIMA VISTA BLVD)
EAST	10 FEET MIN
WEST	0 FEET MIN
BUFFERS (PROPOSED):	
NORTH	10' BUFFER
SOUTH	15' BUFFER (PRIMA VISTA BLVD)
EAST	10' BUFFER
WEST	10' BUFFER

NOTE: BUILDING SQUARE FOOTAGE AND OTHER DIMENSIONS SHOWN IS APPROXIMATE AND IS SUBJECT TO ENGINEERING AND PERMIT REVIEW.

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PUMP INFORMATION PER RECORD DRAWING PRIMA VISTA COMMERCIAL CENTER LOT 1. THREE PHASE DUPLEX COMMERCIAL GRINDER SYSTEM.

		Average Daily Flow (GPD)	Average Daily Flow (GPM)	Maximum Daily Flow (GPM)	Peak Daily Flow (GPM)
			32		
Existing Lift Station Pump Capacity					
Quick Service Oil Change: (Fixture Units)					
Fixture	No. of Fixtures / Units/Fixture	Total Fixture Units			
Toilets	1 / 1	1			
Sinks	1 / 1	1			
Janitorial Sink	1 / 1	1			
Mob Sink	1 / 1	1			
Drinking Fountain	1 / 0.5	0.5			
TOTAL:		4.5			
Wastewater FRU:	300 GPD				
Water ERC:	350 GPD				
formula:	75 factor				
formula:	300 factor				
Wastewater:	(4.5x25/300)x300gpd =	113			
Water:	(4.5x25/300)x350gpd =	131	0.1	0.2	0.4
Existing usage by Family Dollar and O'Reilly's Auto Parts with proposed oil change facility:					
Family Dollar	68,000 Gallons Per Billing Cycle / 27 Days =	1,778	1.2	3.5	4.9
O'Reilly's Auto Parts	3,000 Gallons per billing cycle / 29 Days =	104	0.1	0.1	0.3
Commutive Total Required:		1,985	1.4	2.8	5.5

* The master plan anticipated 8.47 ERC's, based on current calculations only 6.65 ERC's are being proposed with existing uses. The proposed capacity is 1.82 ERC's less than previously planned for.

CITY OF PORT ST. LUCIE
PROJECT NO. (P22-036)
PSLUSD PROJECT NUMBER
(11-886-03)

NO.	DATE	DESCRIPTION	BY
1	3/15/2023	COMMENTS PER CITY COMMENTS	EMF
2	4/19/2023	COMMENTS PER CITY COMMENTS	EMF

SCALE: AS NOTED
DESIGNED BY: M. TRAN
PROJECT #: 2021-018

RETAIL DEVELOPMENT PROPERTIES

CIVIL ENGINEERING: 2300 CLAIRE ROAD, STE 201, EAST, SUITE, WEST PALM BEACH, FLORIDA 33409
TRAFFIC: PHONE: (772) 299-4308
TRANSPORTATION: EMAIL: MTRAN@AVID.COM

LOT 3 @ PRIMA VISTA COMMERCIAL CENTER
Port St. Lucie, FL

SITE PLAN

1

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Traffic Impact Statement

- The Traffic Impact Analysis received in March 2022 was reviewed by City Staff and found to be in compliance with Public Works Policy #19-01

- Per ITE Trip Generation Manual, 11th Edition, this proposed use will result in a total of 18 AM Peak Hour trips.

- The Queuing Analysis showed a need for 1.4 car spaces per service bay, however their concept plan shows space for at least 3 per service bay without hindering the traffic circulation of the site.

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The site has adequate ingress and egress for vehicles and pedestrian circulation. The property is located on Prima Vista Boulevard and has two internal access points into Lot 2, which allows for adequate internal circulation and traffic flow.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. Off-street parking is calculated based upon the provisions identified within Section 158.221. The proposed special exception site plan includes 10 spaces, which 1 space more than the 9 required. Parking was calculated based on the vehicle service and repair use, which requires 3 spaces per vehicle bay, or 9 spaces. A loading zone is not required as the service and repair facility is not over 5,000 square feet.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) has capacity to provide utility services to the site.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	No additional buffering is required. The site's approved landscape plan includes perimeter landscaping and a six-foot in height masonry wall and fence, which provides adequate screening and buffering.

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Any outdoor signs shall comply with the Chapter 155 Sign Code. The individual tenant sign shall be permitted through a separate application.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The service and repair establishment is not expected to generate noise that would constitute a nuisance. Parking is located in the front of the building and away from the residential uses. Limited stacking areas will be 40 to 60 feet away from the property line to the north and east and further protected by a fence and landscape buffer. The building is over 80' from the nearest property line, and it not anticipated to cause odor or noise impacts. The hours of operation is limited to 7am-11pm and the peak hours are generally 8am to 7pm. The proposed use is not expected to adversely impact surrounding properties. The proposed oil lubrication is in an area designated for commercial development and is consistent with the existing uses in the PUD, including an auto parts store. The site is already a part of an approved PUD and will be buffered from the nearby residential uses by landscaping and an opaque screen wall and fence.

Staff Recommendation

- Move that the Board review the SEU request and vote to recommend approval, approval with conditions, or denial to the City Council.

"A City for All Ages"

Agenda Summary

2022-479

Agenda Date: 6/7/2022 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-047 The Reserve Development of Regional Impact (DRI) - Amendment No. 9

Location: The property is located west of Interstate 95 and southeast of Glades Cutoff Road.
This is a request to amend the development order for The Reserve DRI to delete 64,264 of general commercial/retail use and replace with 101 additional residential units and 103,005 square feet of office use; extend the termination date until January 27, 2023; and add language regarding use of the conversion matrix.

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

Executive Summary: This is a request to amend the development order for The Reserve DRI to delete 64,264 of general commercial/retail use and replace with 101 additional residential units and 103,005 square feet of office use; extend the termination date until January 27, 2023; and add language regarding use of the conversion matrix.

Presentation Information: Staff will provide a presentation.

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval.
2. Move that the Board not recommend approval.

Background: See staff report.

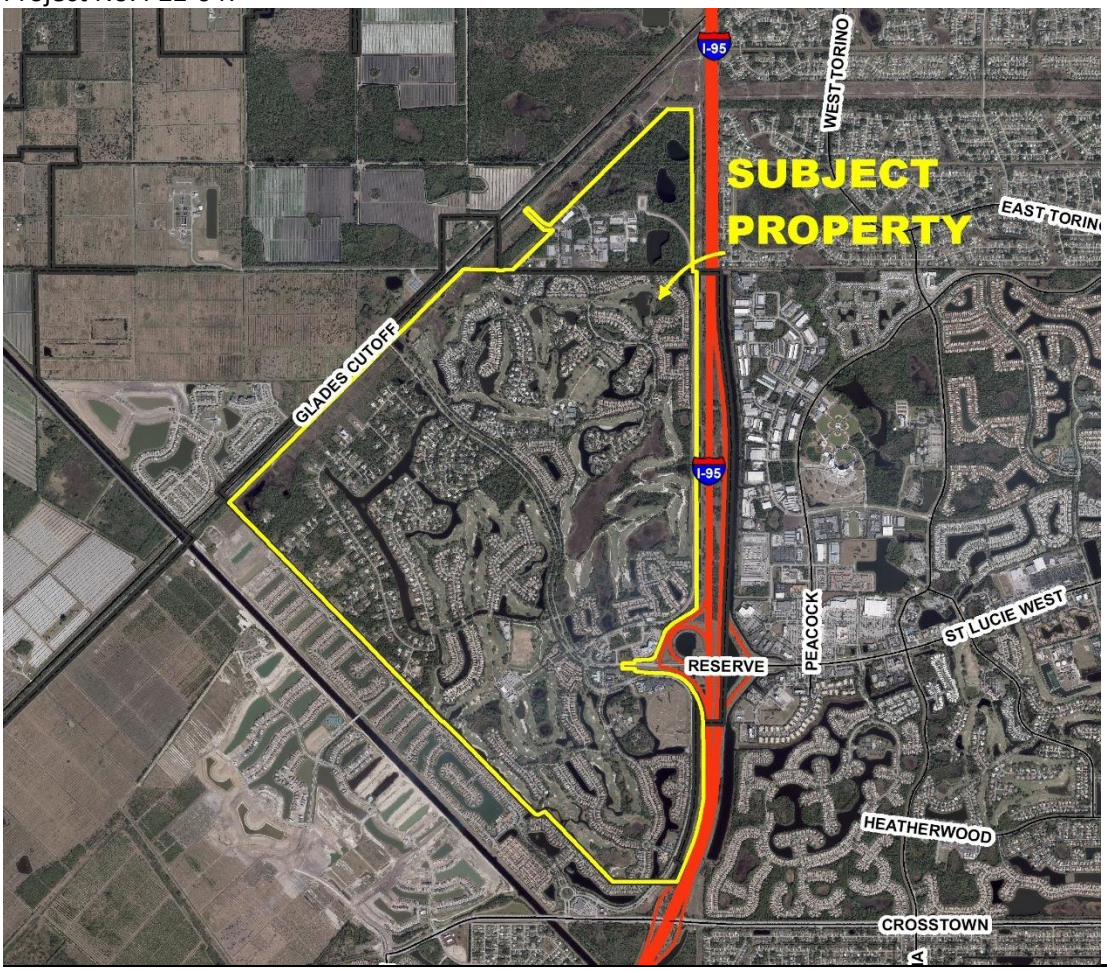
Issues/Analysis: See staff report.

Special Consideration: N/A

Location of Project: The property is located west of Interstate 95 and southeast of Glades Cutoff Road.

Attachments: 1. Staff Report, 2. Proposed Development Order, 3. Exhibits A-E, 4. Agent Authorization, 5. Staff Presentation

The Reserve Development of Regional Impact (DRI) Amendment
Ninth Amendment to the DRI Development Order
PGA at St. Lucie County, LLC
Project No. P22-047



SUMMARY

Applicant's Request:	An application to amend the development order for the Reserve DRI (9th amendment).
Applicant:	Meritage Homes of Florida, Inc.
Property Owner:	PGA at St. Lucie County, LLC
Location:	The property is located directly west of Interstate 95 and southeast of Glades Cutoff Road.
Legal Description:	A parcel of land lying in Section 15, Township 36 South, Range 39 East, St. Lucie County, Florida.
Application Type:	DRI Amendment
Project Planner:	Anne Cox AICP, Assistant Director of Planning and Zoning

Project Background

The Reserve is an approved Development of Regional Impact (DRI) that is located west of Interstate 95 and southeast of Glades Cutoff Road within the jurisdictions of both St. Lucie County and the City of Port St. Lucie. The GO Team Industrial Park is located within the City limits. The portion of the DRI within the unincorporated County contains golf course, residential, office and commercial uses. In total, the approved development program includes 500,000 square feet of industrial; 2,900 residential dwelling units; 150,000 square feet of retail/commercial; 174,105 square feet of office; and 310 hotel rooms.

On October 22, 2012, the City Council adopted Resolution 12-R101 approving the 8th amendment to The Reserve DRI Development Order (P11-135). The amendment changed the development program to delete 105,400 square feet of office; delete 300 residential dwelling units; delete 140,000 square feet of retail/commercial; and add 60 hotel rooms. The 500,000 square feet of industrial entitlements in the City industrial park did not change. The amendment also required the dedication of an additional 22.86 acres of conservation land to the City and addressed County impact fees credits and prioritization of certain roadway improvements.

Proposed Amendment

This amendment proposes to change the development program in the DRI development order to delete 64,264 square feet of general commercial/retail use; and replace with 101 additional residential units and 103,005 square feet of office use. The 500,00 square feet of industrial is not proposed to change.

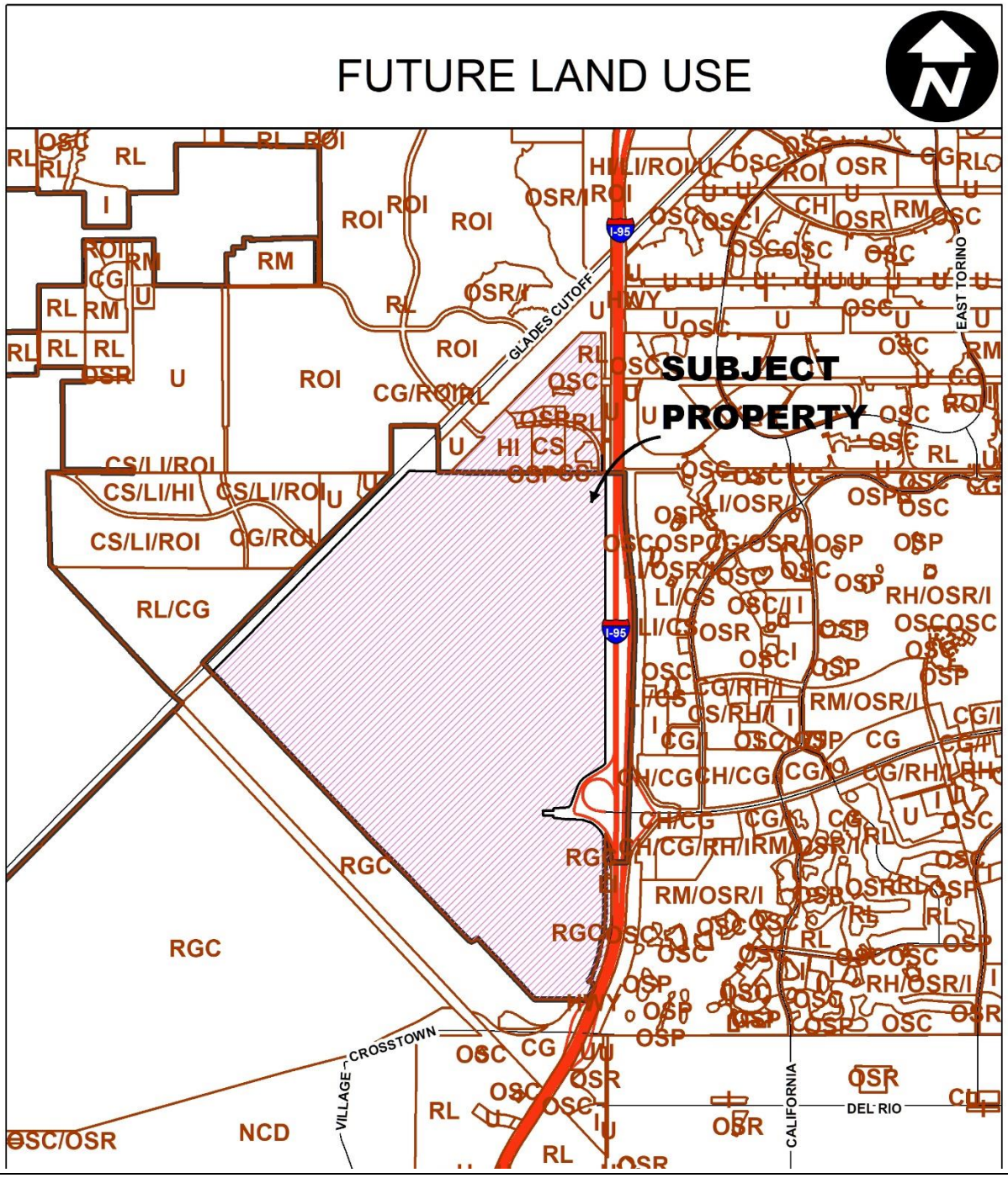
The resulting change would amend the development program to be as follows: 3,001 residential units; 500,000 square feet of industrial; 86,736 square feet of commercial/retail; 174,105 square feet of office; 310 hotel rooms; 4 golf courses with accessory buildings and uses.

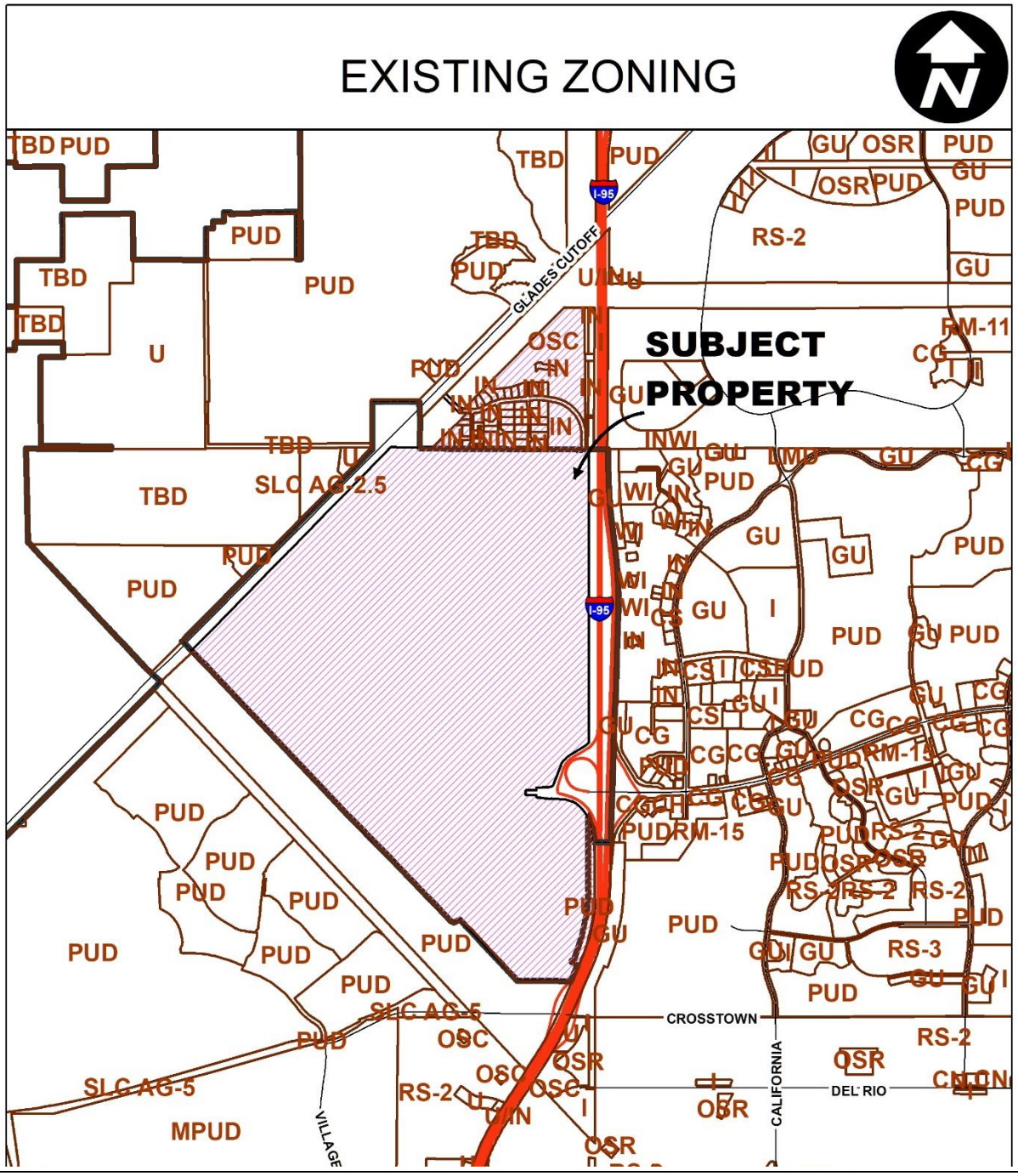
The amendment also proposes to change language in Condition No. 45 of the development order regarding the conversion matrix. The conversion matrix allows land use conversions to place among the different uses in such a manner that would not result in an increase in traffic trips. Currently the condition allows the developer to implement the matrix through a PUD zoning. The City does not have any PUD zoning in its' portion of the DRI. The amendment would allow the City and County staffs to utilize the matrix provided that there is mutual agreement. Any conversions would be required to be documented in the biennial report. The conversion matrix table is proposed to be expanded to include minimums and maximums for each use.

The buildout date of the DRI is proposed to be extended to January 27, 2023, consistent with extensions previously filed with St. Lucie County. Other minor changes are proposed to delete references to agencies that are no longer involved in the DRI review process per State Statute and the change the annual report to the biennial report. The proposed changes are shown as ~~strike through~~ and underline in the attached development order.

Previous Actions and Prior Reviews

The DRI development order was originally approved by the City Council on March 27, 1989, by Resolution 89-R26B. The development order has been amended eight times. The last amendment was approved by the City Council on October 22, 2012, by Resolution 12-R101.


FUTURE LAND USE
SUBJECT PROPERTY
GLADES CUTOFF
EAST TORINO
I-95
CROSSTOWN
VILLAGE
CALIFORNIA
DEL RIO
RL/CG
RGC
NCD
OSC/OSR
CS/LI/ROI
CS/LI/HI
CG/ROI
RH/OSR/I
RM/OSR/I


EXISTING ZONING
SUBJECT PROPERTY
GLADES CUTOFF
I-95
CROSSTOWN
DEL RIO
CALIFORNIA
VILLAGE
TBD
PUD
U
SLC AG-2.5
SLC AG-5
MPUD
OSC
OSR
RS-2
RS-3
RM-11
RM-15
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Analysis

The proposed changes to the development program are to add residential units and office square footage to the areas within St. Lucie County. Meritage Homes proposed to build single family dwelling units on the land that was previously the practice range for the PGA Learning Center. The additional office square footage is to accommodate the previous construction of the St. Lucie School Board Offices on Brandywine Lane. The 500,000 square feet of industrial entitlements in the City is not proposed to change. Because this is a simultaneous increase and decrease in uses, the increase in use is equal in the amount of traffic generated as the deleted use.

The proposed change to Condition No. 45, regarding the conversion matrix will require the use of the matrix to be mutually agreed to by the City and the County. This will help ensure that neither jurisdiction is adversely impacted. It will also allow the City to utilize the matrix to provide for office space in the industrial park if the need arises.

Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations. The proposed amendment is supported by and consistent with the following objective and policy of the Intergovernmental Coordination Element in the City's comprehensive plan:

> Objective 6.1.1: Establish formal, specific means of coordination with adjacent municipalities, state, and federal agencies who have permitting and regulating authority, and quasi-public entities that provide services but lack regulatory authority in Port St. Lucie.
>
> Policy 6.1.1.6: The City shall notify appropriate agencies for their assistance and/or inclusion regarding decisions which involve their agencies.

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.

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.

A RESOLUTION OF THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA AMENDING RESOLUTION 89-R26B INCLUDING THE PROVISIONS OF RESOLUTIONS 92-Rl, 93-R38, 95-R61, 98-R64, 05-R09, 08-R79, ~~AND~~ 09-R135, AND R12-101 APPROVING AN AMENDMENT TO THE AMENDED DEVELOPMENT ORDER FOR THE DEVELOPMENT OF REGIONAL IMPACT KNOWN AS THE RESERVE.

WHEREAS, the City Council of Port St. Lucie, St. Lucie County, Florida, has made the following determinations:

1. Callaway Land & Cattle Company filed a Development of Regional Impact Application for Development Approval with St. Lucie County, Florida, and the City of Port St. Lucie, Florida, in accordance with Chapter 380.06, Florida Statutes.

2. The developer originally proposed to construct 4,100 dwelling units; 1,600,000 square feet of industrial space; 390,000 square feet of retail space; 100,000 square feet of office space; and 250 hotel rooms, constituting a Development of Regional Impact on the real property legally described in attached Exhibit A, located in St. Lucie County and the City of Port St. Lucie, all located in the State of Florida.

3. The developer proposes that in lieu of some industrial space it may elect to construct up to 400 retirement homes, a 72-bed nursing home, a 225-bed ACLF or 120,000 square feet of medical office within the Reserve Commerce Centre in the City of Port St. Lucie provided the previously approved level of traffic impact is not exceeded and if in compliance with Future Land Use Map of the Comprehensive Plan and in compliance with the Conceptual Master Development Plan attached as exhibit "B".

4. The City Council of Port St. Lucie as the governing body having jurisdiction over that portion of this project located in the incorporated areas of the City of Port St. Lucie, pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider Applications for Development Approval for Developments of Regional Impact.

5. On December 5, 1988, the Port St. Lucie Planning and Zoning Commission held a public hearing of which due notice was published in the Port St. Lucie Tribune, and recommended to this Board that the Development Order approval for the Development of Regional Impact known as the Reserve, be granted.

6. The City Council of Port St. Lucie, Florida, on the 15th day of December 1988, held a public hearing on the Development of Regional Impact Application for Development Approval for The Reserve, and has heard and considered the testimony taken there at.

7. At this public hearing, and following its closure, the City Council of Port St. Lucie continued any further action on the application until Monday, December 19, 1988.

8. On Monday, December 19, 1988, the City Council of Port St. Lucie removed from the table the request of The Reserve Development of Regional Impact, for Development Order approval.

9. The City Council of Port St. Lucie has received and considered the assessment report and recommendations of the Treasure Coast Regional Planning Council.

10. On December 20, 1988, the Council adopted Resolution No. 88-R76, effectiveDecember 20, 1988, granting development order approval to the Reserve.

11. On January 20, 1989, the Treasure Coast Regional Planning Council voted to appeal the City's and County's Development Order to the Florida Land and Water Adjudicatory Commission.

12. On March 27, 1989 the City Council adopted Resolution 89-R26B incorporating the terms of the settlement and granting development order approval to The Reserve.

13. Representatives of the new project developers and the Treasure Coast Regional Planning Council reached a settlement in regard to the items under appeal.

14. On August 27, 1991, Callaway Land and Cattle Company filed a Notification of Proposed Change to an Approved Development of Regional Impact, pursuant to Chapter 38006(19), Florida Statutes.

15. The City Council decided to modify the Development Order.

16. On January 22, 1993, Callaway Land and Cattle Company filed a Notification of Proposed Change to an Approved Development of Regional Impact pursuant to Chapter 380.06(19), Florida Statutes, for a second amendment to Resolution 89-R26B;

17. On January 27, 1992, the City Council adopted Resolution 92-R1, modifying Resolution 89-R26B granting development order approval to The Reserve and determined that the modifications did not constitute a substantial deviation to the approved Development Order;

18. On June 7, 1993, the Port St. Lucie Planning and Zoning Board held a public hearing of which due notice was published in the Port St. Lucie Tribune and recommended to the City Council that the Development Order approval for the Development of Regional Impact known as The Reserve, be granted;

19. On June 28, 1993, the City Council of the City of Port St. Lucie held a public hearing, of which due public notice was published in the Port St. Lucie Tribune 10 days prior to the hearing on the proposed amendments to Resolution 89-R26B;

20. The City Council considered the comments of the Treasure Coast Regional Planning Council Staff, dated April 16, 1993, and the evidence presented by the applicant;

21. The City Council concluded that approving this second amendment to the amended Development Order for The Reserve was in the best interest of the public health, safety, and public welfare of the citizens of the City of Port St. Lucie;

22. Following the public hearing on the proposed amendments to Resolution 89-R26B, the City Council determined that the proposed amendments did not constitute a Substantial Deviation to the approved Development Order and was not subject to further Development of Regional Impact review;

23. In 1993, the Florida Legislature determined that there was a need for a comprehensive and consistent policy for protecting and conserving its environment and natural resources and that the elimination of duplicative and overlapping regulatory programs would enhance efficiency in providing services to the public; and

24. In 1993, the Florida Legislature implemented recommendations of the ELMS III Committee including, among other things, providing for the elimination of the DRI program for local governments whose comprehensive plans meet the tests set out in Section 380.06(27), Florida Statutes, providing that standards included in strategic regional policy plans may be used for planning purposes only and not for permitting or regulatory purposes, eliminating the regional planning councils as parties with standing tounilaterally appeal DRI development orders and otherwise clarifying the role of the regional planning councils in review and enforcement of DRI development orders; and

25. On November 18, 1992, Callaway Land and Cattle Company held a pre-application conference with representatives of the Treasure Coast Regional Planning Council and other state and local agencies to discuss certain changes to the development order for the Reserve which would amount to a substantial deviation; and

26. On November 18, 1992, Callaway Land and Cattle Company submitted the review fee of $15,000.00 for substantial deviation review to Treasure Coast Regional PlanningCouncil; and

27. On January 31, 1994, Callaway Land and Cattle Company filed a Notification of Proposed Change to an Approved Development of Regional

impact/Substantial Deviation ADA pursuant to Chapter 380.06(19), Florida Statutes, for a third amendment to Resolution 89-R26B, covering the matters as to which substantial deviation review is required as well as other matters; and

28. On November 6, 1995, the Port St. Lucie Planning and Zoning Board held a public hearing of which due notice was published in the Port St. Lucie Tribune and recommended to the City Council that the Development Order approval for the Reserve be granted; and

29. On November 27, 1995, the City Council of the City of Port St Lucie held a public hearing, of which due notice was published in the Port St. Lucie Tribune prior to the hearing on the proposed amendments to Resolution 89-R26B; and

30. The City Council considered the report and recommendations of the Treasure Coast Regional Planning Council, dated August 25, 1995, and the information and materials submitted by the applicant, dated January 31, 1994, August 5, 1994 and February 3, 1995;and

31. The City Council concluded that approving this third amendment to the amended Development Order for The Reserve was in the best interest of the public health, safety, and public welfare of the citizens of the City of Port St. Lucie;

32. On April 21, 1998, Callaway Land and Cattle Company sold the development known as The Reserve Development of Regional Impact to the new developer Reserve Homes Ltd., L.P., a Delaware limited partnership.

33. On May 5, 1998, Reserve Homes Ltd., L.P. filed a Notification of Proposed Change to an Approved Development of Regional Impact, pursuant to Chapter 380.06(19), Florida Statutes, for a fourth amendment to Resolution 89-R26B.

34. On August 3, 1998, the Port St. Lucie Planning and Zoning Board held a public hearing, of which due notice was published in the Port St. Lucie Tribune on July 17, 1998, on the proposed amendments to Resolution 89-R26B, as previously amended, and recommended to the City Council that the Development Order approval for the Reserve be granted; and

35. On August 24, 1998, the City Council of the City of Port St Lucie held a public hearing, of which due notice was published in the Port St. Lucie Tribune prior to the hearing on the proposed amendments to Resolution 89-R26B, as previously amended; and

36. The City Council has considered the report and recommendations of the Treasure Coast Regional Planning Council, dated June 4, 1998, and the information and materials submitted by the applicant, dated May 5, 1998;

and

37. The City Council believes that approving this fourth amendment to the amended Development Order for the Reserve is in the best interest of the public health, safety and welfare of the citizens of the City of Port St. Lucie, and further that the proposed amendments do not constitute a substantial deviation to the original Development Order, as amended; and

38. On August 22, 2003, Reserve Homes, Ltd., L.P., filed a Notification of Proposed Change to an Approved Development of Regional Impact pursuant to Chapter 380.06(19), Florida Statutes, for a fifth amendment to Resolution 89-R26B to, among other things, amend the DRI Development Order to be as follows: 3,200 residential units; 500,000 square feet of industrial space; 290,000 square feet of retail space; 100,000 square feet of office space; 250 hotel rooms; 4 golf courses with accessory buildings, and a passive and an active recreation area which may include: baseball and multipurpose recreation fields; operational offices; welcome center; parking for 750 vehicles; and a children's team sports training center; on 81± acres. The NOPC also amends the boundary of the DRI to eliminate 10 acres from the DRI. See revised Map "H" attached herewith as Exhibit "B" for delineation of this area.

39. On December 6, 2004, the Port St. Lucie Planning and Zoning Board held a public hearing, of which due notice was published in the Port St. Lucie Tribune prior to the hearing on the proposed amendments to Resolution 89-R26B, as previously amended, and recommended to the City Council that the Development Order approval for theReserve be granted; and

40. On January 24, 2005, the City Council of the City of Port St Lucie held a public hearing, of which due notice was published in the Port St. Lucie Tribune on January 9, 2005, on the proposed amendments to Resolution 89-R26B, as previously amended; and

41. The City Council believes that approving the fifth amendment to the amended Development Order for the Reserve is in the best interest of the public health, safety and welfare of the citizens of the City of Port St. Lucie, and further that the proposed amendments do not constitute a substantial deviation to the original Development Order, as amended; and

42. On March 19, 2007, Reserve Homes, Ltd., L.P., filed a Notification of Proposed Change to an Approved Development of Regional Impact pursuant to Chapter 380.06(19), Florida Statutes, for a sixth amendment to the original Resolution 89-R26B to, among other things, amend condition of approval numbers, to reflect changes made in the fifth amendment and amend the DRI Development Order to be as follows: delete the approval for baseball and multipurpose fields; operational offices; welcome center; parking for 750vehicles; and a children's team sports training center and replace with 76,500 square feet of additional general office use. This

replacement square footage being equivalent in the amount of traffic generated as the deleted use.

43. On August 5, 2008, the Port St. Lucie Planning and Zoning Board held a public hearing, of which due notice was published in the Port St. Lucie News prior to the hearing on the proposed amendments to Resolution 89-R26B, as previously amended, and recommended to the City Council that the Development Order approval for the Reserve be granted; and

44. On August 25, 2008, the City Council of the City of Port St Lucie held a public hearing, of which due notice was published in the Port St. Lucie News prior to the hearing on the proposed amendments to Resolution 89-R26B, as previously amended; and

45. The City Council believes that approving this sixth amendment to the amended Development Order for the Reserve is in the best interest of the public health, safety and welfare of the citizens of the City of Port St. Lucie, and further that the proposed amendments do not constitute a substantial deviation to the original Development Order, as amended; and

46. On August 25, 2008 the City Council granted approval of Resolution 08-R79, which provided for a sixth amendment to Resolution 89- R26B, the approved Development Order for the Development of Regional Impact known as the Reserve.

47. On July 24, 2009, in accordance with the Settlement Agreement between St Lucie County and Reserve Homes Ltd., L.P., St Lucie County filed an application for a Substantial Deviation pursuant to Chapter 380.06(19), Florida Statutes, (NOPC) for a seventh amendment to Resolution 89-R26B to; a) reduce the Native Upland Habitat requirement to 327.5 acres; b) delete all requirements for deed restriction for microsited lands; c) remove each of the Pre-Development parcels from their lands and acreage described in the Development Order; and d) preserve the provisions of the Development Order that permit micrositing on Reserve homes' land and on commercial or industrial parcels.

48. On August I I, 2009, the Treasure Coast Regional Planning Council notified the City it had issued a report, dated February 27, 2009, and published findings that pursuant to Section 380.06(19)(f)(4), Florida Statutes, it determined the proposed change will not create additional regional impacts on regional resources that were not previously reviewed by the Council. Further, the Council does not object to the proposed 0.0. amendments described in the Substantial Deviation application received by the Council on July 24, 2009.

49. On October 6, 2009, the Port St Lucie Planning and Zoning Board held a public hearing of which due notice was published in the St. Lucie News Tribune prior to the hearing on the proposed amendments to Resolution 89-

R26B, as previously amended; and

50. On October 26, 2009, the City Council of the City of Port St. Lucie held a public hearing of which due notice was published in the St. Lucie News Tribune prior to the hearing on the proposed amendments to Resolution 89-R26B, as previously amended; and

51. The City Council believes that approving this seventh amendment to the amended Development Order for the Reserve is in the nest interest of the public health, safety and welfare of the citizens of the City of Port St. Lucie, and further that the proposed amendments do constitute a substantial deviation to the original Development Order, as amended; however, the proposed changes do not create additional regional impacts on regional resources or facilities that were no previously reviewed.

52. Section 380.06(19){c), Florida, Statutes, provides that a developer may file a notice letterwith a local government to extend the DRI phase, buildout, and expiration dates by four years, subject to certain procedural requirements. The developer filed the required noticeletter to effectuate the extensions, and this 8th amendment to the Development Order incorporates the statutorily authorized extensions. Pursuant to s. 380.06(19)(c), F.S., thisamendment is not subject to further development-of-regional-impact review. Chapter 2007-204, Laws of Florida, provides that a developer may file a notice letter with a local government to extend the DRI phase, buildout, and expiration dates by three years, subject to certain procedural requirements. The developer filed the required notice to effectuate the extensions, and this 8th amendment to the Development Order incorporates the statutorily authorized extensions. Pursuant to Chapter 2007-204, Laws of Florida, this amendment is not subject to further development-of-regional-impact review; and

53. On October 27, 2011, Reserve Homes Ltd., L.P. filed an application for a Notice of Proposed Change pursuant to Chapter 380.06(19), Florida Statutes, for an eighth amendment to Resolution 89-R26B to amend Map H (Map H use thresholds legend) and among other things, amend the DRI Development Order to: delete 105,400 square feet ofgeneral office use; delete 300 residential units; delete 140,000 square feet of retail/commercial use; and increase hotel by an additional 60 rooms. The amendment results in a substantial decrease in p.m. peak hour trips.

The resulting change amends the DRI Development Order to be as follows: 2,900 residential units; 500,000 square feet of industrial space; 150,000 square feet of retail/commercial use; 71,100 square feet of office space; 310 hotel rooms; 4 golf courses with accessory buildings and uses; and 1 PGA Learning Center. Future increase(s) in intensities to the Reserve DRI will require the Reserve DRI to undergo further DRI review consistent with Chapter 380.06, F.S.

54. On July 3, 2012, the Treasure Coast Regional Planning Council issued a

letter to both the City and the County confirming that the application qualifies as a non-substantial deviation pursuant to s. 380.06(19)(e)2k, Florida Statues, and published findings that pursuant to s. 380.06(19)(f)(4), Florida Statutes, the proposed change will not create additional regional impacts on regional resources that were not previously reviewed by the Council; the Council does not object to the proposed D.O. amendments described in the application. Further, in their letter dated July 18, 2012 the Department of Economic Opportunity concluded that the proposed changes are subject to s. 380.06(19)(e)2k, Florida Statutes, and that the proposed changes therefore do not constitute a substantial deviation and a Notice of Proposed Change is not required.

55. On October 2, 2012, the Port Saint Lucie Planning and Zoning Board held a public hearing of which due notice was published in the St. Lucie News Tribune prior to the hearing on the proposed amendments to Resolution 89-R26B, as previously amended; and

56. On, October 22, 2012, the City Council of the City of Port St. Lucie held a public hearing of which due notice was published in the St. Lucie News Tribune prior to the hearing on the proposed amendments to Resolution 89-R26B, as previously amended; and

57. The City Council believes that approving this eighth amendment to the amended Development Order for the Reserve is in the best interest of the public health, safety and welfare of the citizens of the City of Port St. Lucie, and further that the proposed amendments, pursuant to s. 380.06(19)(e)2k, Florida Statues, do not constitute a substantial deviation to the original Development Order and the proposed changes do not create additional regional impacts on regional resources or facilities that were not previously reviewed.

58. Between October 22, 2012 and December 31, 2021, other land owners lying within the boundary of the DRI development order filed for DRI extensions with St. Lucie County that extend the DRI buildout date to January 27, 2023

59. On February 3, 2022, Meritage Homes of Florida, Inc. on behalf of PGA at Saint Lucie County LLC filed an application for a ninth amendment to Resolution 89-R26B to amend Map H and among other things, amend the DRI Development Order to; delete 64,264 square feet of general commercial/retail use; and replace with 101 additional residential units and 103,005 SF of office use. This increase in use is equal in the amount of traffic generated as the deleted use.

The resulting change amends the DRI Development Order to be as follows: 3,001 residential units; 500,000 square feet of industrial space; 86,736 square feet of commercial/retail space; 174,105 square feet of office space; 310 hotel rooms; 4 golf courses with accessory buildings and uses; and an active recreation area which may include operational offices, welcome center, driving range, golf instruction, and meeting and conference rooms.

60. On _____2022, the Port St Lucie Planning and Zoning Board held a public hearing of which due notice was published in the St. Lucie News Tribune prior to the hearing on the proposed amendments to Resolution 89- R26B, as previously amended; and

61. On _____2022, the City Council of the City of Port St. Lucie held a public hearing of which due notice was published in the St. Lucie News Tribune prior to the hearing on the proposed amendments to Resolution 89- R26B, as previously amended; and

62. The City Council believes that approving this ninth amendment to the amended Development Order for the Reserve is in the best interest of the public health, safety and welfare of the citizens of the City of Port St. Lucie.

~~58.~~ 63. The City Council determines it is appropriate to incorporate said modification within the Development Order resolution rather than adopt said modification as a resolution separate from the Development Order resolution.

~~59.~~ 64. The City Council of Port St. Lucie has made the following amended FINDINGS of FACT and CONCLUSIONS of LAW with regard to the Application for Development Approval:

AMENDED FINDINGS OF FACT

1. The proposed Development is not in an area of Critical State Concern as designated pursuant to the provisions of Chapter ~~380.06~~ 380.05, Florida Statutes;

2. The State of Florida has not adopted a land development plan applicable to the area in which the proposed Development is to be located;

3. On October 21, 1988, the Treasure Coast Regional Planning Council issued a report and recommendations on this development pursuant to Chapter 380.06(12)(a), Florida Statutes and on April 16, 1993 and June 4, 1998 submitted comments on a proposed changes.

4. The proposed Development is consistent with the local comprehensive plan, development laws and regulations of the City of Port St. Lucie.

5. The proposed Development is consistent with the State Comprehensive Plan.

6. The proposed development does not unreasonably interfere with the achievement of the objectives of any adopted State land development plan applicable to the area.

7. Developer has submitted a comprehensive air quality computer modeling study which demonstrates that State and federal air quality standards have been met, and which does not identify any exceedances requiring carbon monoxide monitoring or abatement.

CONCLUSIONS OF LAW

NOW, THEREFORE, BE IT RESOLVED by the City Council of Port St. Lucie, Florida;

A. That in a public meeting, duly constituted and assembled this _____ day of _____, ~~2012~~2022, Resolution ~~12-R101~~ _____ which amends Resolution No. 89-R26B including the provisions of Resolutions 92-Rl, 93-R-38, 95-R61, 05-R09, 08-R79, ~~and~~ 09-Rl35, and 12-R101 granting Development Order Approval to the Development of Regional Impact known as the Reserve, is hereby APPROVED subject to the following conditions, restrictions and limitations:

APPLICATION FOR DEVELOPMENT APPROVAL

1. The Reserve Development of Regional Impact Application for Development Approval and Notice of Proposed Change is incorporated herein by reference. It is relied upon, but not to the exclusion of other available information, by the parties in discharging their statutory duties under Chapter 380, Florida Statutes. Substantial compliance with the representations contained in the Application for Development Approval, as

modified by Development Order conditions, is a condition for approval

For the purpose of this condition, the Application for Development Approval shall include the following items:

a. Application for Development Approval dated July 9, 1987;

b. Supplemental information dated December 3, 1987; June 15, 1988; July 22, 1988; July 29, 1988; and August 12, 1988; and

c. Materials dated September 28, 1988; September 30, 1988; and October 6, 1988, which were received by the Treasure Coast Regional Planning Council after the formal Development of Regional Impact Application for Development Approval review process was terminated by the applicant and local public hearings had been scheduled.

d. Notice of Proposed Change dated June 28, 1993.

e. Materials submitted January 31, 1994, August 5, 1994 and February 3, 1995 with the Notice of Proposed Change/Substantial Deviation ADA for the substantial deviation determination.

f. Notice of Proposed Change filed May 5, 1998.

g. Notice of Proposed Change dated August 22, 2003.

h. Notice of Proposed Change dated March 19, 2007.

i. Notice of Substantial Deviation filed November 12, 2008.

Resolution 89-R26B, as amended, is hereby amended to reflect that based upon the new analysis and conditions set forth in this amended Development Order, the following conditions are being deleted and/or amended:

Paragraphs 6, 15, 47-55; and the following condition have been satisfied:Paragraph 46

j. Notice of Proposed Change filed October 27, 2011, as subsequently amended on March 7, 2012,

Resolution 89-R26B, as amended, is hereby amended to reflect that based upon the new analysis and conditions set forth in this amended Development Order, the following conditions are being amended:

Paragraphs 2, 15a, and 45.

k. Notice of Proposed Changed dated February 3, 2022.

Resolution 89-R26B, as amended, is hereby amended to reflect that based upon the new analysis and

conditions set forth in this amended Development Order, Paragraph 2, Condition 2 and Map H (from Resolution R12-101) are being amended.

The following conditions have been satisfied:

Paragraph 51, 55, Table 1, Condition 34

COMMENCEMENT OF DEVELOPMENT

2. ~~In the event the developer fails to commence significant physical development for any development beyond that authorized in the Development Agreement within three years from the effective date of the Development Order (the earlier of two dates if separate Development Orders were issued by St. Lucie County and the City of Port St. Lucie), development approval shall terminate and the development shall be subject to further development-of-regional-impact review by the Treasure Coast Regional Planning Council pursuant to Section 380.06, Florida Statutes. For the purposes of this paragraph, construction shall be deemed to have been initiated after placement of permanent evidence of a structure (other than a mobile home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation or land clearing. If not completed within that time, further development shall be subject to substantial deviation review.~~ Significant physical development has commended. Project buildout dates and phasing buildout dates reflected in the ADA are extended four years.

Phasing Schedule:	Phase I	Year End of 1995
	Phase II	1995 – 1999
	Phase III	2000 – 2011
	Phase IV	2012 –~~2016~~ January 27, 2023

Termination Date:

This development order shall terminate ~~31~~ 28 years from the effective date of Resolution 89-R26B, ~~March 27, 2020~~ January 27, 2023. ~~Any final development plan approvals not yet received at the completion of this 31 year period will be subject to further review under the provisions of Chapter 380.06, Florida Statutes, or as subsequently amended.~~

Note: Significant physical development has commenced fully satisfying this condition.

AIR

3. Clearing specific building sites shall not commence until the developer is ready to build the building or buildings to be located in that site unless seeding and mulching of disturbed areas are undertaken within 30 days of completion of clearing work. Proposed development shall comply with

NPDES requirements.

4. During land clearing and site preparation, wetting operations or other soil treatment techniques appropriate for controlling unconfined emissions, including seeding and mulching of disturbed areas, shall be undertaken and implemented by the developer to the satisfaction of the City of Port St. Lucie and the Florida Department of Environmental Regulation.

HISTORIC AND ARCHAEOLOGICAL SITES

5. In the event of discovery of any archaeological artifacts during project construction, the developer shall stop construction in that area and immediately notify ~~the Division of Historical Resources in the Florida Department of State. Proper protection, to the satisfaction of the Division, shall be provided by the developer.~~the City of Port St. Lucie.

HABITAT, VEGETATION, AND WILDLIFE

6. Wetlands I, 4, 5, 6, 10, 15, 16, 26, 38, 39, 52, 61A, 61B, 63, 64, 71, 75, 78, 80, 81, 83, 84, 86, 89, 91, 92 and 93 (presently calculated to include a total of 156.5 acres) as shown on the Master Plan, Exhibit H shall be retained, and/or restored if necessary, and maintained in viable condition in perpetuity. Alteration/Mitigation of these wetlands may be approved by the South Florida Water Management District and/or the U.S. Army Corps of Engineers, as applicable, through their respective regulatory programs, without the necessity of development order modification. Viability and maintenance shall be assured by deed restriction, good development and drainage plan design. Assignment of future preservation and maintenance responsibility shall be to an entity approved by the South Florida Water Management District. This assignment shall occur prior to build-out of the phase in which wetlands occur. Adverse impacts that occur due to factors within the developers' reasonable control, to any of the identified wetlands prior to build-out of this project shall be the responsibility of the developer to repair.

   Any restoration conducted pursuant to this condition shall be completed in consultation with, and in a manner approved by, the South Florida Water Management District and/or the Corps of Engineers as applicable.

   No building permits or certificates of occupancy shall be issued for any part of the Reserve Development of Regional Impact after the effective date of this development order (the earlier of two dates if separate development orders are issued by St. Lucie County and the City of Port Lucie), until: (i) the ditch connecting wetland 61B to the C-24 outfall route has been plugged up to the rim of the wetland and (ii) after January I, 1997 unless all of the remaining restoration required by this condition has been completed and approved by the South Florida Water Management District.

7. Any wetland habitat creation permitted under this condition (7) shall be completed by the earlier to occur of January I, 1997 or the issuance of a building permit for the two thousandth (2000th) residential unit in The Reserve.

8. No building permits shall be issued after January I, I994 until one of the following actions have been completed:

   a. The developer has completed, to the reasonable satisfaction of the South Florida Water Management District, the creation of 50.0 acres of wetland habitat in mitigation for wetland habitat already destroyed on this project and previously required to be mitigated by South Florida Water Management District; or

   b. The developer has dedicated, by conservation easement or some other instrument acceptable to St. Lucie County and South Florida Water Management District, to St. Lucie County, or another entity acceptable to St. Lucie County, and South Florida Management District, 50.0 acres of upland habitat; or

   c. The developer has accomplished a combination of the actions described in (a) and (b) above which is acceptable to the South Florida Water Management District and St. Lucie County.

      If the developer chooses to meet all or part of this responsibility by creation of wetland habitat, then the continued viability and maintenance of this habitat shall be assured by deed restriction, good development and drainage plan design, and assignment of future preservation and maintenance responsibility to any entity approved by South Florida Water Management District prior to build-out of the phase in which the created wetland occurs.

      If the developer chooses to meet all or part of this mitigation responsibility by dedicating upland habitat as in option (b) above, such lands shall be transferred with restrictions that require their preservation as nature habitat area. Such lands shall not be credited towards the requirement that the developer preserve 25 percent of the upland habitat on site, pursuant to condition 15.

   d. Any wetland habitat creation permitted under this condition (8) shall be completed by the earlier to occur of January 1, 1994 or the issuance of a building permit for the two thousandth (2000th) residential unit in The Reserve.

      The developer will provide St. Lucie County ~~and Treasure Coast Regional Planning Council~~ copies of the permits or other instruments showing compliance with the above conditions.

9. No building permits shall be issued after January I, 1995, until one of the following has been completed:

a. The developer has completed, to the reasonable satisfaction of the South Florida Water Management District the creation of wetland habitat as required by South Florida Water Management District Permits (above and beyond any wetland habitat created pursuant to the previous recommended condition), in mitigation for wetland habitat already destroyed on this project site; or

b. The Developer has dedicated, by conservation easement or some other instrument acceptable to St. Lucie County and South Florida Water Management District, to St. Lucie County, or another entity acceptable to St. Lucie County and South Florida Water Management District additional upland habitat acceptable to South Florida Water Management District (above and beyond any upland habitat deeded over pursuant to the previous conditions); or

c. The Developer has accomplished a combination of the actions described in (a) and (b) above which is acceptable to both South Florida Water Management District and St. Lucie County.

d. In the event the Developer has been unable to complete the creation of the required additional acreage of wetland habitat as described in (a) above on or prior to January 1, 1995, it may post a security for its completion of performance. The form and content of the instrument providing said security shall be subject to the approval of St. Lucie County and shall include a sufficient amount of non- disturbed quality upland habitat acreage as described above, equal to the acreage of wetlands which have not yet been created in accordance with (a) above. Such habitat posted in accordance with this section shall be released by the acre in exchange for each acre of wetland habitat subsequently created by the Developer in furtherance of his satisfying the condition set forth in 9(a). This procedure shall be deemed to satisfy the conditions required for issuance of building permits after January I, 1995. But under no circumstances shall building permits be issued after January I, 1997 without completion of wetland habitat as described in above.

e. Any wetland habitat creation permitted under this Section shall be completed by the earlier to occur of January I, 1997 or the issuance of a building permit for the two thousandth (2000th) residential unit in The Reserve.

The developer will provide St. Lucie County ~~and Treasure Coast Regional Planning Council~~ copies of the permits or other instruments showing compliance with the above conditions.

10. Mitigation Master Plan for the Reserve DRI must be submitted to and approved by the South Florida Water Management District prior to wetlands mitigation required by this D.O. occurring on site. As a minimum, the Master Plan shall set forth:

    a. The general criteria for construction and maintenance of wetland habitat;

    b. identify the location of all proposed mitigation relative to preserved wetland and upland systems, the surface water management system, and development;

    c. provide for a mitigation, monitoring and maintenance program; and

    d. include a justified estimate of total cost of implementing the proposed mitigation and monitoring program.

    To be approved, mitigation plans must be found to fully replace the functions and values provided by exempted wetlands that have been or will be eliminated.

    Reasonable assurance of financial and institutional ability to carry out the commitments included in the approved mitigation plan may be provided by any one or a combination of the following:

    a. a surety bond in the amount equal to 125 percent of the cost estimate for implementing the approved mitigation and monitoring plan;

    b. performance guarantee to St. Lucie County and/or the City of Port St. Lucie as part of a project construction guarantee, provided the guarantee adequately covers costs;

    c. cash bond or letter of credit from a financial institution;

    d. escrow agreements which include money, land or improvements; and

    e. performance prior to wetland loss only applies to mitigation for wetlands not yet destroyed.

    The specific form and adequacy of the guarantee shall be subject to approval by St. Lucie County if mitigation occurs within the County, or the City of Port St. Lucie if mitigation occurs within the City. Financial guarantees shall not be released for any portion of the project until work is completed, inspected, and approved in writing by the South Florida Water Management District. The ~~annual~~ biennial report shall include a summary of wetland mitigation accomplished pursuant to the approved master plan.

11. Lakes or canals shall not be excavated within 200 feet of any wetlands which are required by the South Florida Water Management District to be

preserved or restored on the project site. Wells in the shallow aquifer shall not be located within 300 feet of any wetlands which are preserved or restored on the project site. Any exceptions to this condition must be approved by South Florida Water Management District on the basis of soil or other data showing that water table elevations within preserved wetlands would not be adversely affected. ~~A copy of any South Florida Water Management District permit or other consent addressing this condition will be provided to Treasure Coast Regional Planning Council~~.

12. To help assure that maintenance or implementation of predevelopment hydroperiods occurs within the preserved and restored wetlands and within any wetland mitigation areas, final drainage plans shall provide for routing of sufficient volumes of runoff from acceptable sources to wetlands prior to routing of any excess runoff to lake systems. Control elevations shall be established consistent with the intent to maintain or improve predevelopment hydroperiods within all wetland areas. The South Florida Water Management District must approve the routing of runoff and control elevations as shown on the final drainage plans to achieve the intent indicated above.

13. The developer shall preserve and maintain a buffer zone of native upland edge vegetation around all preserved, restored, or created wetlands on site in accordance with the requirements of the South Florida Water Management District. The buffer zone shall include a canopy, understory, and ground cover of native upland species. The requirements of the upland buffer shall include a total area of at least ten square feet per linear foot of wetland, except where an expanded upland buffer has been required for protection of the sandhill crane (provided for under the approved management plan referenced herein, and attached hereto and made a part thereof an exhibit) and be located such that no less than fifty percent of the total shoreline is buffered by a minimum width of ten feet of upland habitat. Upland buffers shall be clearly delineated, and roped off, prior to any land clearing within 200 feet of any wetland to be preserved or restored.

14. No further land clearing or development activities shall take place on the Reserve DRI until:

    a. the Florida Game and Fresh Water Fish Commission and the United States Fish and Wildlife Service approve a management plan for protection and management of the Red-cockaded Woodpecker; and,

    b. St. Lucie County is notified in writing that the management plan is approved. The management plan shall provide for the permanent preservation of any colony sites deemed necessary by the Florida Game and Freshwater Fish Commission and the U.S. Fish and Wildlife Service. Each preserve colony site shall be no less than ten acres in size and have boundaries no less than 200 feet from all

existing cavity trees within the preserve. The Preserved colony sites may be irregularly configured and should include the best habitat for the Red-cockaded Woodpecker contiguous with the colony. The Developer shall not develop the underland or understory within the Preserve area. The plan shall also provide for sufficient foraging opportunities within one-half mile of the colony site to meet the recommended criteria set by the United States Fish and Wildlife Service Red- cockaded Woodpecker Recovery Plan. The plan must also include a monitoring program to insure that sufficient foraging opportunities are maintained. The plan may be updated and amended and the preserve areas modified from time to time to accommodate then-current conditions with the approval of the Florida Game and Freshwater Fish Commission and the U.S. Fish and Wildlife Service. It shall be the responsibility of the Developer to implement the approved plan.

~~A copy of the approved plan shall be provided to Treasure Coast Regional Planning Council~~.

15. The developer shall preserve a minimum of (327.5 acres) of native upland habitat in accordance with the St. Lucie County's Comprehensive Plan for land within the jurisdiction of the County and with the City's comprehensive plan for land within the jurisdiction of the City as depicted on the referenced Exhibit C, dated January 17, 2007 which is to be kept on file with the St. Lucie County Growth Management Director. Native upland habitat preserved and protected by deed restrictions pursuant to wetland buffer zone requirements and upland habitat required for the protection of species of special regional concern, including the Red-cockaded Woodpecker colony sites and Sandhill Crane upland buffer, may be counted toward meeting this minimum requirement. The balance of this preserved acreage may be the result of micro-siting of development or selective clearing of areas to be developed as open space, common area or preserves, provided maintenance of habitat is required through deed restriction. However, as a minimum, preserve areas shall be of appropriate size, quality, and arrangement to maintain existing populations of species of special regional concern on the property. Native upland habitat is defined as areas exhibiting native species in all layers of canopy, understory, and ground cover that are present. Areas with native trees, but planted ground cover do not qualify as native uplands (e.g., improved pasture). Micro-siting on individual lots shall not be counted towards meeting this requirement.

Exhibit "C", dated January 17, 2007, a copy of which is to be kept on file with the City's Planning & Zoning Director and shall identify the minimum 327.5 acres preserved pursuant to this condition with a total of 131 acres being preserved within the City of Port St. Lucie. The biennial report shall include copies of deed restrictions assuring preservation of native upland habitat acreage. Large preserve tracts of land or micro- sited preservation

on individual, commercial, or industrial lots, if used to meet the habitat requirement, shall be established by the developer through permanent deed restrictions or as otherwise shown as being preservation areas on approved site plans. The biennial report shall also include copies of deed, approved site plan with preservation areas, or other restrictions assuring preservation of native upland habitat acreage. Portions of the requisite 327.5 acres of upland preserve located in the City can be developed and offsite upland habitat provided. Offsite mitigation will be limited to 31 acres.

Notwithstanding the foregoing, Reserve Homes Ltd., L.P. shall be deemed to be in compliance with the above condition provided it complies with the terms contained in Section 5 of that certain Settlement Agreement between St. Lucie County and Reserve Homes, Ltd., L.P. dated as of January 17, 2007.

a. The Developer shall within 90 days of adoption of this eight amendment to Resolution 89-R26B deed to the City a 22.86 ac. parcel of land for open space conservation purposes as shown on Exhibit E dated October 27, 2011. All upland habitat portions of said 22.86 ac. parcel of land shall count toward the required upland habitat within the DRI. Should the City develop this land for non-conservation use(s) the City shall be required to mitigate for the loss of the upland habitat.

16. In the event that it is determined that any additional representative of a plant or animal species of special regional concern (as defined in the Treasure Coast Regional Planning Council Assessment Report for The Reserve Development of Regional Impact) is resident on, or otherwise is significantly dependent upon, The Reserve Commerce Centre property, the developer shall cease all activities which might negatively affect that individual population and immediately notify both the Florida Game and Fresh Water Fish Commission and the U.S. Fish and Wildlife Service. Proper protection, to the satisfaction of both agencies, shall be provided by the developer.

17. Prior to any construction in The Reserve Commerce Centre beyond that authorized by building permits issued before the effective date of this development order, all Melaleuca, Brazilian pepper, and Australian pine which occur on site shall be removed. Removal shall be in such a manner that avoids seed dispersal by any of these species. There shall be no planting of these species on site.

18. Prior to commencement of clearing activities on any portion of the Reserve site, the Developer must survey for gopher tortoise burrows. Protecting in situ, or relocation to a suitable on-site preserve area is required before development of the parcel surveyed. If gopher tortoise burrows are found, Florida mouse, gopher frog, and Eastern Indigo snake, shall be provided for as well. The plan shall be reviewed and approved by the Florida Game and

Fresh Water Fish Commission and the U.S. Fish and Wildlife Service. After approval of the plan, specific parcels may be cleared and developed subject to compliance with the methods and procedures stated in the plan without further approval. The ~~annual~~ biennial report ~~required by Section 380.06, Florida Statutes,~~ shall include a summary of survey and relocation efforts prepared by a qualified biologist. ~~Treasure Coast Regional Planning Council shall be provided a copy of any approved plan.~~

19. As a minimum the Developer shall preserve two areas that provide potential nesting habitat for Sandhill Cranes. One of these areas shall include wetlands 80, 81 and 83. The other shall include wetland 63, or a suitable portion of Wetland 61A or 61B, or any other wetland so long as it is approved as suitable by the Florida Game and Fresh Water Fish Commission and U.S. Fish and Wildlife Service. Each such wetland shall be permanently buffered by either:

1) 100 feet of upland habitat preserve managed as open rangeland immediately adjacent to the wetland plus 50 feet of habitat dense enough to provide a visual screen (this buffer requirement shall apply if the first use outside the buffer is residential or commercial), or
2) 50 to I 00 feet of upland habitat preserve managed as open rangeland immediately adjacent to the wetland (this buffer requirement shall apply only if the first use outside the buffer is golf course). The acceptable depth of upland habitat if buffer type 2 is required will depend upon the width of golf course next to the buffer, but the total of rangeland buffer plus golf course must equal or exceed 150 feet. Habitat set aside for buffers may be counted toward the requirement of 25 percent habitat preservation except for those portions preserved in compensation for wetlands pursuant to Conditions 8 and 9.

Management of the non-golf course portions of the buffers and the wetlands shall be pursuant to recommendations of the Florida Game and Fresh Water Fish Commission.

During the months from December I, to April 30, no construction within 300 feet of any preserved or restored wetland shall occur until the wetland has been surveyed for Sandhill Crane nests. In the event active nests are found, construction shall not occur until July or 90 days after the eggs hatch, whichever occurs first.

20. ~~Prior to further development activity, the developer shall provide the Treasure Coast Regional Planning Council with a letter assuring that access will be allowed to the Reserve Development of Regional Impact in perpetuity for the purposes of monitoring compliance of the project with conditions set forth.~~ The Developer shall provide access to project for monitoring compliance.

DRAINAGE

21. The developer shall design and construct the stormwater management system to retain the maximum volumes of water consistent with providing flood protection. The system shall be designed and constructed to retain or detain with filtration, as a minimum, the first one inch of runoff or the runoff from a one-hour, three-year storm event, whichever is greater. Required retention volumes may be accommodated in a combination of vegetated swales, dry retention areas, lakes with vegetated littoral zones, or other suitable retention structures. All discharges from the surface water management system shall meet the water quality standards of Florida Administrative Code. Receipt of a valid South Florida Water Management District construction permit for a stormwater management system shall constitute compliance with this condition.

22. The developer shall design and construct the surface water management system such that maintenance of normal hydroperiods within restored, preserved, and created wetlands can be guaranteed against the negative impacts of activities within the project boundaries, and that the functions and values provided by these habitats will be maintained. Under no circumstances shall unfiltered runoff from impervious surfaces and parking areas be diverted directly into wetlands on site. Final drainage plans shall be submitted to the South Florida Water Management District and the City of Port St. Lucie. At a minimum, such plans shall depict how preserved and created wetland areas will be incorporated into the development site plans for each individual development area or drainage basin with appropriate supporting information to demonstrate how sufficient quantities of surface runoff from portions of the developed areas will be conveyed to wetland areas in order to maintain or improve their existing hydroperiod. Clearing of the land in a development area or drainage basin shall not begin until plans are approved by the appropriate agencies for the development area or drainage basin. ~~Treasure Coast Regional Planning Council will be provided copies of any construction permits issued by South Florida Water Management District.~~

23. Maintenance and management efforts required to assure the continued viability of preserved and created wetland littoral zone and upland habitats and the proper operation of all components of the surface water management system shall be the financial and physical responsibility of the developer. Any entities subsequently approved by the City of Port St. Lucie to replace the developer shall be required, at a minimum, to assume the responsibilities outlined above.

24. The Developer shall establish a vegetated and functional littoral zone as part of the surface water management system of lakes. Prior to construction of the system for each development area or drainage basin of the project, the developer shall prepare a design and management plan for the wetland/littoral zone that will be developed as part of that system. The plan shall: (I) include plan view and site location; (2) include typical cross

sections of the surface water management system showing the average water elevation after taking into account the effects of wellfield pumping and irrigation withdrawals on the lake system and the -3 foot contour (i.e., below average elevation); (3) specify how vegetation is to be established within this zone, including the extent, method, type and timing of any planting or mulching to be provided; and (4) provide a description of any management, monitoring, and maintenance procedures to be followed in order to assure the continued viability and health of the littoral zone. The littoral zone as established shall consist entirely of native vegetation and shall be maintained permanently as part of the water management system. As a minimum, ten square feet of vegetated littoral zone per linear foot of lake shoreline shall be established. The plan shall be subject to approval by St. Lucie County, the City of Port St. Lucie, and the South Florida Water Management District prior to beginning any excavation activity. Littoral zones shall be constructed concurrent with lake excavation and final grading. Operational permits for the surface water management system shall not be issued until such time as littoral zones have been constructed and inspected.

WATER

25. All water use by The Reserve Commerce Centre shall be metered, as required by the South Florida Water Management District. ~~Annual~~ Water use data shall be provided to the South Florida Water Management District as required by its permits ~~and Treasure Coast Regional Planning Council as part of the annual report to be submitted by the developer as required by Section 380.06, Florida Statues~~.

26. To reduce the demand for irrigation water, a minimum of 30 percent of all landscaping material and 50 percent of all planted trees shall be native plants adapted to the soil and climatic conditions occurring on site.

27. To the maximum extent consistent with wetland protection, surficial aquifer wellfields serving The Reserve Commerce Centre shall be located such that principal land uses within the cone of influence of such wells are open space, preserve, or residential area. In no case shall development which would use, handle, store, or produce hazardous or toxic materials occur within the cone of influence (i.e., one foot drawdown area) of a surficial aquifer potable water supply well, unless such use, handling, storage, or production is consistent with binding wellfield protection regulations.

28. In no case shall reverse osmosis reject water be utilized for irrigation purposes unless approved by the appropriate ~~state~~ permitting authority.

29. Water-saving plumbing devices shall be required in all construction (both residential and nonresidential) to reduce potable and nonpotable water demand. These devices shall include low flush toilets and efficient faucets and shower heads to help reduce the use of potable water for these uses.

30. Rates charged for potable water use shall be structured to encourage water conservation.

31. By January 1, I 990, all existing commercial users of potable water at The Reserve Commerce Centre shall be supplied with water service by the Reserve Community Development District. All future development at The Reserve Commerce Centre shall also be supplied with water service by the Reserve Community Development District.

32. All residential, commercial and industrial water and sewer requirements shall be supplied by a common utility which shall provide water and sewer service to all existing and proposed development, except Sabal Creek Phases I, II and IV, and Reserve Plantation 1, IIA and JIB, which contain lots which are in excess of the minimum requirement of one- half acre and any lots proposed within Sabal Creek Phase III (56 acre parcel) providing such lots be at least one acre in size. At such time and in the event water and/or sewer lines are made available to lots continued in the subdivisions referenced herein, they shall be required to hook up to the common utility service then provided by the utility company.

33. Any consents or other approvals required from ~~the Treasure Coast Regional Planning Council and/~~or in consultation with other governmental agencies, as a condition to further development approvals being issued after the effective date of the development order, shall not be subject to unreasonable delay ~~after all submissions and other data required by such agency (including Treasure Coast Regional Planning Council) from Developer, has been supplied~~.

34. No building permits shall be issued for The Reserve Commerce Centre beyond construction authorized by the Development Agreement executed by the Department of Economic Opportunity. until the South Florida Water Management District notifies the City of Port St. Lucie in writing that the method of providing potable and nonpotable water needs to such further development proposed by the developer is permitted and will not have adverse impacts to: 1) wetlands required by the Development Order to be preserved on site or wetlands and littoral zones created on site as mitigation for wetland functions and values lost as a result of this development; 2) the potentiometric head of the Floridian Aquifer, if applicable; and 3) the ability of existing legal users to meet their permitted potable and nonpotable requirements. Parameters and methods of hydrologic investigations undertaken to demonstrate that a sufficient source of water is available to serve further development proposed by the developer without adversely impacting the items listed above shall be established to the satisfaction of the South Florida Water Management District. Receipt of a valid South Florida Water Management District consumptive use permit for a withdrawal shall constitute compliance with this section.

Condition Satisfied

35. Maintenance and management efforts required to assure the continued proper operation of all components of the central water supply system shall be the financial and physical responsibility of the Reserve Community Development District until such time as it may be conveyed to another entity. Any entities subsequently authorized to replace the Reserve Community Development District shall be required, at a minimum, to assume the responsibilities outlined above or delegate such responsibilities to another entity to the satisfaction of the City of Port St. Lucie.

    Appropriate plans, specifications and applications for the water plant expansion shall be submitted to the Department of Environmental Protection (DEP) upon the existing water treatment facility reaching a finishing water maximum day demand equal to 80% of the DEP's rated plant capacity. Construction of the expansion shall begin before or when the facility achieves a maximum day finished water production equal to 90% of DEP's approved rated plant capacity.

WASTEWATER

36. Development shall only occur concurrently with the provision of adequate central wastewater treatment services. Prior to application for building permits for any part of The Reserve Commerce Centre at the beginning of each phase, the developer shall demonstrate that adequate treatment facilities will exist on schedule to handle all wastewater generated from both completed and planned development. Evidence of adequate treatment and disposal capability shall be subject to approval by the City of Port St. Lucie in consultation with the Department of Environmental Protection.

    The central wastewater treatment system shall be expanded based on the following flow capacities (actual 3 peak month average daily):

    a. When flows reach 60% of permitted capacity, a consultant will have been chosen.

    b. When flows reach 70% capacity, appropriate plans, specifications and application for wastewater plant expansion shall be submitted to the Department of Environmental Regulation.

    c. When flows reach 75% capacity, construction shall begin and be completed and certified prior to flows reaching 95% of permitted capacity.

37. The existing and proposed wastewater treatment and disposal system shall be constructed or modified to produce irrigation quality water so that spray irrigation of such water will be the primary wastewater disposal method. Excess wastewater may be disposed of through percolation ponds, as

permitted.

38. Maintenance and management efforts required to assure the continued proper operation of all components of the central wastewater treatment system shall be the financial and physical responsibility of the Reserve Community Development District, until such time as conveyed to another entity. Any entities subsequently authorized to replace the Reserve Community Development District shall be required, at a minimum, to assume the responsibilities outlined above or delegate such responsibilities to another entity to the satisfaction of the City of Port St. Lucie.

HAZARDOUS MATERIALS AND WASTE

39. Within three months of the effective date of the Development Order (the earlier of two dates if separate Development Orders are issued by St. Lucie County and the City of Port St. Lucie), the developer shall submit a hazardous materials management plan for review and approval by the City of Port St. Lucie, St. Lucie County, and the South Florida Water Management District and the Department of Environmental Protection. If said approval is not obtained within six months of the effective date of the Development Order, no further building permits shall be issued for any part of the project until approval is obtained. The plan shall:

a. require disclosure by all owners or tenants of non-residential property of all hazardous materials proposed to be stored, used, or generated on the premises;

b. require inspection of all business premises storing, using, or generating hazardous materials prior to the commencement of operation, and periodically thereafter to assure that adequate facilities and procedures are in place to properly manage hazardous materials projected to occur;

c. provide minimum standards and procedures for storage, prevention of spills, containment of spills, and transfer and disposal of such materials;

d. provide for proper maintenance, operation, and monitoring of hazardous materials management systems including spill and hazardous materials containment systems;

e. detail actions and procedures to be followed in case of spills or other accidents involving hazardous materials; and

f. guarantee financial and physical responsibility for spill cleanup.

MONITORING AND COMPLIANCE

40. In addition to all information required ~~by Chapter 380, Florida Statutes; by Chapter 9J-2, Florida Administrative Code;~~ by St. Lucie County; and by the City of Port St. Lucie for inclusion in a Biennial report to be prepared and submitted by the developer for The Reserve Development of Regional Impact, the following information must be included:

    a. current, good quality aerial photo showing native upland habitat preserved pursuant to the Development Order, acreage of the preserved areas, and copies of deed restrictions assuring preservation of native upland habitat acreage;

    b. summary of Gopher tortoise surveys and relocation efforts as required by the Development Order; and

    c. water use data (amounts from all sources) per Development Order condition requiring metered water use sources.

POLICE AND PUBLIC SAFETY

41. Prior to the issuance of any building permits, in any portion of this project in the incorporated areas of the City of Port St. Lucie, the petitioner shall pay any appropriate City assessment for the purpose of police/public safety.

FIRE PROTECTION

42. The developer shall reserve one parcel, a minimum size of two acres and configured to meet the needs of the St. Lucie County/Ft. Pierce Fire District, within the Reserve Commerce Park. This site shall be conveyed to the Fire District in a manner and time acceptable to the Fire District, if so required0

    Upon the enactment of a formal public safety (fire) impact fee ordinance by the St. Lucie County Board of County Commissioners, the terms and conditions of that ordinance shall apply to those portions of this project, described in Exhibit B of this resolution.

ENERGY

43. In the final site and building design plans, the developer shall: 1) incorporate those energy conservation measures identified on pages 25D.1 and 25D.2 of The Reserve Development of Regional Impact Application for Development Approval; 2)comply with the Florida Thermal Efficiency Code Part VII, Chapter 553, Florida Statutes; and 3) to the maximum extent feasible, incorporate measures identified in the Treasure Coast Regional Planning Council's Regional Energy Plan dated May, 1979, and the Treasure Coast Regional Planning Council's Regional Comprehensive Policy Plan. As a minimum, the developer shall demonstrate that incorporation of energy conservation measures already committed to and those measures to be

incorporated by the requirement of Condition 44 below has reduced projected energy demand by 20 percent below that demand which would have occurred without incorporation of the measures.

44. The developer shall incorporate each of the 17 energy saving methods outlined in the ENERGY section discussion of the Treasure Coast Regional Planning Council's Assessment Report for The Reserve Development of Regional Impact unless it can be demonstrated to the satisfaction of the ~~Treasure Coast Regional Planning Council~~ City of Port St. Lucie that individually each method is not cost effective.

TRANSPORTATION

45. ~~In the event the Developer decides to increase the amount of permitted uses within the Proposed Development, the Developer shall include in an application for PUD zoning for the PUD pod within which such change is contemplated, an analysis showing the proposed change and how it conforms to the conversion methodologies set forth below. In addition, the~~ Any use conversion shall require the mutual agreement of St. Lucie County and Port St. Lucie. The St. Lucie County Community Development Director and/or the City of Port St. Lucie Director of Planning and Zoning shall be the local official assigned the responsibility to approve the conversion of use. The conversion of use shall use the ratios contained in the conversion matrix and the cumulative use may not be less than the minimum use or more than the maximum use identified in the conversion matrix. The DRI ~~annual~~ biennial Report shall include information indicating the cumulative number of single-family dwelling units, condominium/townhouse dwelling units, timeshare units, hotel units, office square footage, industrial square footage, and retail square footage that have been approved by the City as of the date of the ~~annual~~ biennial Report~~, but in no event shall more than 50,000 square feet of general light industrial square footage, 25,000 square feet of office square footage or 25,000 square feet of shopping center square footage be converted to another use~~.

The following conversion matrix shall be used to allow land use conversions within the Proposed Development:

Land Use	**Trade Off**	**To Get**						
		General Light Industrial	Single - Family	Condo/ Townhouse	Timeshare	Hotel	Office	Shopping Center
General Light Industrial	1,000 SF	---	1.40 du	2.42 du	2.57 units	1.70 rms	579 sf	253 sf
Single-Family	1 DU	715 sf	---	1.73 du	1.83 units	1.21 rms	414 sf	181 sf
Condo/ Townhouse	1 DU	413 sf	0.58 du	---	1.06 units	0.70 rms	239 sf	104 sf
Timeshare	1 Unit	390 sf	0.55 du	0.94 du	---	0.66 rms	226 sf	99 sf
Hotel	1 RM	590 sf	0.82 du	1.43 du	1.51 units	---	341 sf	149 sf
Office	1,000 SF	1,727 sf	2.42 du	4.19 du	4.43 units	2.93 rms	---	437 sf
Shopping Center	1,000 SF	1,000 sf	5.53 du	9.58 du	10.14 units	6.71 rms	2289 sf	---
DRI Use		500,000 SF	3,001 Dwelling Units			310 Rms	174,105 SF	86,736 SF
Minimum Use		300,000 SF	2,800 Dwelling Units			110 Rms	74,105 SF	16,736 SF
Maximum Use		700,000 SF	3,200 Dwelling Units			510 Rms	374,105 SF	156,736 SF

~~Note: Consistent with section 380.06(19)(b), F.S., residential uses may not increase by more than10 percent through the use of the conversion matrix.~~

46. Contracts shall be let within 18 months of the effective date of Resolution No. 05-R09 to construct the following listed improvements (i and ii):

    i. Signalization at St. Lucie West Boulevard and I-95 West Ramps intersection; and,

    ii. Extend the southbound right-tum lane, including the deceleration distance, to a location 600 feet back from the STOP bar for the southbound left-tum lane.

    Note: This condition is satisfied.

47. No building permits shall be issued for development that cumulatively generates more than the total PM peak-hour threshold trips or date threshold, whichever comes later, as indicated in Table I, listed after condition 55 until one of the listed alternative actions has occurred for each of the indicated improvements.

    Note: This condition is satisfied.

48. At a minimum, the Developer shall pay a fair share contribution consistent with the road impact fee ordinance of the City of Port St. Lucie.

49. Beginning two years after the approval date of this Development Order, a PM peak-hour trip generation summary of approved development shall be provided to the City of Port St. Lucie on a Biennial basis.

50. Commencing in 2008 and continuing every two years thereafter, the developer shall submit a Biennial Status Report indicating the status (schedule) of guaranteed improvements. This Biennial Status Report shall be submitted to the City of Port St. Lucie and St. Lucie County~~, FDOT, TCRPC and the DEO part of the Development of Regional Impact Annual Report~~.

    The Biennial Status Report shall list all roadway improvements needed to be constructed, the guaranteed date of completion for the construction of each needed improvement, the party responsible for the guaranteed construction of each improvement, and the form of the binding commitment that guarantees construction of each improvement. Additionally, this report shall include the most recently provided trip generation summary as required under Condition 49 and any land use trade-off conversions that have occurred pursuant to Condition 45 of this Development Order since the execution of the Development Order.

51. No building permits shall be issued for development that cumulatively generates more than 3153 total PM peak-hour trips or after December 31, 2005, whichever occurs later, until the indicated improvement has been included within the first three years of the adopted Capital Improvements Program for either St. Lucie County or the City of Port St. Lucie, or until the indicated improvement has been included within the first three years of the Florida Department of Transportation's Adopted Work Program, or until contracts have been funded and let by for improvements to obtain the following roadway configuration listed below including the appropriate lane geometry at the intersections, signalization, lighting and associated improvements (i)

    i. Six-lane St. Lucie West Boulevard from Village Parkway/Commerce Center Drive to Peacock Boulevard. This improvement includes the construction of a six-lane bridge over I-95.

    ii. St. Lucie West Boulevard at I-95 Southbound Ramps

Eastbound Reserve Blvd	Westbound St. Lucie West Blvd
Three through lanes	Two through lanes
One right-tum lane	
Southbound I-95 Southbound Off-Ramp	
Two left-tum lanes	

One right-tum lane

iii. St. Lucie West Boulevard at I-95 Southbound Ramps

Eastbound St. Lucie West Blvd Two left-tum lane Three through lanes	Westbound St. Lucie West Blvd Three through lanes One right-tum lane
Northbound I-95 Northbound Off-Ramp One left-tum lane Two right-tum lanes	

iv. 2nd receiving lane for the I-95 Northbound On Ramp to accommodate dual - eastbound left turns at the I-95 east ramps intersection.

The Developer may provide for the construction of this improvement through a jointly funded undertaking among private and/or public entities and such construction and funding shall satisfy this condition provided it is the subject of a binding executed developer's agreement or contract. The developer shall be entitled to receive fair share traffic impact fee credits for all design and construction costs of this improvement in an amount consistent with any local roads impact fee ordinances or regulations.

Note: This condition is satisfied (FDOT funded construction in 2022).

52. No building permits shall be issued for development that cumulatively generates more than 3153 total PM peak-hour trips or December 31, 2005, whichever occurs later, until an operational analysis of the Village Parkway/St. Lucie West Boulevard roundabout is conducted. This analysis shall be completed on a biennial basis and submitted to the City of Port St. Lucie and St. Lucie County with the biennial report. The operational analysis shall include monitoring of current safety and operational conditions and shall project operation conditions for a three-year period. The methodology of such an analysis shall be reviewed and approved by the City of Port St. Lucie and St. Lucie County. In the event that the overall operating conditions of the roundabout are projected to be below level of service "D" or safety deficiencies are identified, operational or geometric improvements shall be implemented to provide level of service "D" or better. The roundabout/intersection shall be improved as necessary up to and including the intersection geometry identified in (i) below which replaces the roundabout with a standard intersection. Building permits shall not be issued 24 months after a need for an improvement has been identified by the operational study or projected until contracts have been funded and let by the Developer for the identified improvements. Such improvements may include additional turn lanes, warranted signalization, pavement markings,

signage, lighting, and associated improvements (i):

i. ~~Village Parkway~~ Commerce Centre Drive and St. Lucie West Boulevard/Reserve Boulevard

Northbound Village Parkway	Southbound Village Parkway
One left-turn lane	Two left-turn lanes
Two through lane	Two through lanes
One right turn lane	One right-turn lane
Westbound St. Lucie West Blvd	Westbound St. Lucie West Blvd
Two left-tum lanes	Two left-tum lanes
Two through lanes	Two through lanes
One right-tum lane	One right-tum lane

53. The Developer shall conduct a signal warrant analysis at the following intersections beginning January 2008. The signal warrant analysis shall be continued on a Biennial basis until all signals are warranted.

A. Glades Cut-off Road and ~~Village Parkway~~Commerce Centre Drive,

B. Glades Cut-off Road and Reserve Boulevard.

The analyses shall be performed during the peak season and presented and approved by the City of Port St. Lucie and/or St. Lucie County, as applicable. The analysis may be limited to providing traffic volume counts only when agreed to by either the City of Port St. Lucie and/or St. Lucie County, as applicable. The signal warrant analysis shall project warrants for a one-year period.

Additional certificates of occupancy shall not be issued nine months after the analysis showing a traffic signal is warranted until either (i or ii):

i. Contracts have been funded and let by the Developer for the installation of the traffic signal and applicable intersection improvements including appropriate lane geometry, signalization, pavement markings, signage, lighting and associated improvements; or,

ii. Within sixty (60) days after a signal is warranted, a letter of credit equivalent to 120% of the design and construction costs of the applicable signal and intersection improvements shall be posted assuring that the applicable signal will be installed within 12 months after the signal is warranted.

During the site plan approval process, a traffic study shall be

submitted to St. Lucie County or the City of Port St. Lucie, as appropriate, to determine lane geometry for internal roadways and their intersections with collector or arterial streets.

54. Condition 54 was removed under resolution 08-R79. Reason: Improvements completed:

    1. Crosstown Parkway is completed as a six-lane road.

    2. West Virginia (Crosstown Parkway) is complete as a six-lane road with aninterchange at I-95.

    3. a. West Virginia (Crosstown Parkway) is complete as a six-lane road CashmereBoulevard to Floresta Drive.

       b. West Virginia (Crosstown Parkway) is complete as a six-lane road with aninterchange at I-95.

55. No building permits shall be issued for development that cumulatively generates more than the 3,867 total PM peak-hour trips or after December 31, 2010, whichever occurs later, until one of the listed alternative actions has occurred for one of the following indicated improvement groups (1, 2 or 3) at the intersection of Midway Road and Selvitz Road.

    1. Add a second eastbound and a second westbound through lane; or

    2. Add eastbound and westbound right-tum lanes; or
    3. A) Add northbound and southbound left-tum lanes; and
       B) Add a southbound right-tum lane; or
       C) Add an eastbound right-tum lane.

Alternative Actions:

A. Contracts have been let to construct the indicated improvements; or,

B. The indicated improvement has been included within the first three years of the adopted Capital Improvements Program for St. Lucie County or the City of Port St. Lucie, or the first three years of FDOT's adopted Work Program; or,

C. An analysis has been conducted that demonstrates the indicated improvement(s) are not needed. The analysis shall also identify the new improvement(s) and new trip and date thresholds when such improvement(s) will be needed~~. The methodology for such analysis and the study results shall be provided to the Treasure Coast Regional Planning Council (TCRPC) and the FDOT for review and shall be approved by the Department of Economic Opportunity (DEO)~~. Prior to the redefined threshold being reached, the

improvement shall be let for construction or shall be programmed for construction within the first three years of the Capital Improvements Program for the City of Port St. Lucie or St. Lucie County or FDOT's adopted Work Program; or,

D. An applicable lower level of service has been adopted by the maintaining agency and an analysis has been conducted that demonstrates the indicated improvement(s) are not needed. The analysis shall also identify the new improvement(s) and new trip and date thresholds when such improvement(s) will be needed~~. The methodology for such analysis and the study results shall be provided to the Treasure Coast Regional Planning Council (TCRPC) and the FDOT for review and shall be approved by the Department of Economic Opportunity (DEO)~~. Prior to the redefined threshold being reached, the improvement shall be let for construction or shall be programmed for construction within the first five years of the Capital Improvements Program for the City of Port St. Lucie or St. Lucie County or first three years of FDOT's adopted Work Program; or,

E. The City of Port St. Lucie and/or St. Lucie County has adopted a long-term concurrency management system (CMS) and includes the indicated improvement(s) in the long-term CMS; or,

F. A local government development agreement consistent with sections 263.3220 through 263.3243, F.S. has been executed and attached as an exhibit to the Development Order.

Note: This condition is satisfied.

56. St. Lucie County and the developer shall either amend existing impact fee agreement RIF 04-002 or enter into an impact fee agreement, which in either form shall provide the developer credits against St. Lucie County Road Impact Fees on a dollar for dollar basis for transportation concurrency mitigation implemented pursuant to the Reserve DRI Development Order, including credits for:

i. Proportionate share and fair share payments previously paid or payable in the future by the developer; and

ii. Cost of transportation mitigation projects previously constructed or to be constructed by the developer. Transportation mitigation projects include all costs associated with a project, including design, permitting, right of way, construction and inspection costs to the extent applicable to a given mitigation project.

It is also recognized that Condition 32(C) of the Verano DRI Development Order provides that Verano Development, LLC, the developer of the Verano DRI, has voluntarily agreed to prioritize and advance certain improvements to St. Lucie West Boulevard at the request of St. Lucie County. As such, any

amendment to RIF 04-002 or new impact fee agreement addressed by this condition shall also provide the option for the Reserve to utilize impact fee credits resulting from Condition 32(C), subject to Verano Development, LLC., authorizing as a party, the impact fee agreement.

The following Condition 32(C) from the Verano DRI Development Order is provided forreference.

Verano DRI Condition 32(C). The Developer has voluntarily agreed to prioritize and advance the following mobility improvements ("Priority Improvements"), subject to the ability to obtain requisite permits:

1. Within 18 months from the effective date of this fifth amendment to Resolution 03-R68 the Developer shall let contracts for the construction of the following improvements including the appropriate lane geometry, signalization, lighting and associated improvements:

   a. Dual eastbound left-tum lanes on St. Lucie West Boulevard at Peacock Boulevard;

   b. Including signal coordination between the 1-95 west ramp, 1-95 east rampand Peacock intersection

2. Within 5 years from the effective date of this fifth amendment to Resolution 03- R68, or by 1,037 total P.M. peak hour trips, whichever occurs earlier, the Developer shall let contracts for construction the following improvements including the appropriate lane geometry, signalization, lighting and associated improvements:

   a. Construction of a second westbound lane on St. Lucie Boulevard from the 1-95 and St. Lucie West Boulevard northbound ramps to the St. Lucie West Boulevard WB to 1-95 SB ramp; and;

   b. Conversion of the Peacock Boulevard, southbound through lane to a shared through and right-tum lane.

3. The Developer shall execute a binding agreement with the City of Port St. Lucie for the Priority Improvements, subject to permitting. The design, permitting, construction and inspection costs for the Priority Improvements shall be credited toward the $3,595,076.00 proportionate share contribution as set forth in Condition 32B, including credits for design and permitting costs for any Priority Improvement component that is not permitted. The binding agreement shall specify options for how any balance of the $3,595,076 proportionate share that is not expended on the Priority Improvements {"Remaining Proportionate Share") shall be applied to achieve a mobility improvement to St. Lucie West Boulevard, which shall be prioritized in the following order:

a. Utilizing the Remaining Proportionate Share, in conjunction with sufficient funding from other sources, including FDOT, to widen St. Lucie West Boulevard to four lanes through all or part of the segment between the east end of St. Lucie West Overpass and Peacock Boulevard and/or to construct additional improvements to the St, Lucie West/Peacock Boulevard intersection; or

b. Utilizing the Remaining Proportionate Share to construct improvements toSt. Lucie West Boulevard within one mile to the east of the bridge.

The above options in Condition 32(C)3.a. and b. shall be credited in the same manner as described for the Priority Improvements. The developer and City, in consultation with St. Lucie County, also have the option to execute a binding agreement to implement only Condition 32(C)l rather than Condition 32(C)2 and utilize the Remaining Proportionate Share, in conjunction with funding from FOOT or any other available funding source, to expedite all or a part of the improvements described in Condition 32(C)3.a. If this option is utilized, the Remaining Proportionate Share payment would be due within 5 years from the effective date of this fifth amendment to Resolution 03-R68, or by 1,037 total P.M. peak hour trips, whichever occurs earlier. Implementation of Condition 32(C) shall fully satisfy mitigation requirements for impacts to St. Lucie West Boulevard.

One year after Phase 1 improvements (1.a and 1.b) are completed the developer shall conduct an analysis of St. Lucie West Boulevard between the southbound off ramp and Peacock Boulevard. If said analysis indicates operational improvements are warranted then developer shall coordinate a meeting with FOOT, City of Port St. Lucie, St. Lucie County and the TPO with the goal of advancing any of the improvements specified in the condition or otherwise agreed to in a binding agreement provided that governmental funding sources are sufficient to match the developer's contribution at no less than 60% toward the selected improvements. In no case shall this condition be construed to require the developer to contribute funding and improvements that collectively exceed a value of $3,595,076.

Note: This condition is satisfied.

TABLE I

Condition Satisfied	Threshold		Location	Improvement/Lane Addition	Improvement Location	Alternative Actions					
						A	B	C	D	E	F
	Total PM Trips	Date									
YES	**3,153**	**12/31/05**	St. Lucie West Boulevard and NW Peacock Boulevard	Second left-turn lane extend dual left turn lanes at least 610 feet.	Eastbound St. Lucie West Boulevard	*	*	*	*		*
YES	**3,153**	**12/31/05**	St. Lucie West Boulevard and NW Peacock Boulevard	Second left-turn lane	Southbound NW Peacock Boulevard	*	*	*	*		*
YES	**3,963**	**12/31/07**	Glades Cut-Off Road and Commerce Center Parkway	One right-turn lane	Westbound Commerce Center Parkway	*		*			*
YES	**3,963**	**12/31/07**	West Midway Road and 25th Street	Right-turn lanes	Southbound 25th Street	*	*	*			*
YES	**3,963**	**12/31/07**	West Midway Road and 25th Street	Extend left-turn lane to 590 feet, including taper	Eastbound West Midway	*	*	*			*
YES	**3,963**	**12/31/07**	St. Lucie West Boulevard and California Boulevard	Second through lanes	Northound and Southbound California Boulevard	*	*	*			*
YES	**3,963**	**12/31/07**	St. Lucie West Boulevard and Bethany Drive	One through/left-turn lane (restriping)	Southbound Bethany Drive	*	*	*	*		*
YES	**4,896**	**12/31/12**	West Midway Road and Selvitz Road	Separate left-turn lane	Eastbound and Westbound West Midway Road	*	*	*			*

U.C. – Under Construction

ALTERNATIVE ACTIONS

A) Contracts have been let for improvements to obtain the indicated improvement(s).

B) The indicated improvement has been included within the first five years of the adopted Capital Improvements Program for either St. Lucie County or the City of Port St. Lucie or the first three years of FDOT's adopted Work Program.

C) An analysis has been conducted that demonstrates the indicated improvement(s) are not needed. The analysis shall also identify the new improvement(s) and a new trip threshold when such improvement(s) will be needed. ~~The methodology for such analysis and the study results shall be provided to the Treasure Coast Regional Planning Council (TCRPC) and the FDOT for review and shall be approved by the Department of Economic Opportunity (DEO)~~. Prior to the redefined threshold being reached, the improvement shall be let for construction or shall be programmed for construction within the first five years of the Capital Improvements Program for the City of Port St. Lucie or St. Lucie County.

TABLE I											
Condition Satisfied	**Threshold**		**Location**	**Improvement/Lane Addition**	**Improvement Location**	**Alternative Actions**					
						A	**B**	**C**	**D**	**E**	**F**
	Total PM Trips	**Date**									

D) An applicable lower level of service standard has been adopted by the maintaining agency and an analysis that demonstrates the indicated improvement(s) are not needed has been conducted. The analysis shall also identify the new improvement(s) and a new trip threshold when such improvements will be needed. ~~The methodology for such analysis and the study results shall be provided to the TCRPC and the FDOT for review and shall be approved by the DEO.~~ Prior to the redefined threshold being reached, the improvement shall be let for construction or shall be programmed within the first five years of the City of Port St. Lucie's or St. Lucie County's Capital Improvements Program.

E) The City of Port St. Lucie and/or St. Lucie County has adopted a long-term concurrency management system (CMS) and includes the indicated improvement(s) in the long-term CMS.

F) A local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed and attached as an exhibit to the Development Order.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, AS FOLLOWS:

B. The legal description for the property under this Development of Regional Impact Application for Development Approval, is as follows:

SEE ATTACHED EXHIBIT A

~~C. Any modifications or deviations from the approved plans or requirements of this Development Order shall be submitted to the St. Lucie County Community Development Director and the Port St. Lucie Director of Planning and Zoning, for a determination by the Board of County Commissioners of St. Lucie County/City Council of the City of Port St. Lucie, as to whether the change constitutes a substantial deviation as provided in Section 380.06(19 4), Florida Statutes. The Board of Commissioners of St. Lucie County/City Council of the City of Port St. Lucie shall make its determination of substantial deviation at a public hearing after notice to the developer.~~

C. The St. Lucie County portion of the DRI is not effective within the boundaries of the City. The City of Port St. Lucie does not have jurisdiction over portions of the DRI outside the City boundaries.

D. St. Lucie County/the City of Port St. Lucie shall monitor the development of the project to ensure compliance with this Development Order. The St. Lucie County Community Development Director and/or the City of Port St. Lucie Director of Planning and Zoning shall be the local official assigned the responsibility for monitoring the development and enforcing the terms of the Development Order. The Community Development Director/Director of Planning and Zoning may require periodic reports of the developer with regard to any item set forth in this Development Order.

E. The developer shall make a biennial report ~~as required by Section 380.06(18 6), Florida Statutes~~. The biennial report shall be submitted beginning in 2008 and then every other year on the anniversary date of the adoption, the earlier of the two dates if separate Development Orders are adopted, of the Development Order and shall include the following:

i. Any changes in the plan of development, or in the representations contained in the Application for Development Approval, or in the phasing for the reporting period;

ii. A summary comparison of development activity proposed and actually conducted for the reporting period;

iii. Undeveloped tracts of land that have been sold, transferred, or leased to a successor developer;

iv. Identification and intended use of lands purchased, leased, or optioned by the developer adjacent to the original site since the Development Order was issued;

v. An assessment of the developer's and local government's compliance with the conditions of' approval contained in this Development Order and Development Approval and summarized in the Regional Planning Council Assessment Report for the development undertaken;

~~vi. Any request for a substantial deviation determination that was filed in the reporting year or is anticipated to be filed during the next reporting period;~~

vi~~i~~. An indication of a change, if any, in local government jurisdiction for any portion of the development since the Development Order was issued;

viii~~i~~. A list of significant local, State, and Federal permits which have been obtained or which are pending by agency, type of permit, permit number, and purpose of each;

~~ix~~ viii. The biennial report shall be transmitted to St. Lucie County and~~,~~ the City of Port St. Lucie~~, the Treasure Coast Regional Planning Council, the Florida Department of Economic Opportunity, the Department of Natural Resources, the South Florida Water Management District, the Florida Department of Environmental Regulation, and such additional parties as may be appropriate or required by law~~;

ix. A copy of any recorded notice of the adoption of a Development Order or the subsequent modification of an adopted Development Order that was recorded by the developer pursuant to Subsection 380.06(~~15~~ 4), Florida Statutes; and

x~~i~~. Any other information requested by the Board of Commissioners of St. Lucie County/City Council of the City of Port St. Lucie or the St. Lucie County Community Development Director/Port St. Lucie Director of Planning and Zoning to be included in the biennial report.

F. The definitions found in Chapter 380, Florida Statutes, shall apply to this Development Order.

G. St. Lucie County/the City of Port St. Lucie hereby agrees that prior to ~~December 15, 2013 2020~~ January 27, 2023, The Reserve Development of Regional Impact shall not be subject to down zoning, unit density reduction, or intensity reduction, unless the County/City demonstrates that substantial changes in the conditions underlying the approval of the Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by St. Lucie County/the City of Port St. Lucie to be essential to the public health, safety, or welfare.

H. This Development Order shall be binding upon the developer and its assignees or successors in interest. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the powers and duties of any referenced government agency in existence on the effective date of this Development Order.

I. The approval granted by this Development Order is conditional and shall not be construed to obviate the duty of the developer to comply with all other applicable local, State, and federal permitting requirements.

J. In the event that any portion or section of this Development Order is deemed to be invalid, illegal, or unconstitutional by the court of a competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Order, which shall remain in full force and effect.

K. This Development Order shall become effective upon adoption.

L. Certified copies of this Development Order shall be transmitted immediately by certified mail to ~~the Department of Economic Opportunity, Treasure Coast Regional Planning Council, and~~ Reserve Homes Ltd., L.P.

M. Within 21 days of the effective date of this resolution granting Development Order approval or of any modification of the Development Order approval, the developer, ~~Mainstreet Village II LLC~~ Meritage Homes of Florida, Inc., shall record a notice of adoption of this order or modification in compliance with Chapter 380.06(4)(c), Florida Statutes~~, with copies of said notice being provided to the Treasure Coast Regional Planning Council, St. Lucie County and the City of Port St. Lucie~~.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida,this _____ day of _____, 2022.

City Council
..-.City of Port St. Lucie

BY:_____
Shannon M. Martin, Mayor

Attest:

_____
Sally Walsh, City Clerk

Approved to Form:

_____
James D. Stokes, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION FOR THE RESERVE DRI

All that tract of parcel of land lying in Section 15, Township 36 South, Range 39 East, more particularly described as follows: All of said Section 15, lying southeasterly of the southeasterly right-of-way line of the Florida East Coast Railroad, less and except the west 1/2 of the southwest 1/4 of the southwest 1/4 of said section; and less the right-of-way for Florida Power and Light Company. Subject to any right, title or interest the north St. Lucie River Water Management District may have to or in canal No. 107, as per agreement recorded in O.R. Book 215, page 2091, Public Records of St. Lucie County, Florida, less and except the lands described and contained within the G.O. Team Industrial Park Unit One as per plat thereof recorded in Plat Book 23, Pages 31 and 32 of the Public Records of St. Lucie County, Florida, Less and except the lands described and contained in the G.O. Team Industrial Park Unit Two as per plat thereof recorded in Plat Book 24, Page 24 of the Public Records of St. Lucie County, Florida, less and except all right-of-way contained in the G.O. Team Industrial Park Unit three as per plat thereof recorded in Plat book 26, Page 2, Public Records of St. Lucie County, Florida.

EXHIBIT "B"

RESERVE DRI MASTER PLAN MAP H

Legend

- Lake
- Upland Buffer/Conservation Easement Areas
- SFWMD Wetland
- Woodpecker Preserve/Gopher Tortoise Relocation Area/Colony A
- R — 2 ace Recreation Parcel

Development Uses

Industrial = 500,000 sf

Retail / Commercial = ~~150,000 sf~~ 86,736 sf

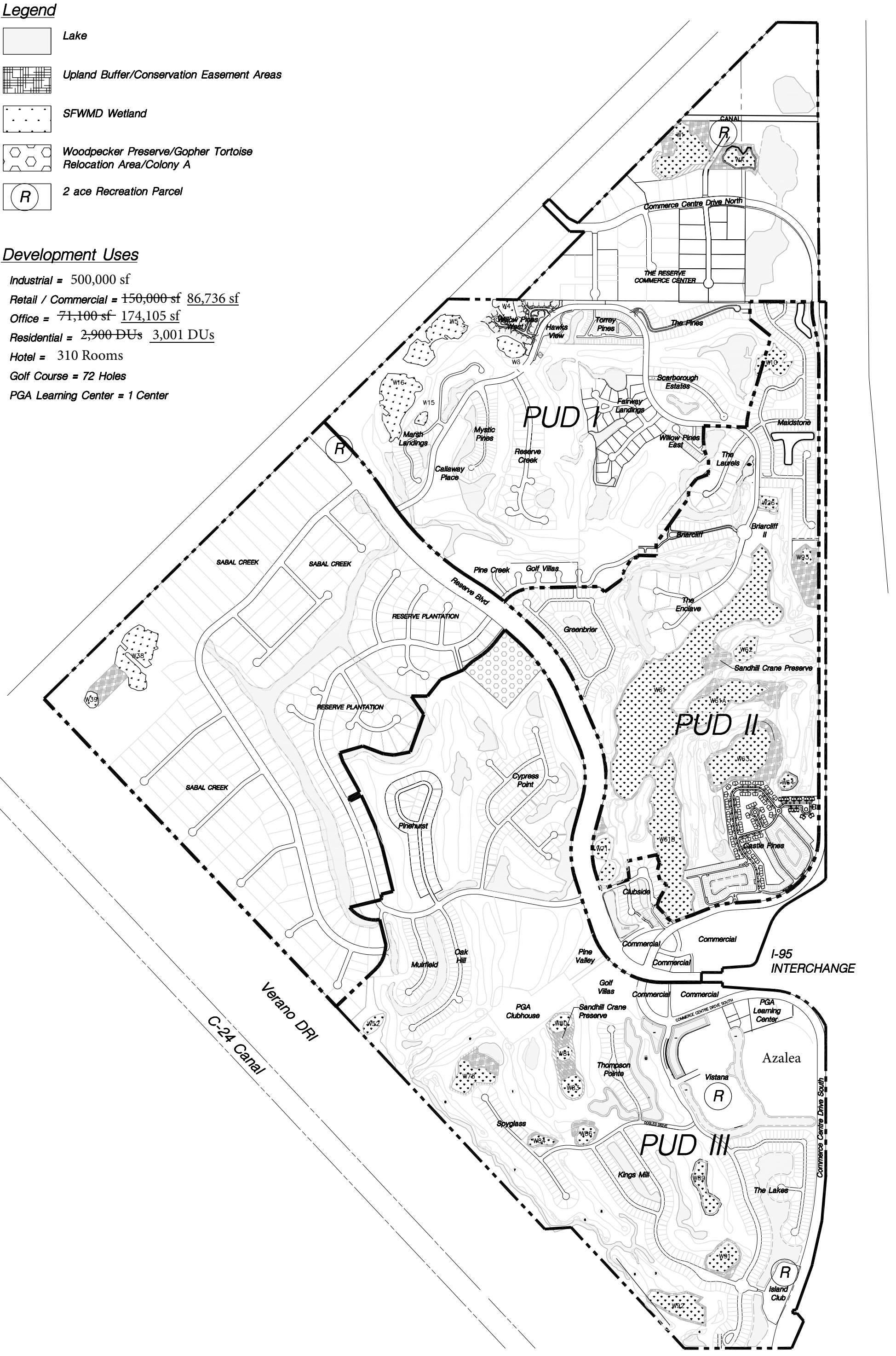
Office = ~~71,100 sf~~ 174,105 sf

Residential = ~~2,900 DUs~~ 3,001 DUs

Hotel = 310 Rooms

Golf Course = 72 Holes

PGA Learning Center = 1 Center



Reserve DRI

St. Lucie County, City of Port St. Lucie

Map H Revised May 9, 2022

North

600 0 300

EXHIBIT "C"

UPLAND HABITAT AREAS FOR THE RESERVE

Reserve Homes - Upland Areas

St. Lucie County

Common Areas/Open Space	49.80 Acres
50% of Area Upland Habitat (9.50 ac)	
Conservation Areas (Already subject to Conservation Easements or plat dedication for Upland purposes)	47.30 Acres
Microsited Areas (Commercial)	2.10 Acres
St. Lucie County Total Upland:	99.20 Acres

City of Port St. Lucie

Microsited Areas (Commercial)	21.40 Acres
Preserve Areas (Note 1)	99.40 Acres
Verano Off-site (Note 2)	11.0 Acres
City of Port St. Lucie Total Upland:	131.80 Acres
Total Upland Preserved:	**231.00 Acres**

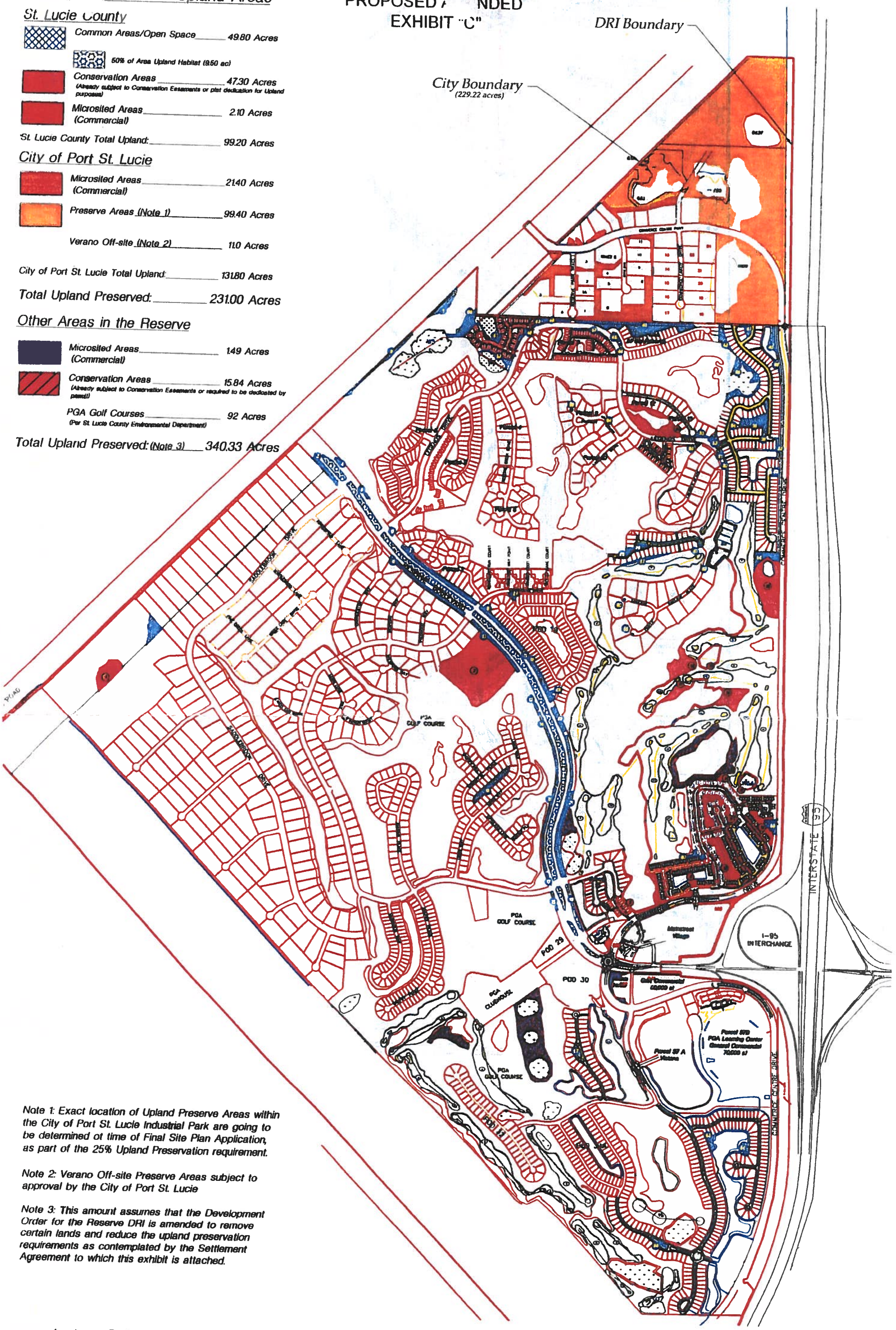
Other Areas in the Reserve

Microsited Areas (Commercial)	1.49 Acres
Conservation Areas (Already subject to Conservation Easements or required to be dedicated by permit)	15.84 Acres
PGA Golf Courses (Per St. Lucie County Environmental Department)	92 Acres
Total Upland Preserved: (Note 3)	**340.33 Acres**

PROPOSED AMENDED
EXHIBIT "C"

DRI Boundary

City Boundary
(229.22 acres)



Note 1: Exact location of Upland Preserve Areas within the City of Port St. Lucie Industrial Park are going to be determined ot time of Final Site Plan Application, as part of the 25% Upland Preservation requirement.

Note 2: Verano Off-site Preserve Areas subject to approval by the City of Port St. Lucie

Note 3: This amount assumes that the Development Order for the Reserve DRI is amended to remove certain lands and reduce the upland preservation requirements as contemplated by the Settlement Agreement to which this exhibit is attached.

Landscape Design Associates
7410 S US Hwy 1, Suite 103
Port St. Lucie, FL 34952
772-871-5816 ph
772-871-9905 fax

Reserve
St. Lucie County
Upland Map Exhibit C

January 17, 2007

Sheet 1 of 1

600 0 300 600

EXHIBIT "D"

CONSOLODATED TRAFFIC STUDY

(STUDY ON FILE WITH THE CITY OF PORT ST. LUCIE
PLANNING AND ZONING DIRECTOR)

(DATED SEPTEMBER 2011)

EXHIBIT "E"

LAND DONATION MAP

EXHIBIT E
LAND DONATION LOCATION MAP

THE RESERVE DRI INDUSTRIAL PARK

CITY OF PORT ST. LUCIE, FLORIDA
OCTOBER 27, 2011

lucido&associates

N.T.S.

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

January 11, 2022
St. Lucie County
Planning and Zoning Department
2300 Virginia Avenue
Fort Pierce, FL 34982

Consent of Owner

PGA at Saint Lucie County LLC

To whom this may concern,

Please be advised that the undersigned is the owner of the subject property located at 8563 S Commerce Centre Dr. The undersigned does hereby consent to the filing of applications in regard to the land owned by PGA at Saint Lucie County LLC and does hereby authorize Meritage Homes as the developer with Cotleur & Hearing as representatives and agents on behalf of the undersigned in connection with such filing.

For: PGA at Saint Lucie County LLC

_____ 1/12/2022

Signatory Authority Date

Carlos E. Gonzalez,
Authorized Representative

Printed Name

Notary Acknowledgement

State of Florida

County of Miami-Dade

I hereby certify that the foregoing instrument was acknowledged before me this 12TH day of January, 2022, by Carlos E. Gonzalez, as Authorized Representative of PGA at Saint Lucie County LLC, a Florida limited liability company

He or she is personally known to me or has produced N/A as identification.

_____ State of Florida at-large

Notary Public Signature

MAYTEE VIVAS

Printed Name

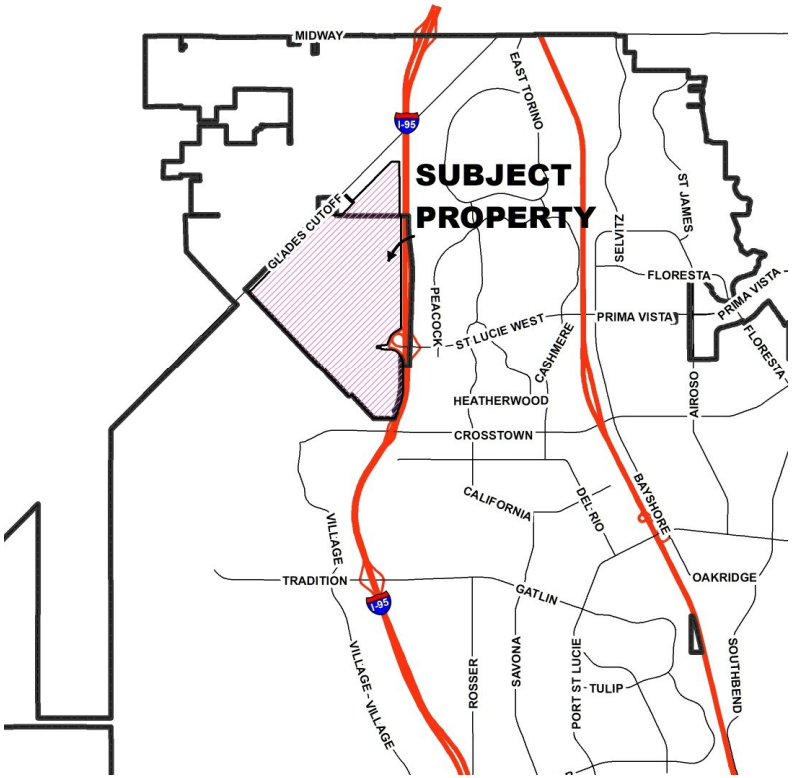
MAYTEE VIVAS
MY COMMISSION # GG 253257
EXPIRES: September 19, 2022
Bonded Thru Notary Public Underwriters

THE RESERVE DEVELOPMENT OF REGIONAL IMPACT (DRI) – AMENDMENT NO. 9

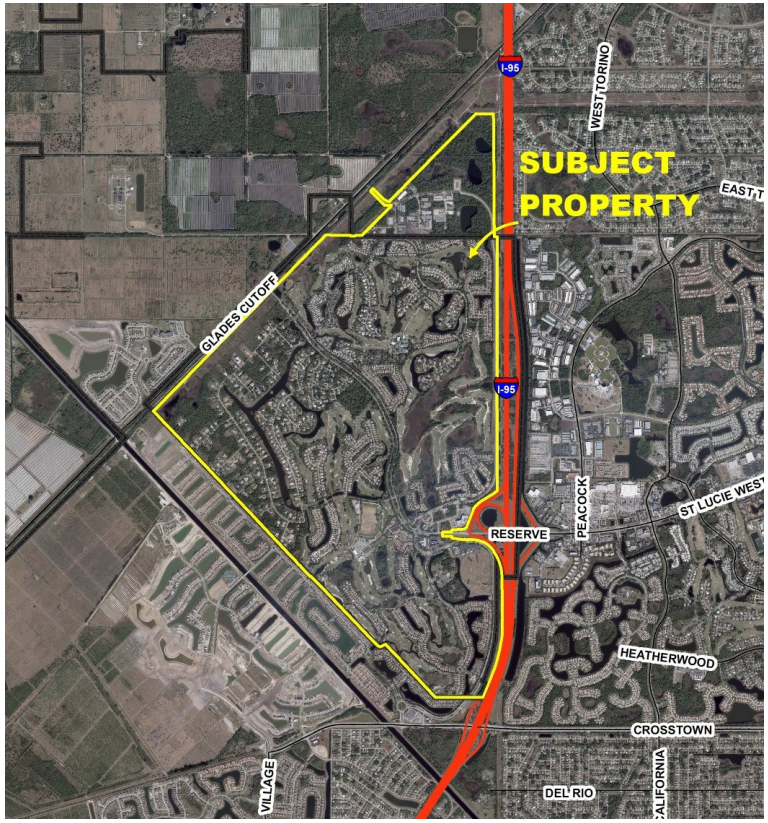
(P22-047)

Planning and Zoning Board Meeting – June 7, 2022

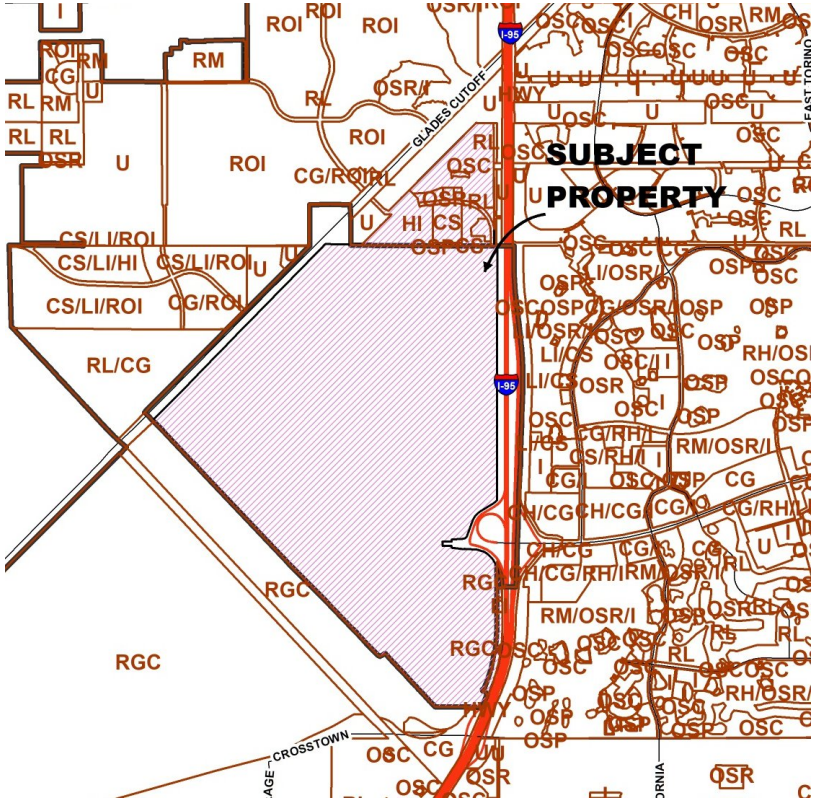
Location Map



Aerial Map


I-95
WEST TORINO
SUBJECT
PROPERTY
GLADES CUTOFF
I-95
RESERVE
PEACOCK
ST LUCIE WEST
HEATHERWOOD
CROSSTOWN
VILLAGE
DEL RIO

Future Land Use Map



Proposed Amendment

Development Uses

Industrial = 500,000 SF

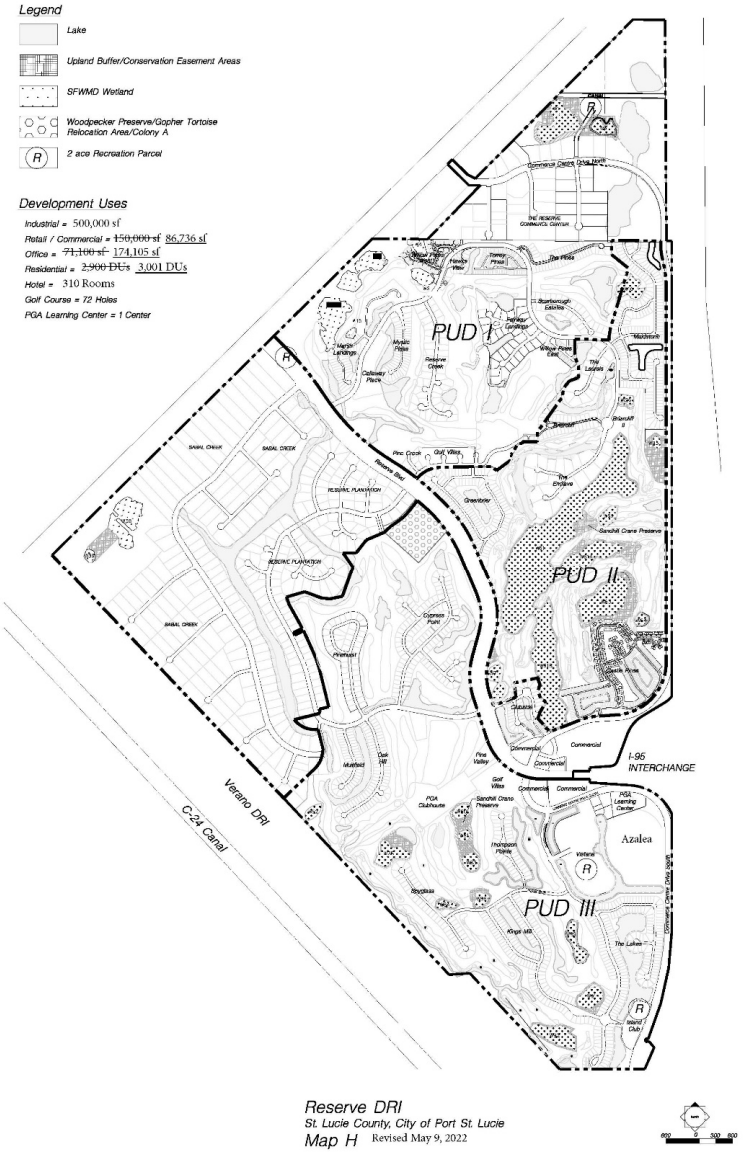
Retail/Commercial = ~~150,000 SF~~ 86,736 SF

Office = ~~71,100 SF~~ 174,105 SF

Residential = ~~2,900 DUs~~ 3,001 DUs

Hotel = 310 Rooms

Golf Course = 72 Holes



CityofPSL.com

Conversion Matrix

Land Use	Trade Off	To Get						
		General Light Industrial	Single-Family	Condo/ Townhouse	Timeshare	Hotel	Office	Shopping Center
General Light Industrial	1,000 SF	---	1.40 du	2.42 du	2.57 units	1.70 rms	579 sf	253 sf
Single-Family	1 DU	715 sf	---	1.73 du	1.83 units	1.21 rms	414 sf	181 sf
Condo/ Townhouse	1 DU	413 sf	0.58 du	---	1.06 units	0.70 rms	239 sf	104 sf
Timeshare	1 Unit	390 sf	0.55 du	0.94 du	---	0.66 rms	226 sf	99 sf
Hotel	1 RM	590 sf	0.82 du	1.43 du	1.51 units	---	341 sf	149 sf
Office	1,000 SF	1,727 sf	2.42 du	4.19 du	4.43 units	2.93 rms	---	437 sf
Shopping Center	1,000 SF	1,000 sf	5.53 du	9.58 du	10.14 units	6.71 rms	2289 sf	---
DRI Use		500,000 SF	3,001 Dwelling Units			310 Rms	174,105 SF	86,736 SF
Minimum Use		300,000 SF	2,800 Dwelling Units			110 Rms	74,105 SF	16,736 SF
Maximum Use		700,000 SF	3,200 Dwelling Units			510 Rms	374,105 SF	156,736 SF

Recommendation

The Planning Department finds the proposed amendment to be consistent with the City's Comprehensive Plan and recommends approval.

"A City for All Ages"

Agenda Summary

2022-329

Agenda Date: 6/7/2022 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-054 Mason Toscana Master Sign Program

Location: South of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.

Legal Description: Second Replat of Tract E, South Port St. Lucie Unit 15

This is a request to create a Master Sign Program for a project known as Toscana PUD.

Submitted By: Daniel Robinson, Planner II

Executive Summary: Toscana PUD has proposed a master sign program for identification of the residential and commercial parcels of the PUD.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the Mason Toscana Master Sign Program.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the Mason Toscana Master Sign Program.
2. Move that the Board recommend denial and provide explanation of recommendation.

Background: See attached staff report.

Issues/Analysis: N/A

Special Consideration: N/A

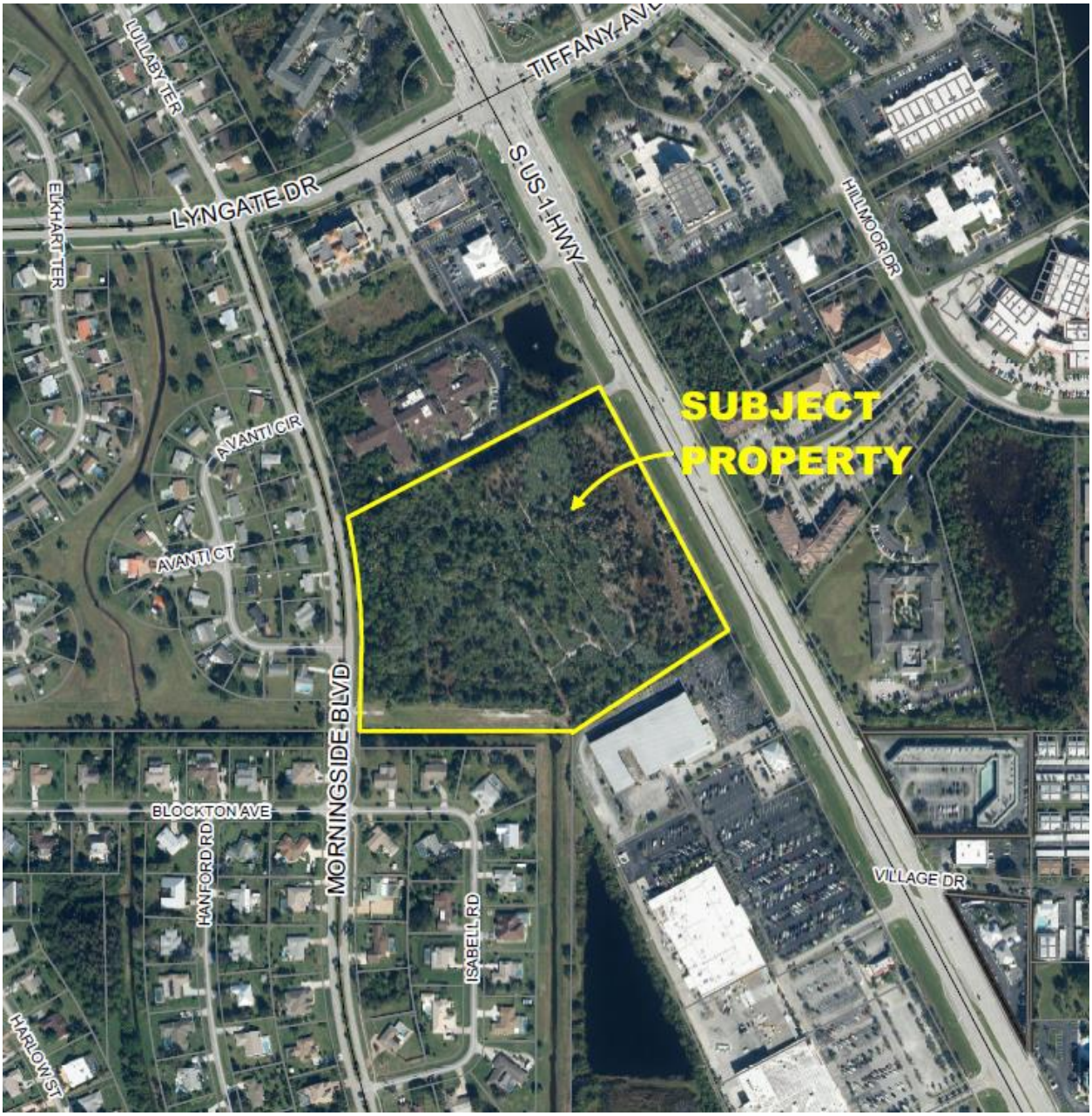
Location of Project: South of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.

Attachments:

- Staff report
- Exhibit A
- Proposed sign program
- Application

- Staff presentation

Mason Toscana Master Sign Program
Master Sign Program Application
P22-054



Project Location Map

SUMMARY

Applicant's Request:	This is a request to create a master sign program for the Toscana at Port St. Lucie PUD.
Applicant:	Michael McCluney
Property Owner:	WP Toscana PSL MF-FL Owner, LL
Location:	The project is located south of Lyngate Drive, on the west side of South Federal Highway, and east of Morningside Boulevard.
Project Planner:	Daniel Robinson, Planner II

Project Description

The proposed program provides the opportunity for the residential and commercial properties within the Toscana PUD to share one (1) of the two (2) main monument signs that will be located at each of the two entrances to the project.

Location and Site Information

Property Size:	16.89 acres
Legal Description:	Second replat of tract E, South Port St. Lucie unit 15, according to the plat thereof recorded in plat book 90, page 38, of the public records of St. Lucie County, Florida. Containing 735,678 square feet or 16.89 acres, more or less.
Future Land Use:	General Commercial/Medium Density Residential/Open Space Conservation (CG/RM/OSC)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Project under construction.

Surrounding Uses

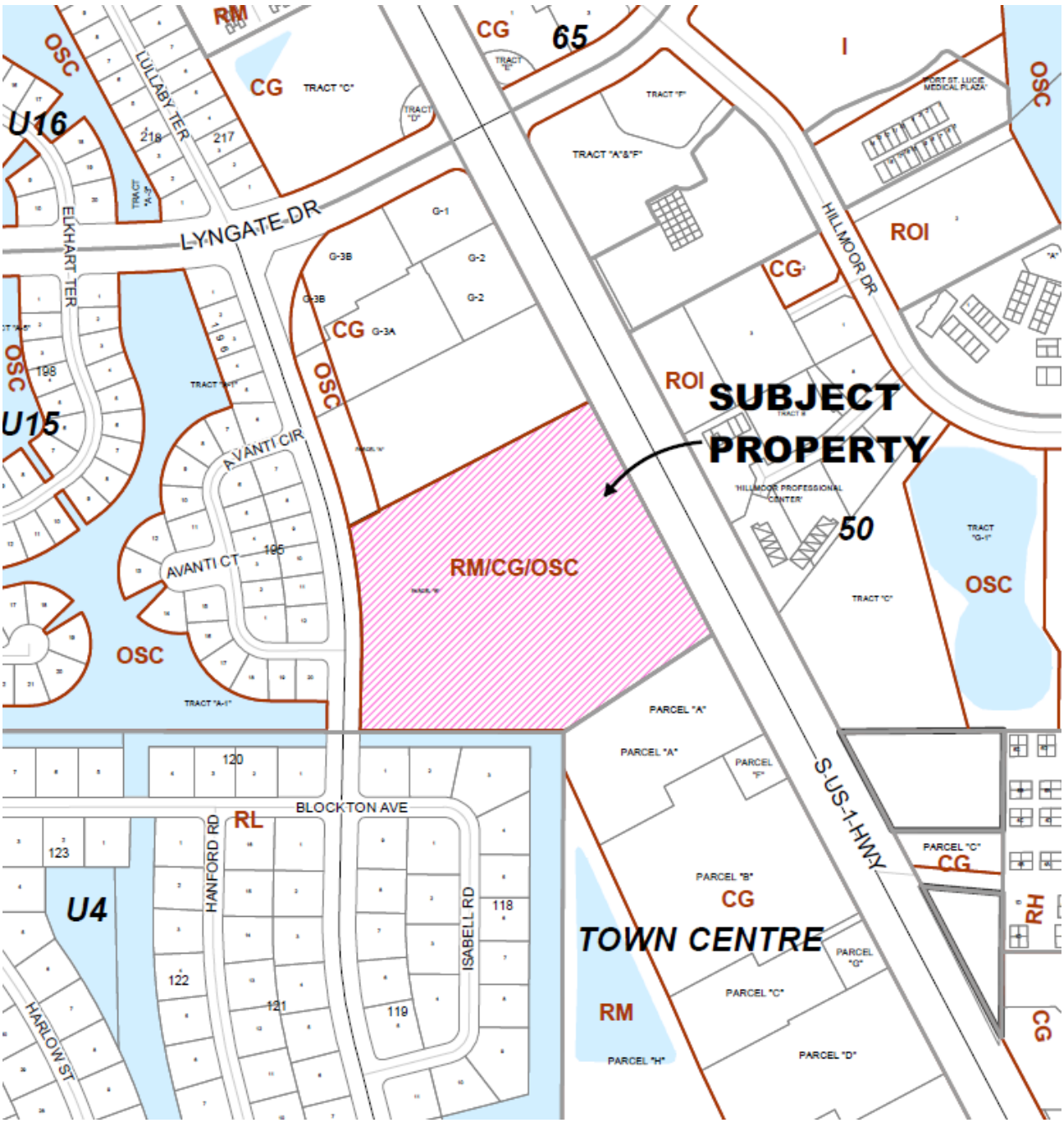
Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Nursing Home
South	CG	CG	Enclosed assembly
East	ROI	P	Commercial Businesses
West	RL	RS-2 & RS-1	Residential Property

Project Analysis

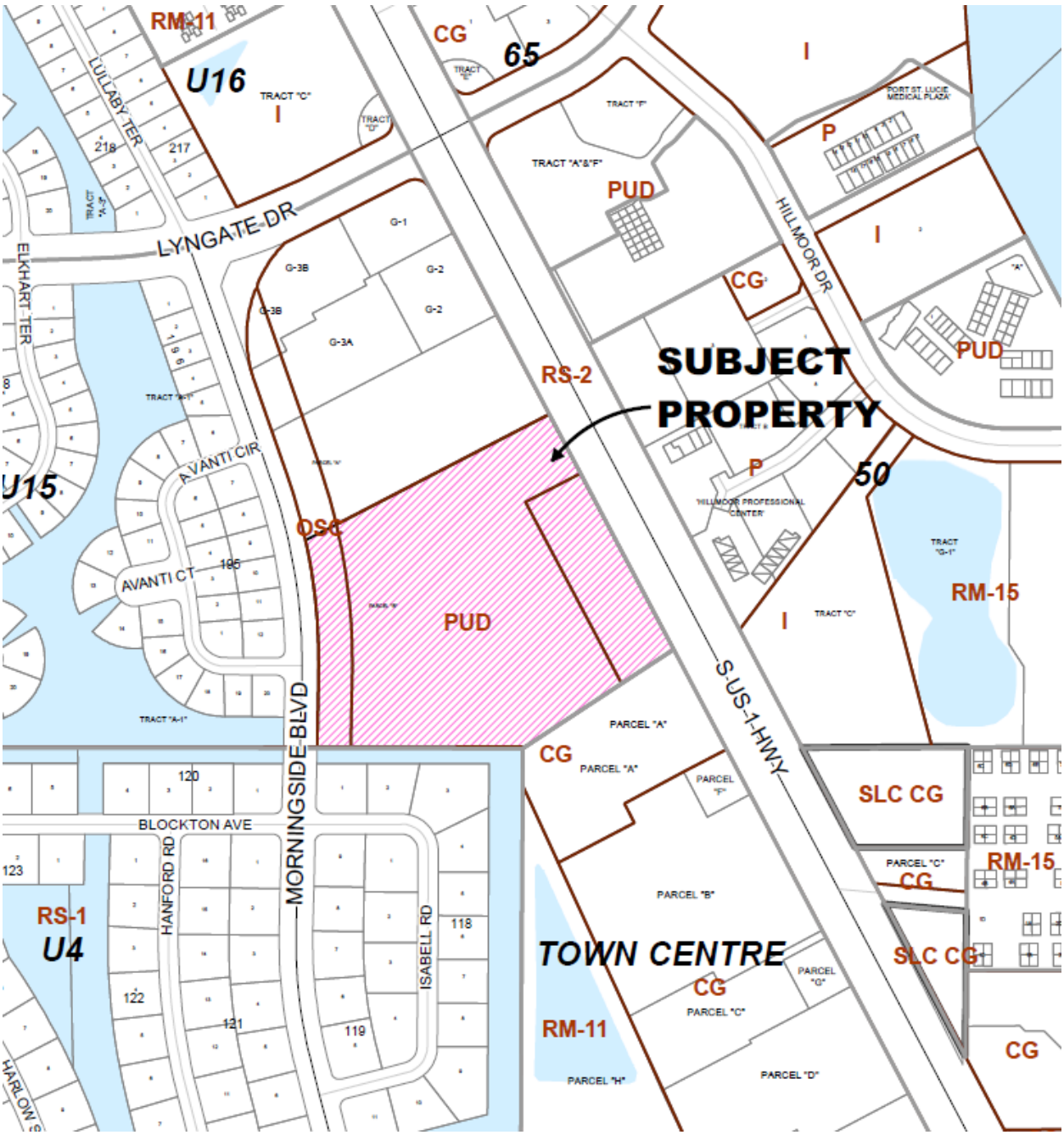
Toscana is a 16.89 acre multifamily and commercial development located along the west side of US Highway #1. Commercial development is proposed to front along US Highway #1 (2.3 acres). Multifamily development is proposed to be located behind the commercial development (13.62 acres). Proposed multifamily development consists of 252 units within seven (7) apartment buildings that are three (3) floors in height. Proposed commercial development consists of two (2) parcels along US Highway # 1. Outparcel #1 is .76 acres and Outparcel #2 is 1.54 acres. The primary monument is for identification of both the residential parcel and the two (2) commercial parcels. The secondary monument is for identification of the residential parcel only.

The City code would permit One (1) sign for each parcel, allowing a total of three (3) monument signs along US Highway #1. One (1) for the residential and one (1) for each of the commercial parcels. Each sign would be permitted a total of 32 square feet for each sign granting a total of 96 square feet of signage on the monument signs.

The applicant has proposed to have only two (2) monument signs along US highway #1. The two signs are proposed to have a maximum total square footage of 82.5 square feet. This will be 13.5 square feet less then what City Code would permit on Three (3) signs.



Future Land Use


SUBJECT PROPERTY
RM-11
U16
CG
65
I
LULLABY TER
LYNGATE DR
ELKHART TER
HILLMOOR DR
PUD
P
RS-2
OSC
U15
AVANTI CIR
AVANTI CT
RM-15
50
MORNINGSIDE BLVD
S US-1 HWY
SLC CG
BLOCKTON AVE
HANFORD RD
ISABELL RD
RS-1
U4
TOWN CENTRE
RM-11

Zoning Map

STAFF RECOMMENDATION

Staff does find the proposed amendment to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and complies with the requirements of Section 155.03(H) and recommends approval.

PLANNIGN AND ZONING BOARD ACTION OPTIONS

- o Motion to recommend approval
- o Motion to recommend approval with conditions
- o Motion to recommend denial

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.

Exhibit A

Master Sign Program Table

Type	Maximum Square Footage		Maximum Height		Permitted number of signs		Identification Use
	Proposed MSP	City Code	Proposed MSP	City Code	Proposed MSP	City Code	
Primary Monument Sign	52.5 square feet	32 square feet	8 feet	10 feet	1	1	Residential and commercial shared use
Secondary Monument Sign	30 square feet	Not Permitted By Code. The Multiple family parcel is permitted one sign along Us 1.	7 feet	N/A	1	N/A	Residential use

The sign program does not propose monuments signs to be located on the commercial parcels. The program prohibits any other freestanding monument signs for the development. The City Code would permit each outparcel to have its own monument sign.

Mason Toscana

A Waypoint Residential Property

Port St. Lucie, Florida:
PARCEL ID# 4401-714-0002-000-9
PARCEL ID# 4401-714-0004-000-3
PARCEL ID# 4401-714-0003-000-6

Master Sign Program proposed by:

DEVELOPER:

Waypoint Residential

WP ToscanaPSL MF-FL Owner, LLC

Jim Lott
150 East Palmetto Park Rd
Suite 700
Boca Raton FL, 33432
(561) 961-7961

CONSULTANT:

Semiotic Marketing, INTL.
Michael McCluney
4042 Enterprise Way, #130
Flowery Branch, Ga 30542
(470)778-3770

TABLE OF CONTENTS:

Overview.....3-4

Community Monument Signs 5

Community Monument Sign Descriptions 6

Monument Sign Matrix..... 7

Site Plan 8

Overview:

This Master Sign Program (MSP) provides a comprehensive overview of the sign types that vary from The City of Port St Lucie's codes, ordinances, and citywide design standards. All sign types not addressed in this MSP remain subject to The City of Port St. Lucie's existing codes, ordinances, and citywide design standards pertaining to residential and commercial developments.

Toscana is a 16.89-acre mixed use development. The residential part of this PUD is newly located along the Hwy US 1 corridor. This new development currently has no awareness within the greater Port St Lucie community and those who commute on Hwy US 1 may be able to see that there are structures, but have no way of knowing the intended use of these structures or identifying the companies operating in their community.

The Master Sign Program is intended to allow proper visibility for all projects within the Toscana PUD along Hwy US 1. The two Community Monument Signs along Hwy US 1 are proposed for both the Mason Toscana multifamily residential development and the two commercial tenants within the development.

The Community Monument signs will be constructed in conjunction with the ongoing development of the Toscana development.

This Master Sign Program is composed of only one primary section – parcel Monument Signs. In the selection below, we clearly articulate the look and functional purpose of the Toscana design standard.

This Master Sign Program describes the general aesthetic concept of the monument signage for the Toscana PUD. No addition freestanding monument signs will be permitted for the residential or commercial parcels. All other signage is subject to the existing codes and ordinances of Port St. Lucie.

Process:

All signs are required to be reviewed by the City of Port St Lucie Planning and Zoning Department, which will review signs based on the criteria that follow, and permitted through The City of Port St Lucie Building Department prior to construction and/or installation.

Background:

The sign guidelines in this manual supersede the existing City of Port St. Lucie codes, ordinances, and citywide design standards. Any sign elements or criteria not addressed in this program will meet current City of Port St. Lucie Sign Code requirements. Changes to the technical part of this Program, such as height and sign face requirements, can only be made through an amendment of this program. The sign descriptions represented are only intended as a visual guide. The sign program does not propose monuments signs to be located on the commercial parcels. The program prohibits any other freestanding monument signs for the development.

General Requirements:

Utility Setbacks:

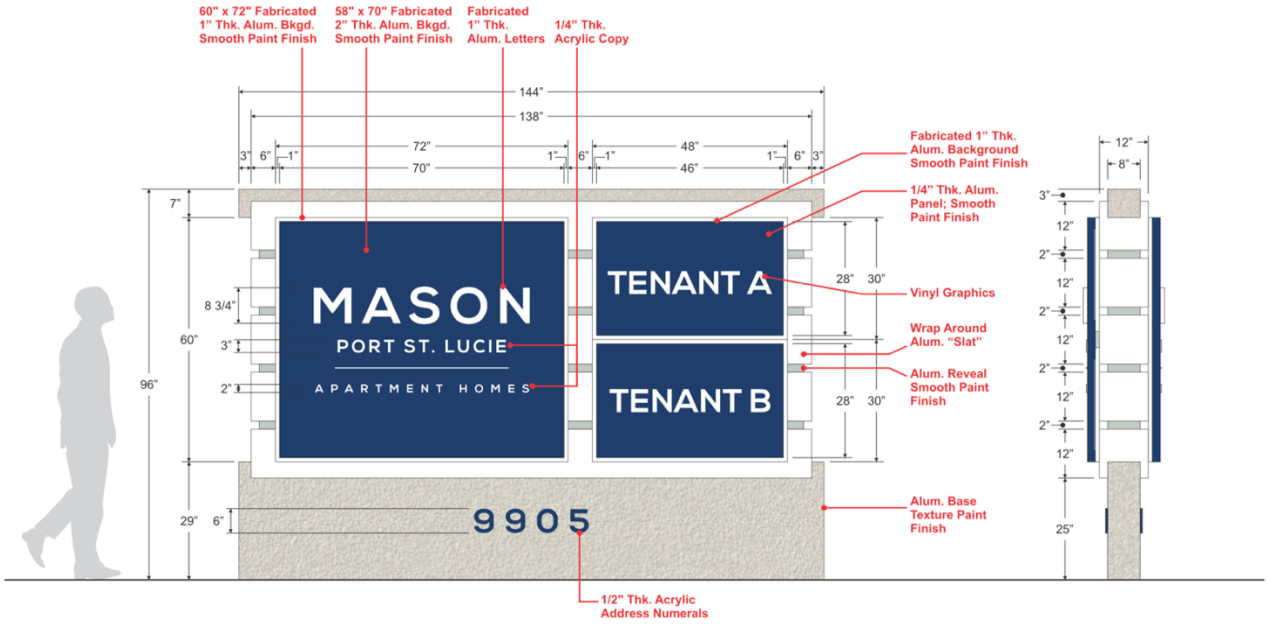
Signs and sign structures must meet PSLUSD separation requirements and shall be installed a minimum of 10 feet horizontally from all main lines (water, gravity, sewer, force and City owned reclaimed water). The 10-foot horizontal setback shall be as measured from the outside edge of the pipe to the nearest point of the structure, including underground (footers, etc.) or above ground (roof overhangs, etc.) features. Those main lines installed between structures shall have a 10-foot setback on each side. Additionally, where deep mains are installed, those greater than 9 feet between structures, the Utility may, at its discretion, require additional horizontal setback.

Property Line Setback:

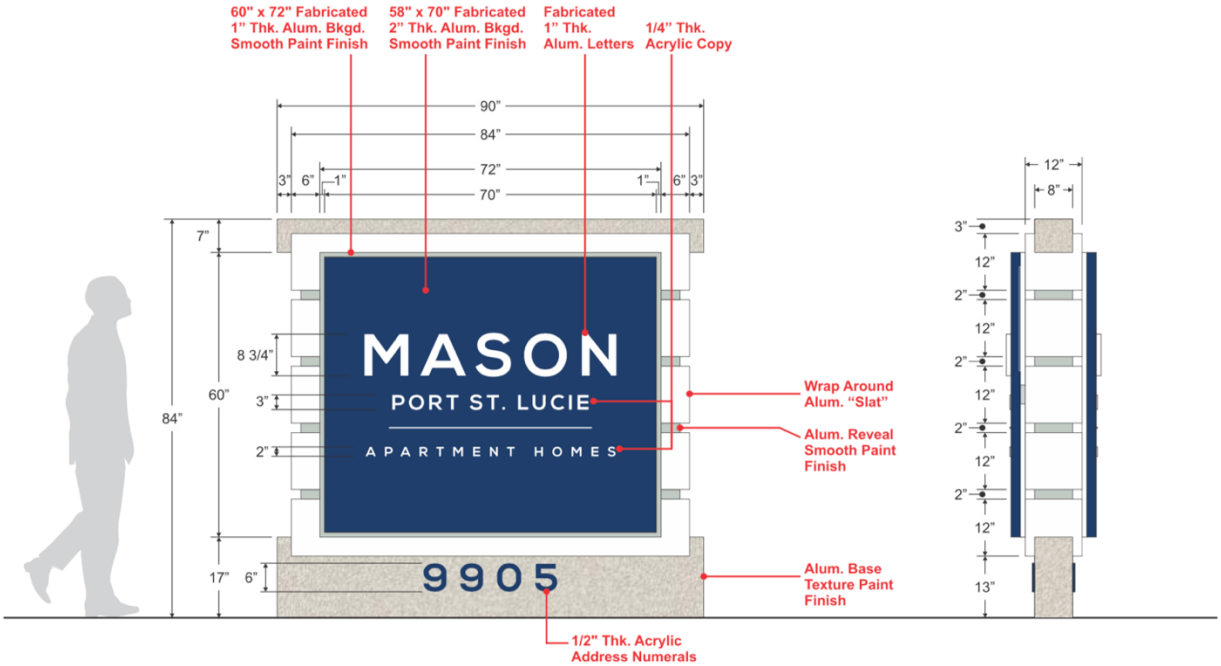
Signs will be setback a minimum of 10 ft from all rights-of-ways and property lines.

Community Monument Signs:

Primary Monument:



Secondary Monument:



Community Monument Sign Descriptions:

Use:

Locates and identifies the Toscana PUD and its tenants.

Locations:

Main Entries are both along Hwy US 1.

Quantity:

2 Monument signs, where shown on Site Plan.

Size:

Primary Monument features shall not exceed a maximum height of 8 feet tall and Secondary Monument features shall not exceed 7 feet tall.

Allowable Sign Area: (Refer to page 5)

Primary Monument will have a maximum of 52.5 sq/ft and Secondary Monument with have a maximum of 30 sq/ft.

Materials:

Externally illuminated double faced monument sign. Primary construction materials: aluminum sheet and architectural frame/extrusion, fabricated aluminum base with texture coat paint finish. Acrylic tenant panels with applied vinyl graphics, cast aluminum, and/or precision cut aluminum letters or logo.

Copy:

Sign Copy shall be either fabricated metal, pin mounted metal letters or painted (vinyl) text applied to metal (and/or lexan) placards. All lettering or metal placards shall be mounted on a metal or masonry framework. Lettering material shall be at least 3/8" thick. Greater lettering thickness is encouraged. Lettering may also be engraved or carved into a stone or concrete surface.

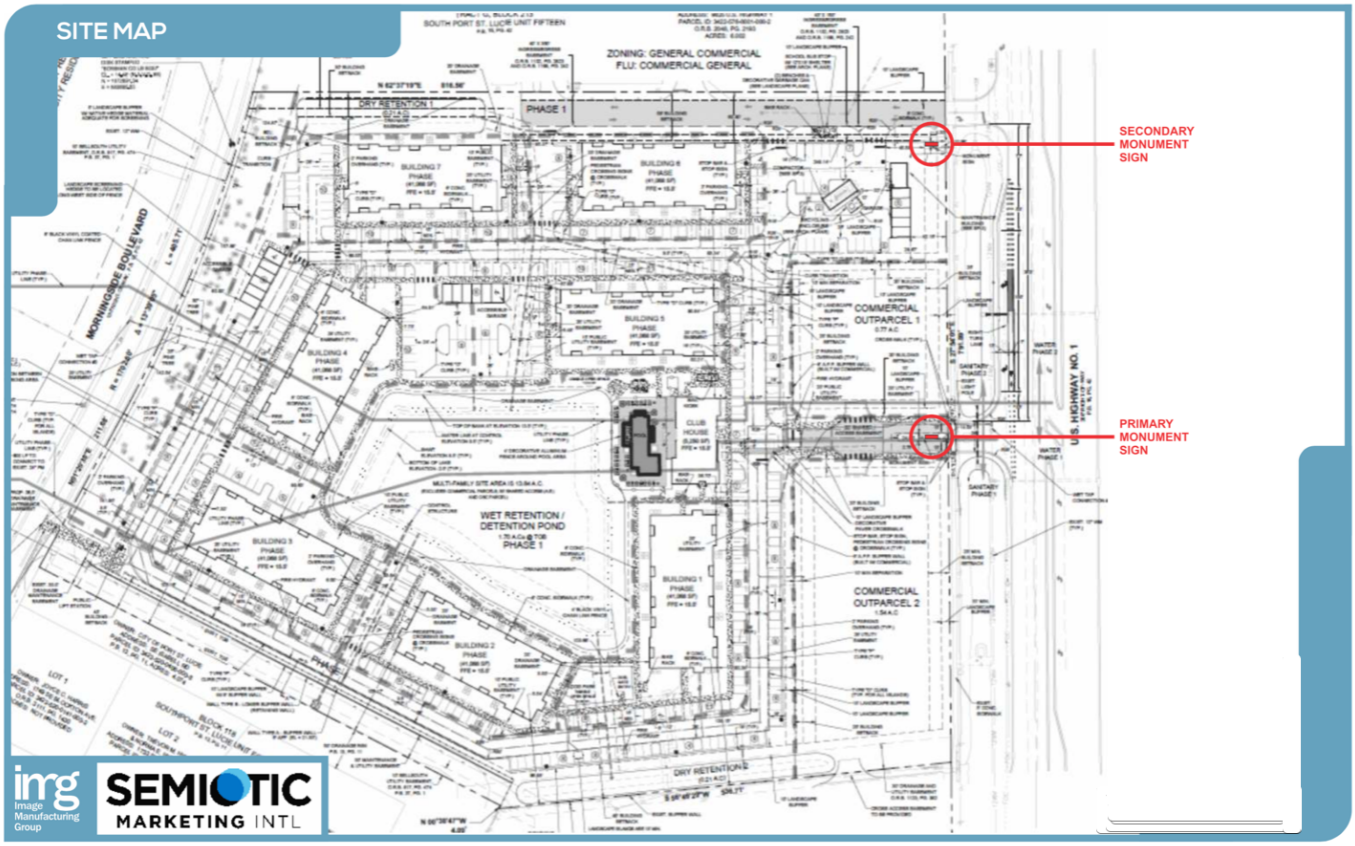
Miscellaneous:

Toscana Property Association will be responsible for maintenance of both the Primary and Secondary Monument signs.

Master Sign Program
Table

Type	Maximum Square Footage		Maximum Height		Permitted number of signs		Identification Use
	Proposed MSP	City Code	Proposed MSP	City Code	Proposed MSP	City Code	
Primary Monument Sign	52.5 square feet	32 square feet	8 feet	10 feet	1	1	Residential and commercial shared use
Secondary Monument Sign	30 square feet	Not Permitted By Code. The Multiple family parcel is permitted one sign along Us 1.	7 feet	N/A	1	N/A	Residential use
The sign program does not propose monuments signs to be located on the commercial parcels. The program prohibits any other freestanding monument signs for the development. The City Code would permit each outparcel to have its own monument sign.							

Site Plan:


SITE MAP
SECONDARY MONUMENT SIGN
PRIMARY MONUMENT SIGN
ZONING: GENERAL COMMERCIAL
FLU: COMMERCIAL GENERAL
PHASE 1
COMMERCIAL OUTPARCEL 1
COMMERCIAL OUTPARCEL 2
WET RETENTION / DETENTION POND
CLUB HOUSE
MONINGSIDE BOULEVARD
U.S. HIGHWAY NO. 1
SEMIOTIC MARKETING INTL

P22-054 Toscana

TYPE	STATUS	BUILDING TYPE
MSP	P&Z MEETING SCHEDULED	

ASSIGNED TO

Daniel Robinson; Breanna Vasquez; Public Works Engineering; Randy McGarity

ADDRESS

9905 S US HWY 1

SECTION	BLOCK	LOT
Unit 15	Tr E	Tr 1

LEGAL DESCRIPTION

SECOND REPLAT OF TRACT E SOUTH PORT ST LUCIE UNIT FIFTEEN (PB 90-38) TRACT 1 (13.84 AC - 602,870 SF)

SITE LOCATION

PARCEL #

3422-576-0002-000-9 4401-714-0002-000-9

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
16.89		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
0	0

UTILITY PROVIDER

DESCRIBE REQUEST

This is a Master Sign Program for a multifamily development with two commercial tenants on the premises. The address is 9905 S US HWY 1. The property is 19.89 acres and will has 252 residential units. This MSP focuses on the Monument sign needs for Mason Toscana as those are the only needs outside of the existing Port St Lucie standard sign requirements.

Primary Contact Email

mmccluney@smidifference.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Michael	McCluney

Business Name

ADDRESS

4042 Enterprise Way

CITY	STATE	ZIP
Flowery Branch	GA	30542

EMAIL	PHONE
mmccluney@smidifference.com	7062072425

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name
WP ToscanaPSL MF-FL Owner, LL

ADDRESS
150 East Palmetto Park Rd Suite 700

CITY	STATE	ZIP
Boca Raton	FL	33432

EMAIL	PHONE
iheredia@waypointresidential.com	(561) 961-7961

Mason Toscana Master Sign Program

Planning and Zoning Board Meeting of June 7, 2022
P22-054

Summary:

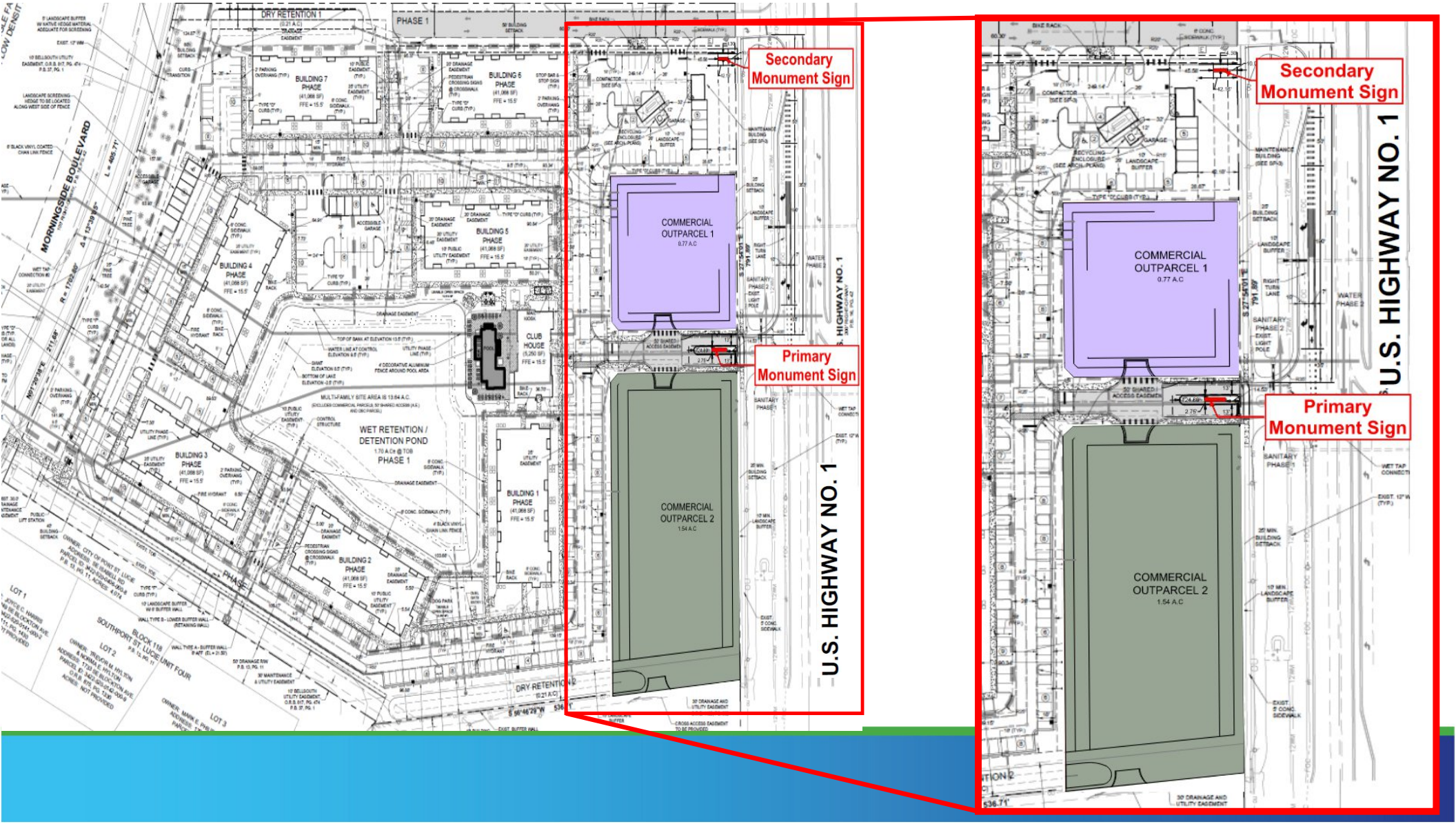
The proposed program provides the opportunity for the residential and commercial properties within the Toscana PUD to share one (1) of the two (2) main monument signs that will be located at each of the two entrances to the project.

Summary:

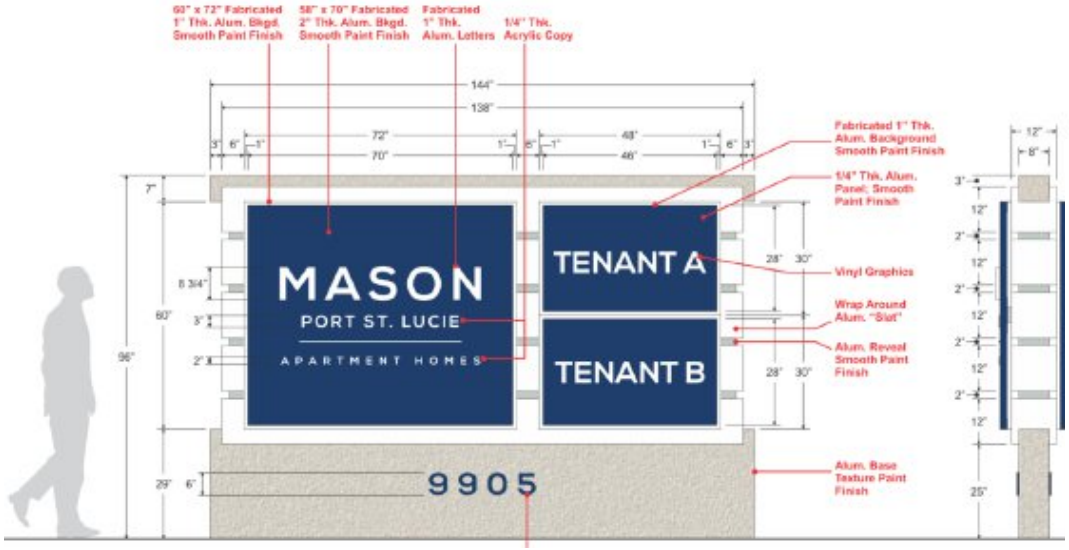
Both signs will be located at the entrances that will be located along US Highway #1. The north entrance will only serve the residential property. The center entrance will serve both the outparcels and the residential development behind them.

Regulations Table

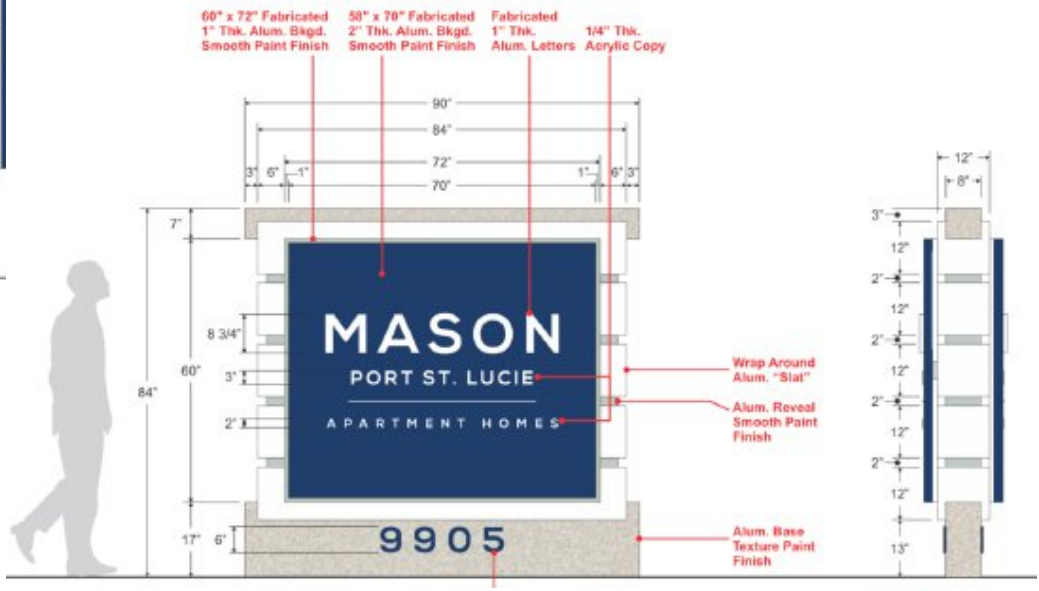
Type	Maximum Square footage	Maximum Height	Permitted number of signs	Identification Use
Primary Monument Sign	52.2 square feet	8 feet	1	Toscana Residential Development
Secondary Monument Sign	30 square feet	7 feet	1	Toscana Residential development and both commercial outparcels 1 and 2


Secondary Monument Sign
Primary Monument Sign
COMMERCIAL OUTPARCEL 1
0.77 A.C
COMMERCIAL OUTPARCEL 2
1.54 A.C
U.S. HIGHWAY NO. 1
MORNINGSIDE BOULEVARD
DRY RETENTION 1
PHASE 1
BUILDING 7 PHASE
BUILDING 6 PHASE
BUILDING 5 PHASE
BUILDING 4 PHASE
BUILDING 3 PHASE
BUILDING 2 PHASE
BUILDING 1 PHASE
CLUB HOUSE
WET RETENTION / DETENTION POND
DRY RETENTION 2
SOUTHPORT ST. LUCIE UNIT FOUR

Primary Monument:



Secondary Monument:



Recommendation:

Staff does find the proposed amendment to be consistent with the direction and intent of the City's Land Development Regulations and recommends approval.

"A City for All Ages"

Agenda Summary

2022-459

Agenda Date: 6/7/2022 **Agenda Item No.:** 8.g

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-099 St Lucie West Properties, LLC - Variance

Location: 1100 SW ST Lucie West Boulevard

Legal Description: St. Lucie West Plat 15- Commercial Sites Phase 1, Parcel 20

This is a request to grant a variance to allow a secondary monument sign along St. Lucie West Boulevard adjacent to the site's driveway access.

Submitted By: Bianca Lee, Planner I, Department of Planning & Zoning

Executive Summary: The applicant is requesting a variance to allow a secondary monument sign along St. Lucie West Blvd. The proposed location of the secondary sign is adjacent to the site's driveway access along St. Lucie West Blvd. The St. Lucie West Master Sign Program permits the use of two (2) project entry signs for corner lot parcels.

Presentation Information: N/A

Special Consideration: N/A

Location of Project: East of Bethany Drive and South of ST Lucie West Blvd.

Attachments: 1. Memo to table

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Bianca Lee, Planner I

DATE: May 18, 2022

RE: Variance – ST. Lucie Properties, LLC @ SLW
Request to Table Application (P22-099)

- The Planning and Zoning Department is requesting to **table this application to the July 5, 2022, Planning and Zoning Board meeting.**
- The Planning and Zoning Department has advertised this application for the June 7, 2022, board hearing.
- This application will be presented at the July 5, 2022, board hearing.

Agenda Summary

2022-467

Agenda Date: 6/7/2022 **Agenda Item No.:** 8.h

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-131 John M. & Arlene Wangle - Variance

Location: 140 SE Rio Angelica

Legal Description: Tesoro Plat No. 4, Lot 107

This is a request to grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure.

Submitted By: Bianca Lee, Planner I, Department of Planning & Zoning

Executive Summary: The Tesoro PUD requires a minimum setback of three (3) feet from the rear property line for accessory uses or structures for single-family homes, whereas the applicant has constructed a screen enclosure that encroaches into the 3' rear setback.

Presentation Information: Bianca Lee, Planner I, Variance

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: 140 SE Rio Angelica

Attachments: 1. Staff report, 2. Applicant response to variance questions, 3. Survey, 4. Tesoro PUD section, 5. Deed, 6. Staff presentation

Wangle, John M. & Arlene
Variance: Screen Enclosure
Project Number: P22-131

Project Aerial Map

S**UMMARY**

Applicant's Request:	To grant a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure & pool deck.
Applicant:	John M. Wangle
Property Owner:	John M. & Arlene Wangle
Location:	140 SE Rio Angelica
Application Type: (Identify if quasi-judicial)	Variance, Quasi-Judicial
Project Planner:	Bianca Lee

Project Description

The applicant is requesting a variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for an existing screen enclosure and pool deck. The Tesoro PUD requires a minimum setback of three (3) feet from the rear property line for accessory uses or structures for single-family homes.

Background

The owner applied for a screen enclosure permit with the Building Department in June of 2021; the plan subsequently failed plan review because the accessory structure encroaches into the 3' rear setback. The screen enclosure was built before the plans were reviewed by the Building Department, currently the screen enclosure plans are in a failed review status pending plan revision or an approved variance.

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.

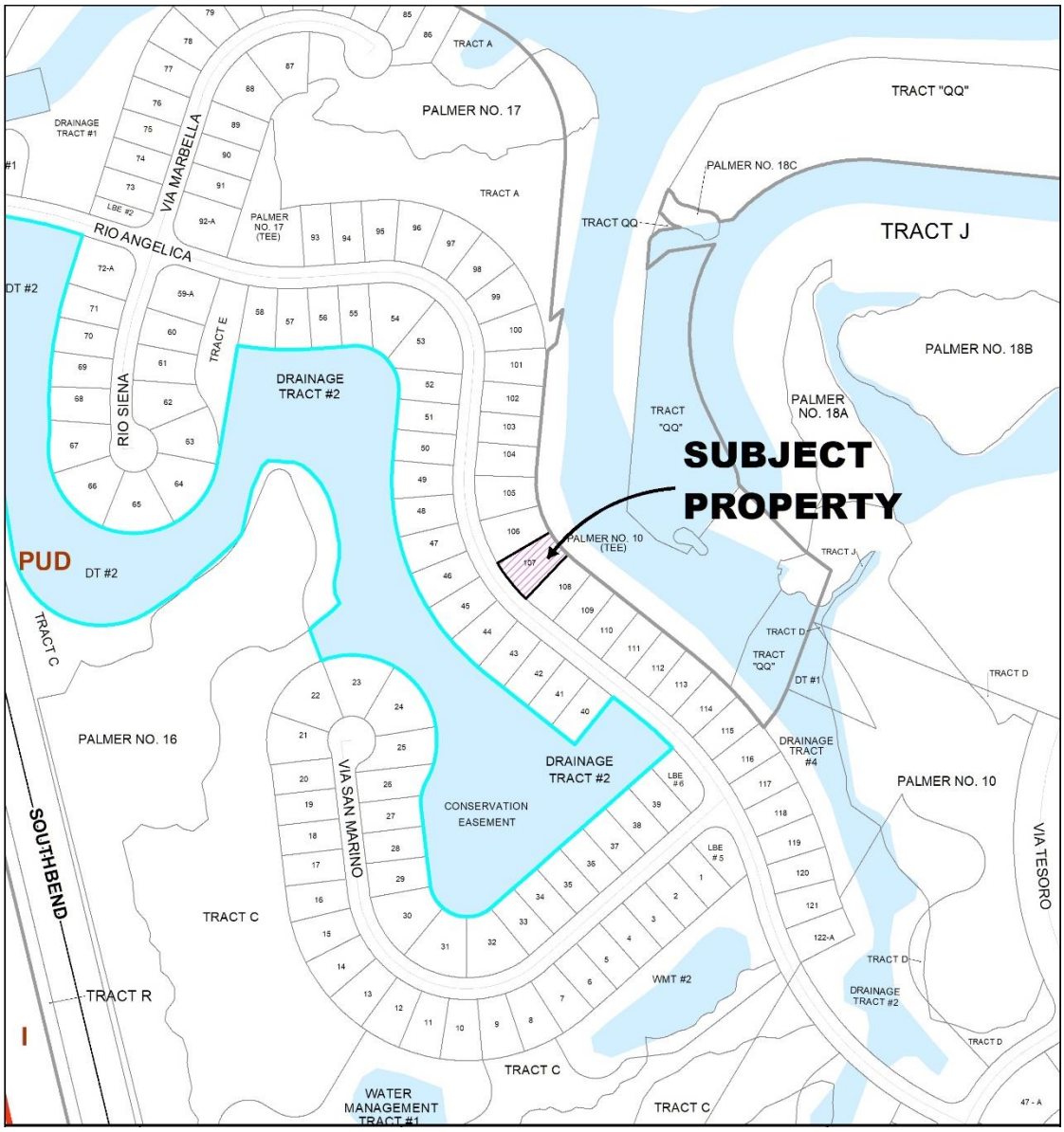
Location and Site Information

Parcel Number:	4421-800-0125-000-3
Property Size:	0.28 AC/ 11,979 SF
Legal Description:	Tesoro Plat NO. 4, Lot 107
Address:	140 SE Rio Angelica
Future Land Use:	Open Space-Recreation (OSR)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Single-Family Residential

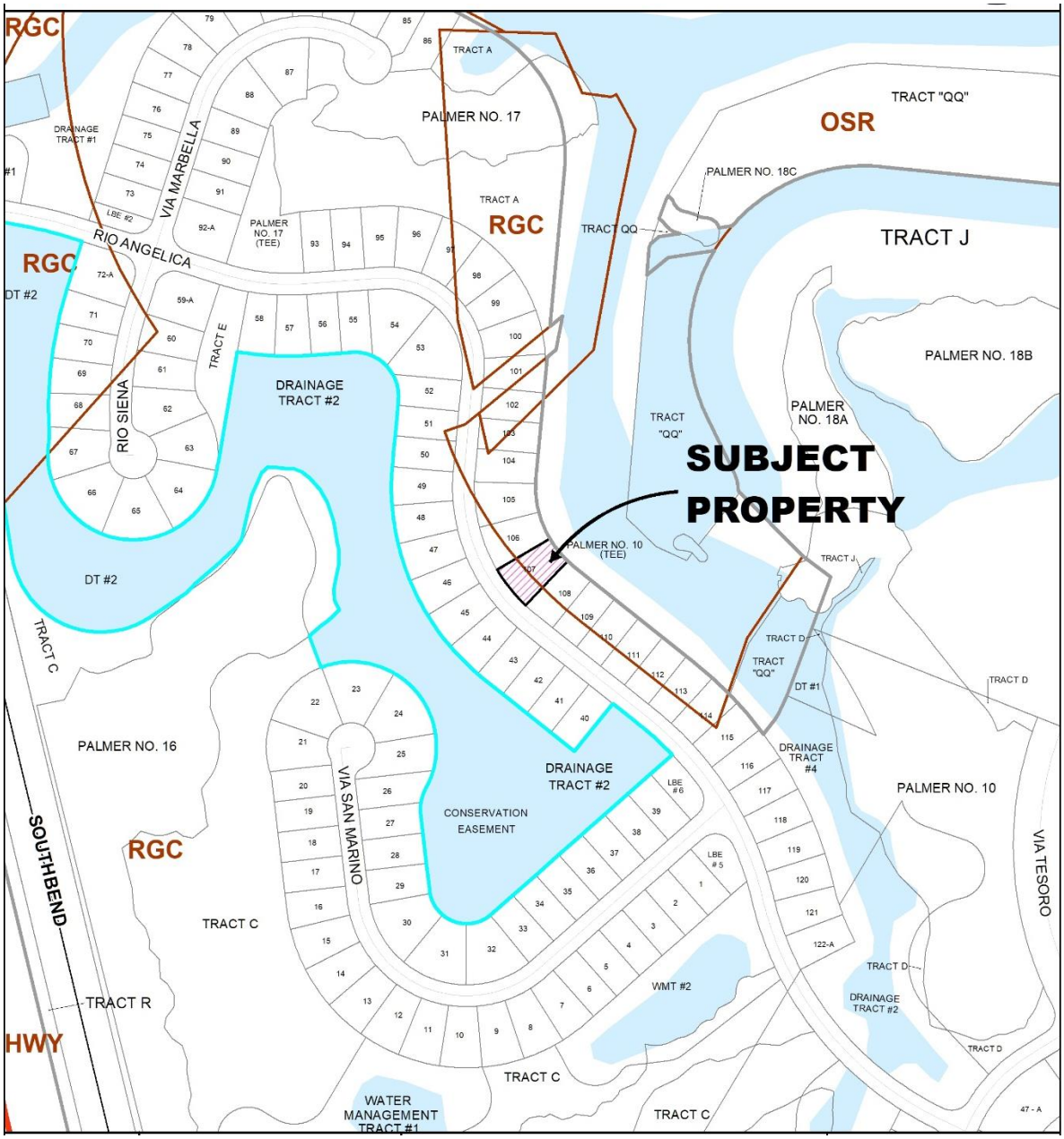
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSR	PUD	SFH
South	OSR	PUD	SFH
East	OSR	PUD	SFH
West	OSR	PUD	SFH

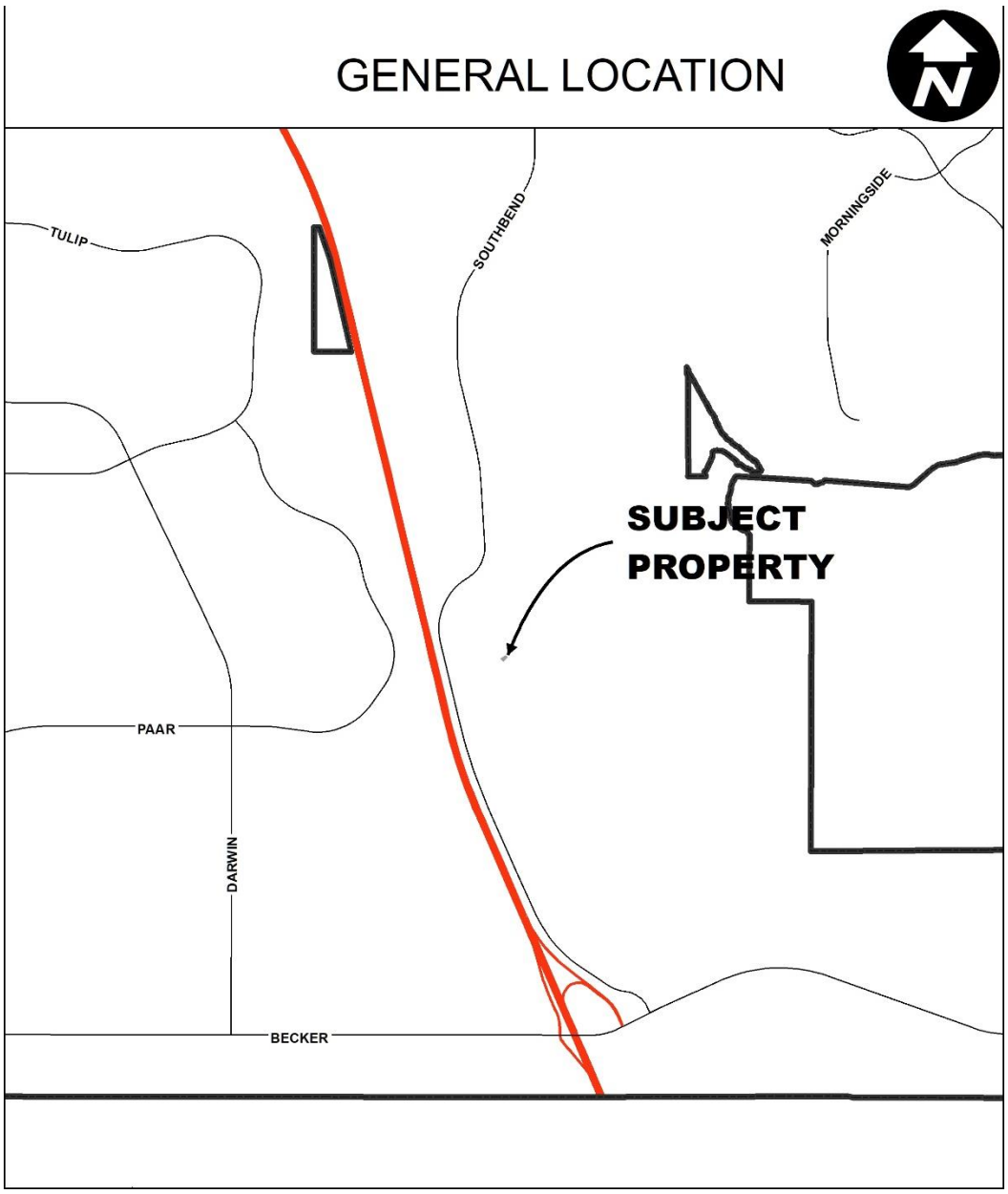
OSR-Open Space-Recreation, and PUD- Planned Unit Development


SUBJECT PROPERTY
PUD
DT #2
PALMER NO. 17
PALMER NO. 18C
TRACT J
PALMER NO. 18B
PALMER NO. 18A
TRACT "QQ"
TRACT QQ
TRACT A
VIA MARBELLA
RIO ANGELICA
RIO SIENA
TRACT E
DRAINAGE TRACT #2
DRAINAGE TRACT #1
PALMER NO. 17 (TEE)
PALMER NO. 10 (TEE)
TRACT C
PALMER NO. 16
VIA SAN MARINO
CONSERVATION EASEMENT
SOUTHBEND
TRACT R
WATER MANAGEMENT TRACT #1
WMT #2
DRAINAGE TRACT #4
PALMER NO. 10
VIA TESORO
TRACT D
DT #1
LBE #2
LBE #5
LBE #6

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 pool also defined as an accessory structure was constructed within the required setback. The pool deck was later extended to include posts and a screen enclosure which encroach into the 3' rear setback. The screen enclosure was built prior to plans being submitted to the Building Department for review. A building permit has not been approved.*

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 3 ft. rear setback is a regulatory standard applied to other lands, buildings, and structures; specifically accessory uses within the Tesoro PUD.*

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.*

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 existing structure encroaches into the rear setback set forth by Amendment No.8 of the Tesoro PUD. The Tesoro PUD development standards can be reviewed and/or revised to better align with the expectations and future development plans for the community.*

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).

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: MIKEWANGLE@GMAIL.COM

PROPERTY OWNER:

Name: JOHN M WANGLE

Address: 140 SE RIO ANGELICA, P.S.L. 34984

Telephone No. 850.368.3000

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

Name: _____

Address: _____

Telephone No. _____ Email _____

SUBJECT PROPERTY:

Legal Description: LOT 107 TESORO PLAT #4

Parcel I.D. Number: _____

Address: 140 SE RIO ANGELICA, PSL. 34984

Current Zoning Classification _____

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.

THE ORIGINAL FENCE LINE WAS WHERE THE RED DOTTED LINE IS ON THE ATTACHED SURVEY (#1) WE WERE 3' OFF OF THE FENCE LINE.. ALSO ATTACHED IS A PICTURE SHOWING (2) THAT WE HAVE NO BUILDABLE PROPERTY BEHIND US TO ENCROACH ON... WE HAVE CONTACTED ALL OF OUR NEIGHBORS AND THEY HAVE NO PROBLEM WITH OUR FENCE BEING LESS THAN 5' FROM THE PROPERTY LINE.

J. M Wangle — Signature of Applicant
J M WANGLE — Hand Print Name
12/21/21 — 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;

NONE, JUST A MISTAKE

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

The original fence line was where the red dotted line is on the attached survey, that is what caused the confusion. We were 3' off of the fence line. Also attached is a picture showing that we have no buildable property behind us to encroach on... We have contacted all of our neighbors and they have no issue with the post being less than 3 feet from the property line.

(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 ARE ASKING FOR 18" OF MY OWN PROPERTY, NOTHING CAN BE BUILT BEHIND MY PROPERTY

(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;

NONE

(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;

PLEASE SEE SURVEY #1 & PICTURE #2

(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;

There is no Buildable property Beyond my property

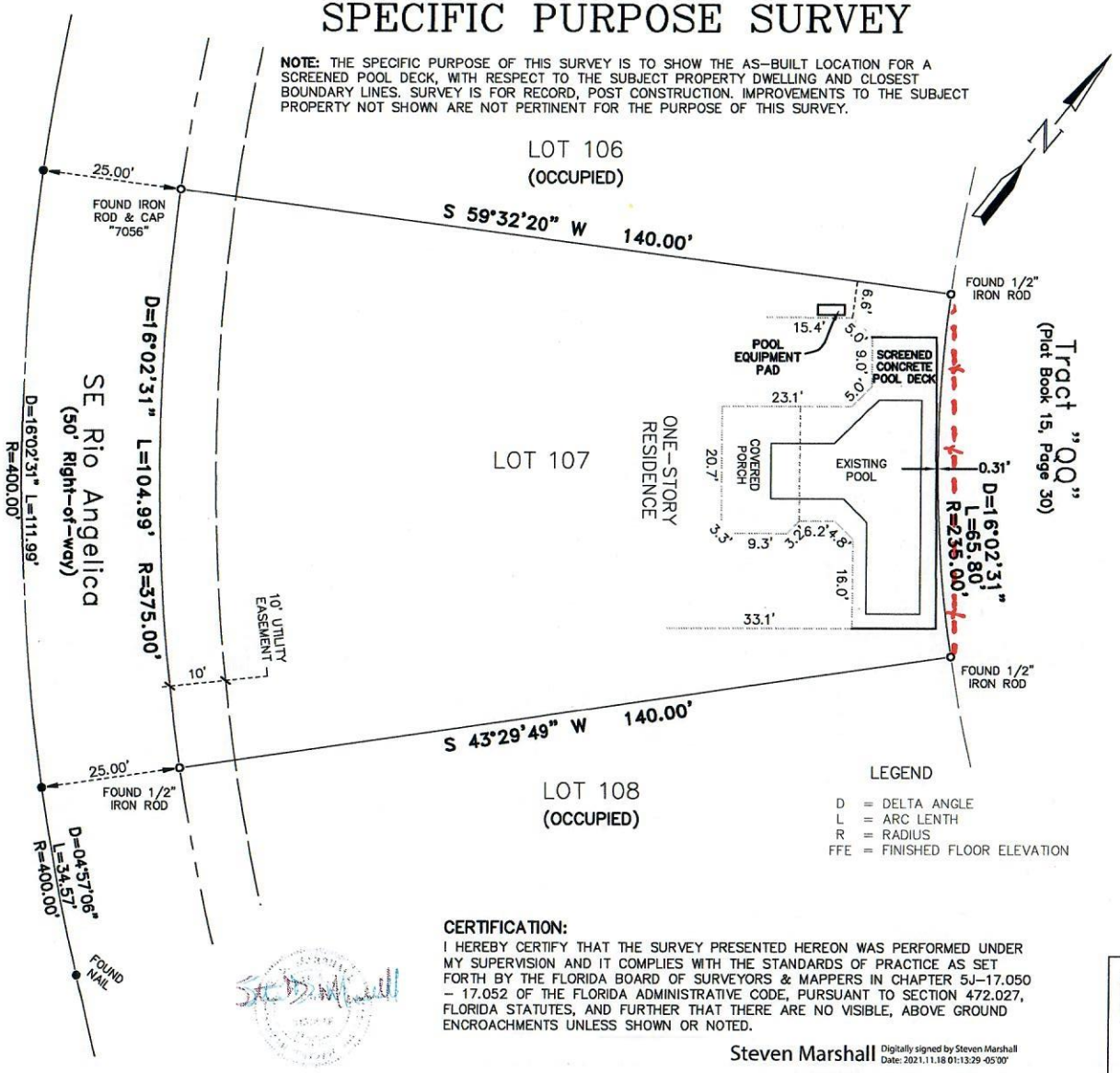
(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

YES!

Signature of Applicant	Hand Print Name	Date
	John M. Wangle	4-13-22

SPECIFIC PURPOSE SURVEY

NOTE: THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE AS-BUILT LOCATION FOR A SCREENED POOL DECK, WITH RESPECT TO THE SUBJECT PROPERTY DWELLING AND CLOSEST BOUNDARY LINES. SURVEY IS FOR RECORD, POST CONSTRUCTION. IMPROVEMENTS TO THE SUBJECT PROPERTY NOT SHOWN ARE NOT PERTINENT FOR THE PURPOSE OF THIS SURVEY.



LEGEND

D = DELTA ANGLE
L = ARC LENTH
R = RADIUS
FFE = FINISHED FLOOR ELEVATION

LEGAL DESCRIPTION:
LOT 107, **TESORO PLAT NO. 4**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 20, 20A TO 20E, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOT AREA: **11,979 Sq. Ft.; 0.28 Acres±**

STREET ADDRESS: 140 SE RIO ANGELICA, PORT ST. LUCIE, FLORIDA 34984.

SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST LINE OF LOT 107 AS PLATTED AND BEARS S 59°32'20" W.
2. THE EXPECTED USE OF THE SURVEY AND MAP IS FOR CONSTRUCTION PERMITTING.
3. ALL DISTANCES AND BEARINGS ARE AS FIELD MEASURED AND ARE COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLESS OTHERWISE NOTED.
4. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
5. THIS SURVEY IS BASED UPON A DESCRIPTION FURNISHED BY THE CLIENT, THERE HAS BEEN NO EXTENSIVE SEARCH OF THE PUBLIC RECORDS BY THIS OFFICE.
6. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND IMPROVEMENTS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. PROPERTY HEREON LOCATED IN FLOOD ZONE "X" PER F.I.R.M. 12111C0402K, DATED 02-16-12.
9. THE TRAVERSE CLOSURE FOR THE SUBJECT PROPERTY EXCEEDS 1:10,000'.
10. PARCEL IDENTIFICATION NUMBER: 4421-800-0125-000-3.
11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET DECIMALS.

CERTIFIED TO: JOHN M WANGLE

CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY PRESENTED HEREON WAS PERFORMED UNDER MY SUPERVISION AND IT COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS & MAPPERS IN CHAPTER 5J-17.050 - 17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND FURTHER THAT THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS UNLESS SHOWN OR NOTED.

Steven Marshall Digitally signed by Steven Marshall Date: 2021.11.18 01:13:29 -05'00'

STEVEN D. MARSHALL LS6376

Date of Last Field Work: 11-18-21

Marshall
Surveying & Mapping
321 Holly Ave
Port St. Lucie, Florida 34952
tel: (772) 940-1382
email: marshall0153@hotmail.com

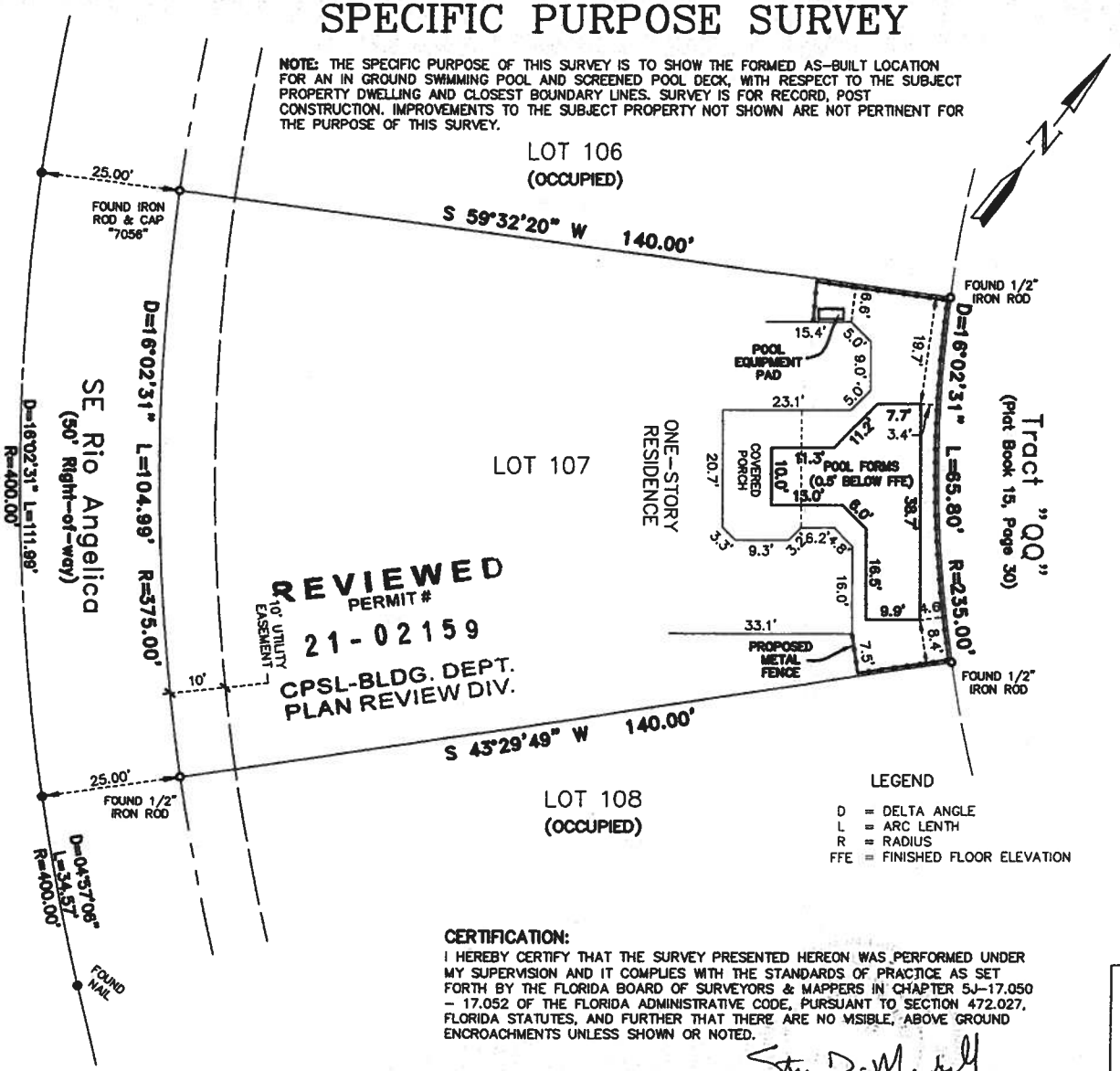
SPECIFIC PURPOSE SURVEY	
Prepared on the order of: John M. Wangle	
Field: SM/LM	Job No.: 20:0819
Drawn: LDM	Date: 8-28-20
Scale: 1"=20'	Sheet: 1 of 1

#1

360

SPECIFIC PURPOSE SURVEY

NOTE: THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE FORMED AS-BUILT LOCATION FOR AN IN GROUND SWIMMING POOL AND SCREENED POOL DECK, WITH RESPECT TO THE SUBJECT PROPERTY DWELLING AND CLOSEST BOUNDARY LINES. SURVEY IS FOR RECORD, POST CONSTRUCTION. IMPROVEMENTS TO THE SUBJECT PROPERTY NOT SHOWN ARE NOT PERTINENT FOR THE PURPOSE OF THIS SURVEY.



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LOT AREA: 11,979 Sq. Ft.; 0.28 Acres±

STREET ADDRESS: 140 SE RIO ANGELICA, PORT ST. LUCIE, FLORIDA 34984.

SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST LINE OF LOT 107 AS PLATTED AND BEARS S 59°32'20" W.
2. THE EXPECTED USE OF THE SURVEY AND MAP IS FOR CONSTRUCTION PERMITTING.
3. ALL DISTANCES AND BEARINGS ARE AS FIELD MEASURED AND ARE COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLESS OTHERWISE NOTED.
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Steven D. Marshall

STEVEN D. MARSHALL LS6376

Date of Last Field Work: 8-24-20

Marshall
Surveying & Mapping
321 Holly Ave
Port St. Lucie, Florida 34952
tel: (772) 940-1382
email: marshall0153@hotmail.com

SPECIFIC PURPOSE SURVEY	
Prepared on the order of: John M Wangle	
Field: SM/LM	Job No.: 20:0819
Drawn: LDM	Date: 8-28-20
Scale: 1"=20'	Sheet: 1 of 1

COUNCIL ITEM 8G
DATE 3/13/06

COUNCIL ITEM 10g
DATE 2/27/06

AN ORDINANCE FOR THE TESORO PUD AMENDMENT NO. 8, AMENDING THE EXISTING PUD LOCATED ON THE NORTH SIDE OF BECKER ROAD EAST OF THE FLORIDA TURNPIKE; THE LEGAL DESCRIPTION IS GENERALLY DESCRIBED AS A PORTION OF TESORO PLAT NO. 1 AS RECORDED IN PLAT BOOK 40, PAGES 29, 29A-29C, ST. LUCIE COUNTY, FOR A PROJECT KNOWN AS TESORO PUD AMENDMENT NO. 8 (P05-512); PROVIDING FOR THE APPROVAL AND ADOPTION OF AN AMENDED PUD DOCUMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Klein and Dobbins, P.L., acting as agent for Ginn-LA St. Lucie, LLLP, owner, hereinafter referred to as the Applicant, requested an amendment of the PUD zoning for Tesoro known as Tesoro Amendment No. 8 located east of the Florida Turnpike, north of Becker Road, in the City of Port St. Lucie, and more particularly described in the composite exhibit attached hereto and by reference incorporated herein; and

WHEREAS, the Applicant has presented firm evidence of unified control of the subject property, as shown on the composite exhibit attached hereto and by reference incorporated herein; and

WHEREAS, the subject property is of such a size to permit its design and development as a cohesive unit fulfilling the purpose of a PUD District; and

WHEREAS, the subject property is located so as to provide suitable access without generating traffic along minor streets in residential areas; and

WHEREAS, the Applicant will either provide private facilities, utilities and services for the subject property or obtain such facilities, utilities or services without creating a burden on the City; and

WHEREAS, the proposed amended PUD zoning is consistent with all applicable elements of the City's adopted Comprehensive Plan; and

WHEREAS, the subject property is suitable for development in the proposed manner

TESORO
PUD DEVELOPMENT STANDARDS

1. General Theme Conveyance

Tesoro (the "PUD") is a planned residential golf course community. The PUD's theme is focused around 45 holes of championship golf, a 16+/-acres practice facility, country club facility, pool and racquet club. The emphasis is placed on a unique golfing experience with home sites enjoying the amenities afforded by their proximity to the golf courses.

2. Development Continuity and Concept Implementation

It is the intent of Ginn - LA St. Lucie, Ltd., LLLP, (the "Developer") to develop all the residential pods in Tesoro and sell developed lots to quality, experienced builders (custom and/or production). Continuity of theme, neighborhood integrity, and PUD concept, followed through to fruition will be assured, through covenants and deed restrictions.

~~SIDEYARDS & SETBACKS TABLE~~ DEVELOPMENT STANDARDS TABLE

Lot Type	Min. Lot Square Footage	Minimum Lot Width at Bldg Line	Front	Rear	Side	Street side (1)(7)	Max. Impervious Area (2) (5)	Max. Building Coverage (3)	Min. Living Area
A	5,400	45	20	10	6	15	80%	70%	1,200 s.f.
B	7,150	55	20	10	6	15	80%	70%	1,500 s.f.
C	9,100	70	25	10	6	15	80%	70%	2,000 s.f.
D	10,400	80	25	10	6	15	80%	70%	2,500 s.f.
E	14,300	110	25	10	10	15	80%	70%	3,500 s.f.
F	14,000	100	25	10	6	15	80%	70%	3,500 s.f.
G	6,000	50	20	10	6(6)	12	80%	70%	1,350 s.f.
Villas	3,000	20	15	10	6	15	80%	70%	1,200 s. t.
Condos	**20,000**	**100**	**15**	**10**	**6**	**15**	**80%**	**70%**	**1,200 s.f.**
Accessory Uses	n/a	n/a	n/a	3	6 (4)	15	n/a	n/a	n/a

Footnotes:

(1) Sideyard setback for corner lot of single family units.

(2) The impervious listed in this column is based on the impervious area within the individual lot or parcel boundary for multi-family development.

(3) Maximum building coverage includes all areas under roof, including but not limited to garages and a lanai on individual lots or parcel boundary for multi-family development.

(4) Accessory use setback for the 110 foot product is 10-feet.

(5) Impervious areas are defined as pools, pool decks regardless of the materials, walks, driveways etc.

(6) Side yard setback on the 50-foot lot is either zero and 12 feet for zero lot line, or 6-feet each side for conventional lot development.

(7) Where a driveway and/or garage entrance occurs on the street side of single family units, the minimum street side setback shall be 20 feet.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4470587 OR BOOK 4169 PAGE 2237, Recorded 08/15/2018 03:53:40 PM Doc Tax: $3850.00

Prepared by
Pamela Coleman, an employee of
First American Title Insurance Company
729 South Federal Highway, Ste 103
Stuart, Florida 34994
(772)286-0850

Return to: Grantee

File No.: 2071-2552442
Consideration: $550,000.00

WARRANTY DEED

Made this July 27, of 2018 by and between

Marshall Brothers and Myrna Brothers, husband and wife

whose address is: **140 SE Rio Angelica, Port St Lucie, FL 34984**
hereinafter called the "grantor", to

John M. Wangle and Arlene Wangle, husband and wife

whose post office address is: **140 SE Rio Angelica, Port St Lucie, FL 34984**
hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie** County, **Florida**, to-wit:

Lot 107, TESORO PLAT NO. 4, according to the plat thereof, as recorded in Plat Book 41, at Pages 20, 20A through 20E, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: **4421-800-0125-000/3**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2017.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Marshall Brothers

Myrna Brothers

Signed, sealed and delivered in the presence of these witnesses:

Witness Signature

Pamela G. Coleman

Print Name: _____

Witness Signature

Kimberly A. Douglas

Print Name: _____

State of Florida

County of Martin

The Foregoing Instrument was Acknowledged before me on July 10, 2018 by **Marshall Brothers and Myrna Brothers, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Notary Public

Pamela G. Coleman

(Printed Name)

My Commission expires: _____

PAMELA G COLEMAN
State of Florida-Notary Public
Commission # FF 095069
My Commission Expires
June 17, 2022

{Notorial Seal}

Wangle, John M. & Arlene
140 SE Rio Angelica
VARIANCE
Project: P22-131

Planning and Zoning Board Meeting

Bianca Lee, Planner I

June 7, 2022, Meeting

CityofPSL.com

PROJECT SUMMARY

- A variance to the setback requirements of the Tesoro PUD
- The existing pool deck & screen enclosure sit at a 0.31 ft. setback

CityofPSL.com

APPLICANT AND OWNER

- John M. & Arlene Wangle, property owners

CityofPSL.com

VARIANCE REQUEST

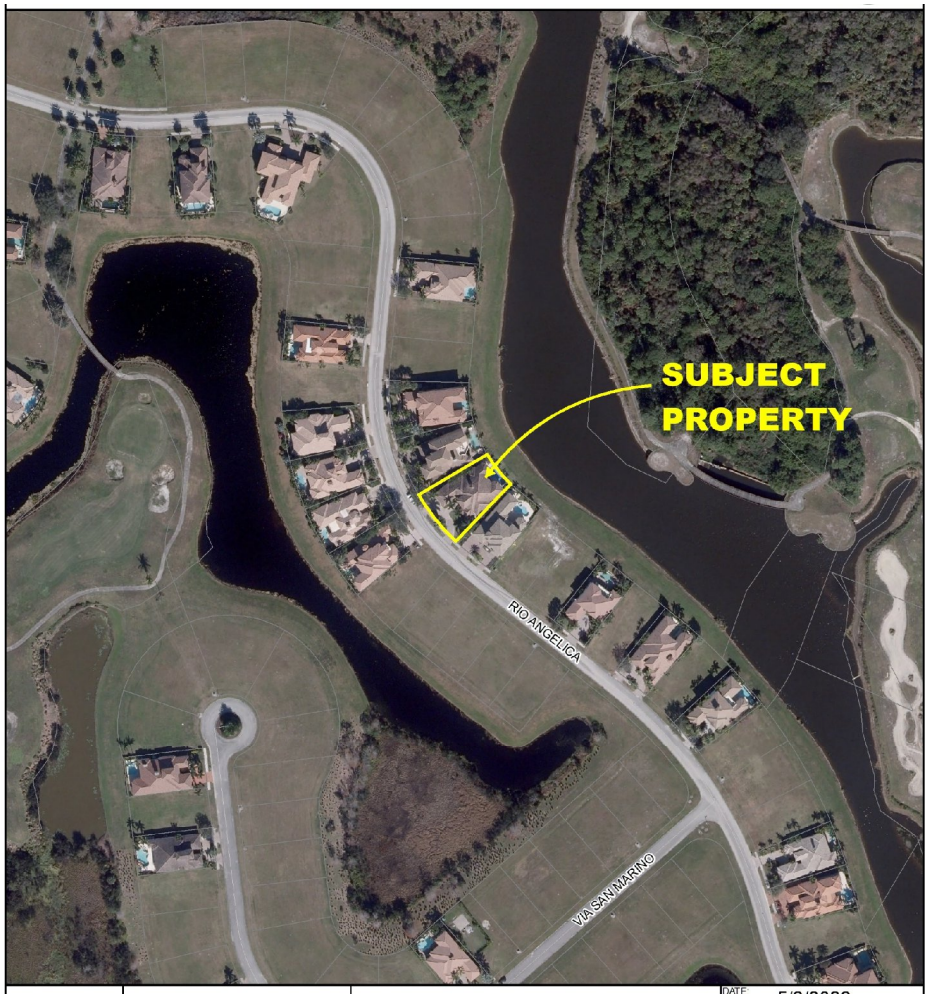
- A variance of 2.69 feet to allow a 0.31-foot setback from the rear property line for a pool deck and screen enclosure.
- The Tesoro PUD requires a minimum setback of three (3) feet from the rear property line for accessory uses or structures.

CityofPSL.com

LOCATION

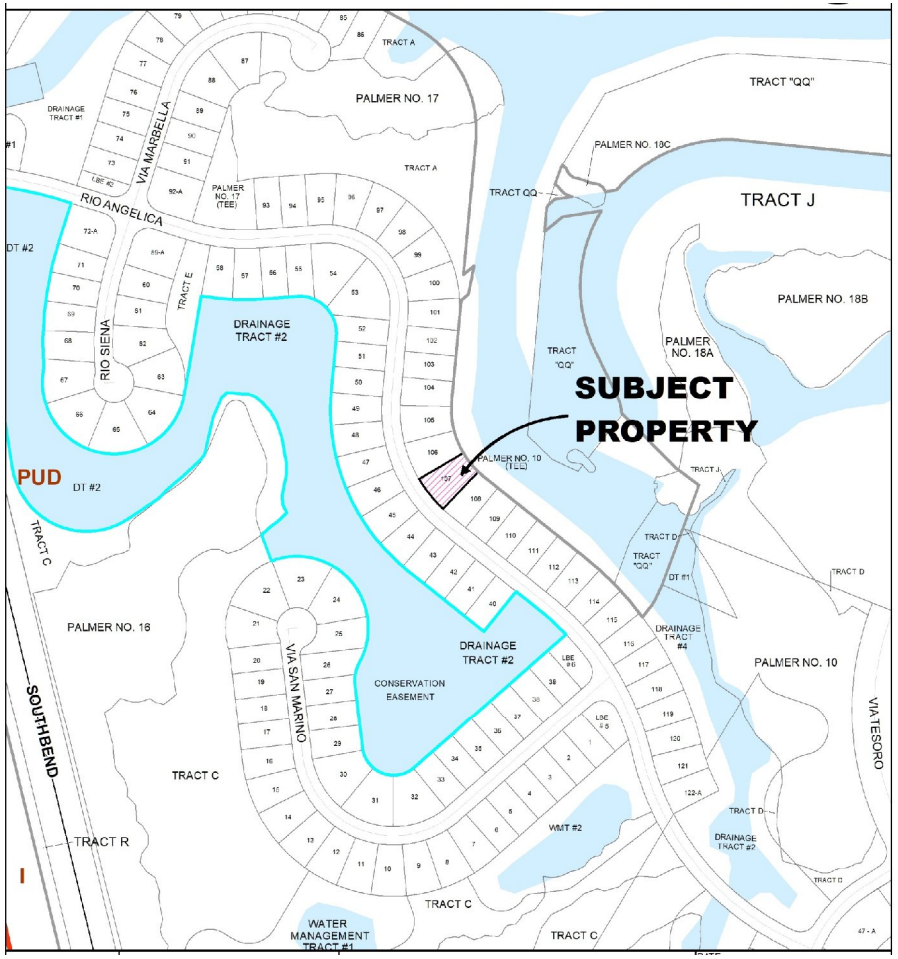
CityofPSL.com

AERIAL MAP

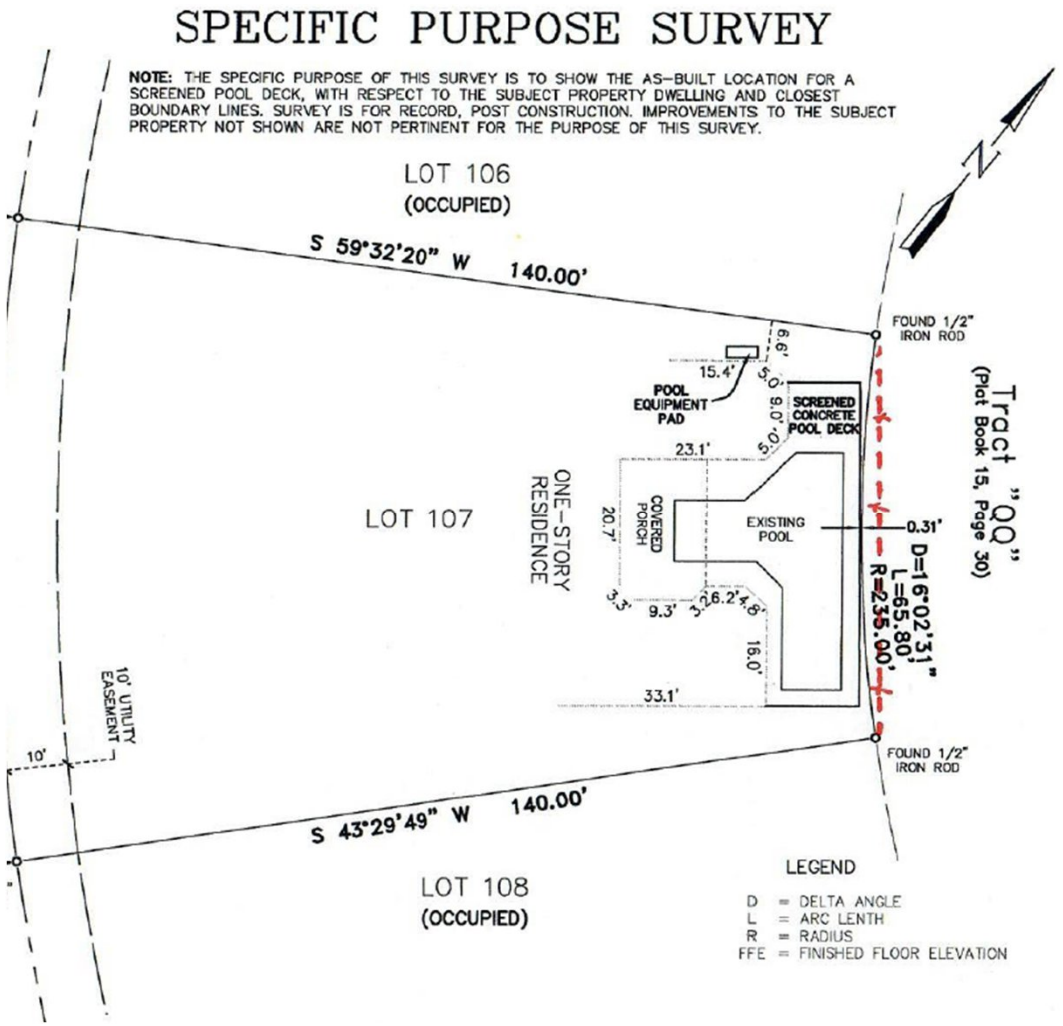


CityofPSL.com

Zoning Map



CityofPSL.com



LEGAL DESCRIPTION:
LOT 107, **TESORO PLAT NO. 4**, ACCORDING TO TI
AS RECORDED IN PLAT BOOK 41, PAGE 20, 20A TO 2
THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOT AREA: 11,979 Sq. Ft.; 0.28 Acres±

STREET ADDRESS: 140 SE RIO ANGELICA, PORT S
34984.

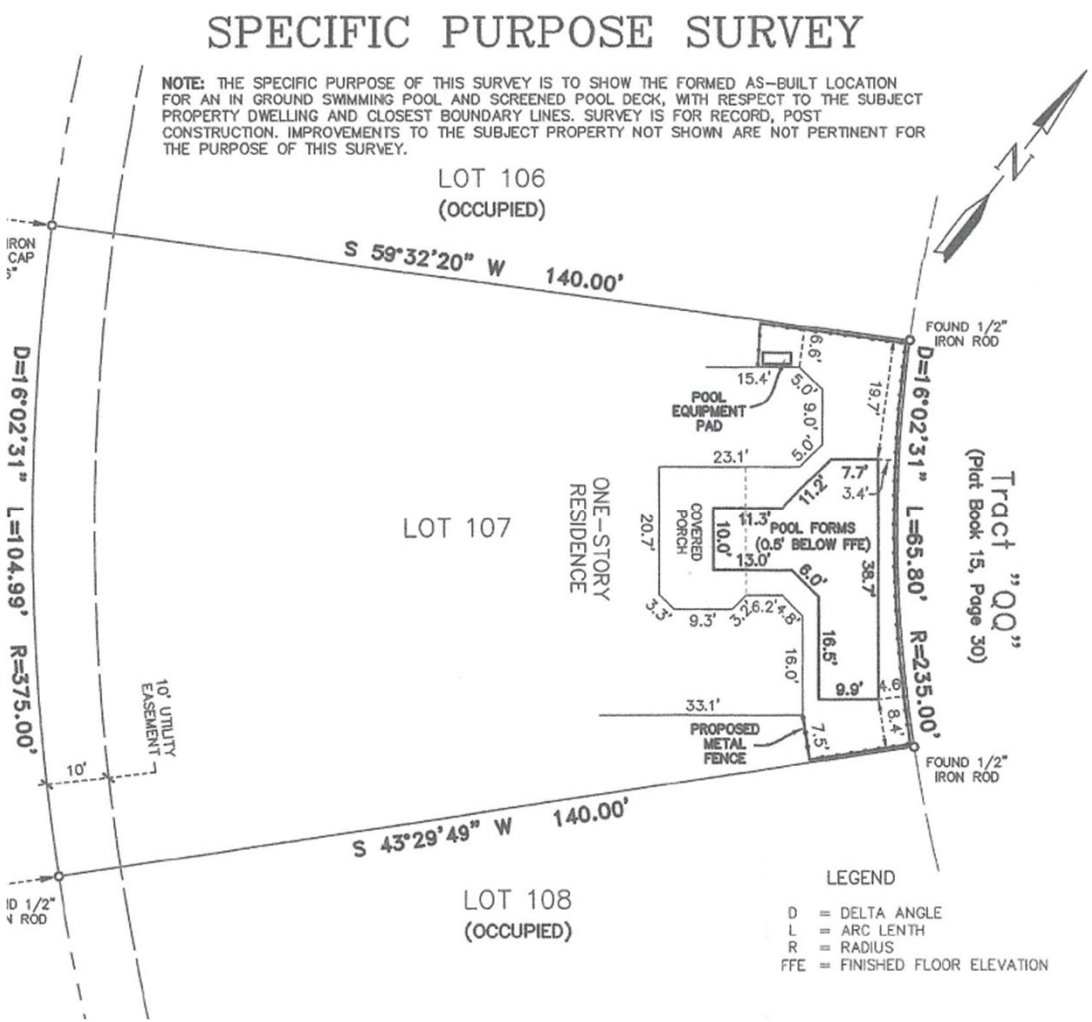
SURVEYORS' NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NOR LOT 107 AS PLATTED AND BEARS S 59°32'20" W.
2. THE EXPECTED USE OF THE SURVEY AND MAP IS F PERMITTING.
3. ALL DISTANCES AND BEARINGS ARE AS FIELD MEASU COINCIDENT WITH "PLAT" AND DESCRIPTION DATA UNLES NOTED.
4. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATUR RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MA
5. THIS SURVEY IS BASED UPON A DESCRIPTION FURN CLIENT, THERE HAS BEEN NO EXTENSIVE SEARCH OF T RECORDS BY THIS OFFICE.
6. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGR IMPROVEMENTS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REP THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED CONSENT OF THE SIGNING PARTY OR PARTIES.
8. PROPERTY HEREON LOCATED IN FLOOD ZONE "X" P 12111C0402K, DATED 02-16-12.
9. THE TRAVERSE CLOSURE FOR THE SUBJECT PROPER 1:10,000'.
10. PARCEL IDENTIFICATION NUMBER: 4421-800-0125-
11. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE STANDARD IN FEET DECIMALS.

CERTIFIED TO: JOHN M WANGLE

Screen Enclosure & Pool Deck Boundary Survey

CityofPSL.com



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CERTIFIED TO: JOHN M WANGL

Form Board Survey

CityofPSL.com

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

CityofPSL.com

"A City for All Ages"

Agenda Summary

2022-456

Agenda Date: 6/7/2022 **Agenda Item No.:** 8.i

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-150 Treasure Coast Victory Children's Home - Rezoning

Location: The property is located at 638 and 650 SW Biltmore Street, generally west of Biltmore Street and North of Swan Avenue.

Legal Description: Lots 19-24, Block 73, Port St. Lucie Section 27.

This is a request to change the zoning designation of a 1.377-acre property from Institutional (I) to Warehouse Industrial (WI) for the purpose of providing consistency of the zoning designation with the proposed future land use designation.

Submitted By: Stephen Mayer, Planner III

Executive Summary: This is a request to change the future land use designation of a 1.377-acre property from Institutional (I) to Warehouse Industrial (WI) for the purpose of providing consistency with the proposed land use designation of the property.

Presentation Information: Staff will make a brief presentation.

Staff Recommendation: Move that the Board recommend approval of the rezoning request from Institutional to Warehouse Industrial.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the rezoning request from Institutional to Warehouse Industrial.
2. Move that the Board recommend denial of the rezoning request.

Background: The subject property has an existing school use, approved via P93-035 and amended/expanded by P00-204. A prior small scale future land use map amendment (P99-152) changed the property from LI/CS to General Commercial and rezoned the property to Institutional (P99-151) in order to meet the needs of the school use. The property consists of a northern portion that has continued with a Future Land use designation of Light Industrial/Service Commercial (LI/CS) and the subject southern portion (0.689 acres) currently designated Commercial General (CG). Both portions are designated Institutional zoning. The applicant desires to change the zoning designation to Warehouse Industrial, in order to match the proposed designation of the properties and redevelop the entire property in accordance with the warehouse industrial nature of the area

Issues/Analysis: See staff report.

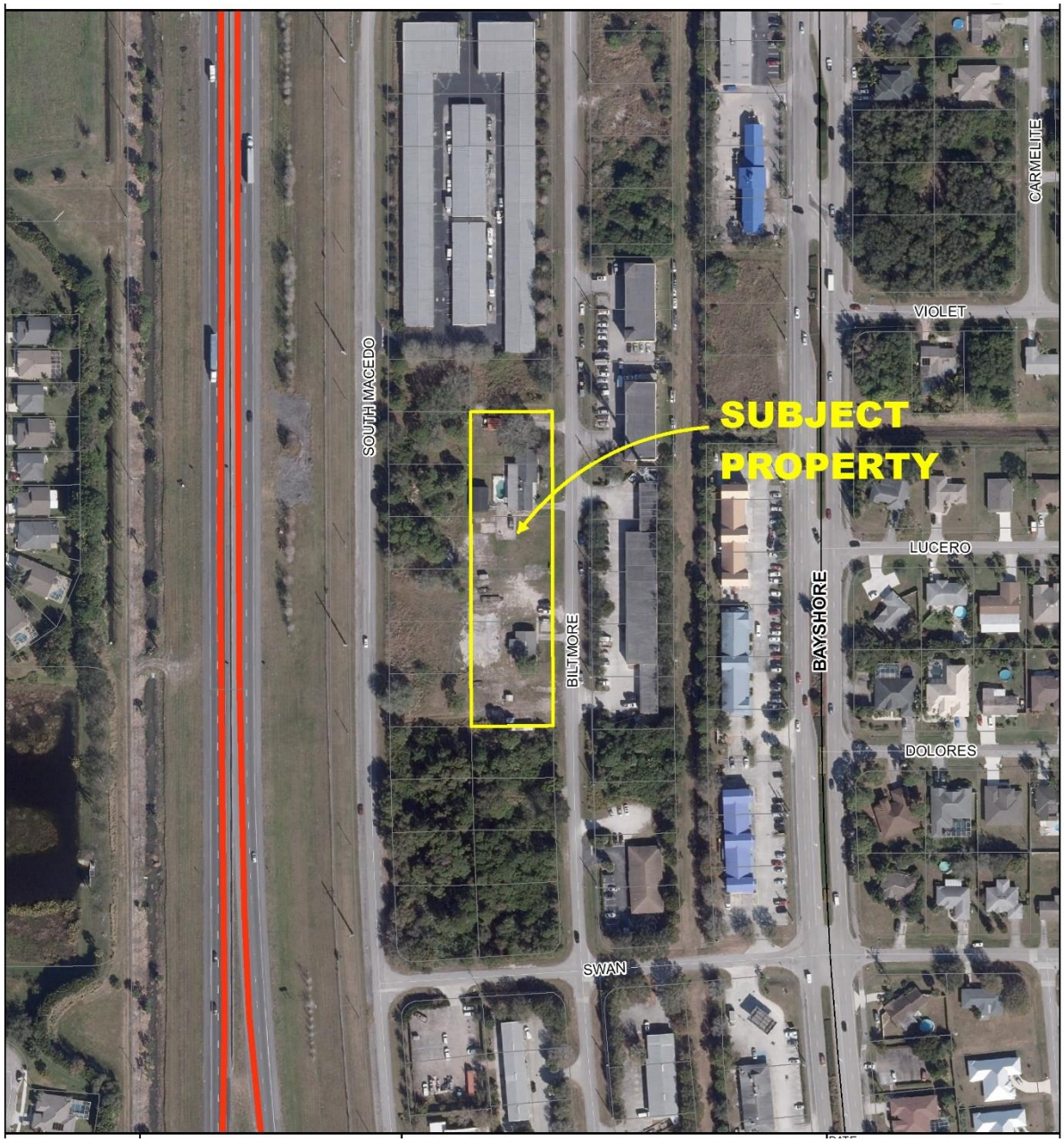
Special Consideration: N/A

Location of Project: Properties are located at 638 and 650 SW Biltmore Street

Attachments:

1. Staff Report
2. Applicant's Justification
3. Legal Description
4. Staff Presentation

Treasure Coast Victory Children's Home Site
REZONING
P22-150



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Institutional (I) to Warehouse Industrial (WI)
Applicant:	Engineering, Design and Construction, Inc. (EDC)
Property Owner:	Treasure Coast Victory Children's Home
Location:	638 and 650 SW Biltmore Street
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a rezoning for 1.377 acres from Institutional (I) to Warehouse Industrial (WI), proving for consistency with the proposed land use designation of the property (LI/CS). The property is located at 638 and 650 SW Biltmore Street, generally west of Biltmore Street and North of Swan Avenue. The applicant is proposing the future land use map amendment to LI/CS, which is reverting from the existing school use on the site for the purpose of redeveloping the property to align with the warehouse industrial nature of the adjacent properties.

Previous Actions

The subject property has an existing school use, approved via P93-035 and amended/expanded by P00-204. A prior small scale future land use map amendment (P99-152) changed the property from LI/CS to General Commercial and rezoned the property to Institutional (P99-151) in order to meet the needs of the school use. The property consists of a northern portion that has continued with a Future Land use designation of Light Industrial/Service Commercial (LI/CS) and the subject southern portion (0.689 acres) currently designated Commercial General (CG). Both portions are designated Institutional zoning. The applicant desires to change the zoning designation to Warehouse Industrial, in order to match the proposed designation of the properties and redevelop the entire property in concordance with the warehouse industrial nature of the area.

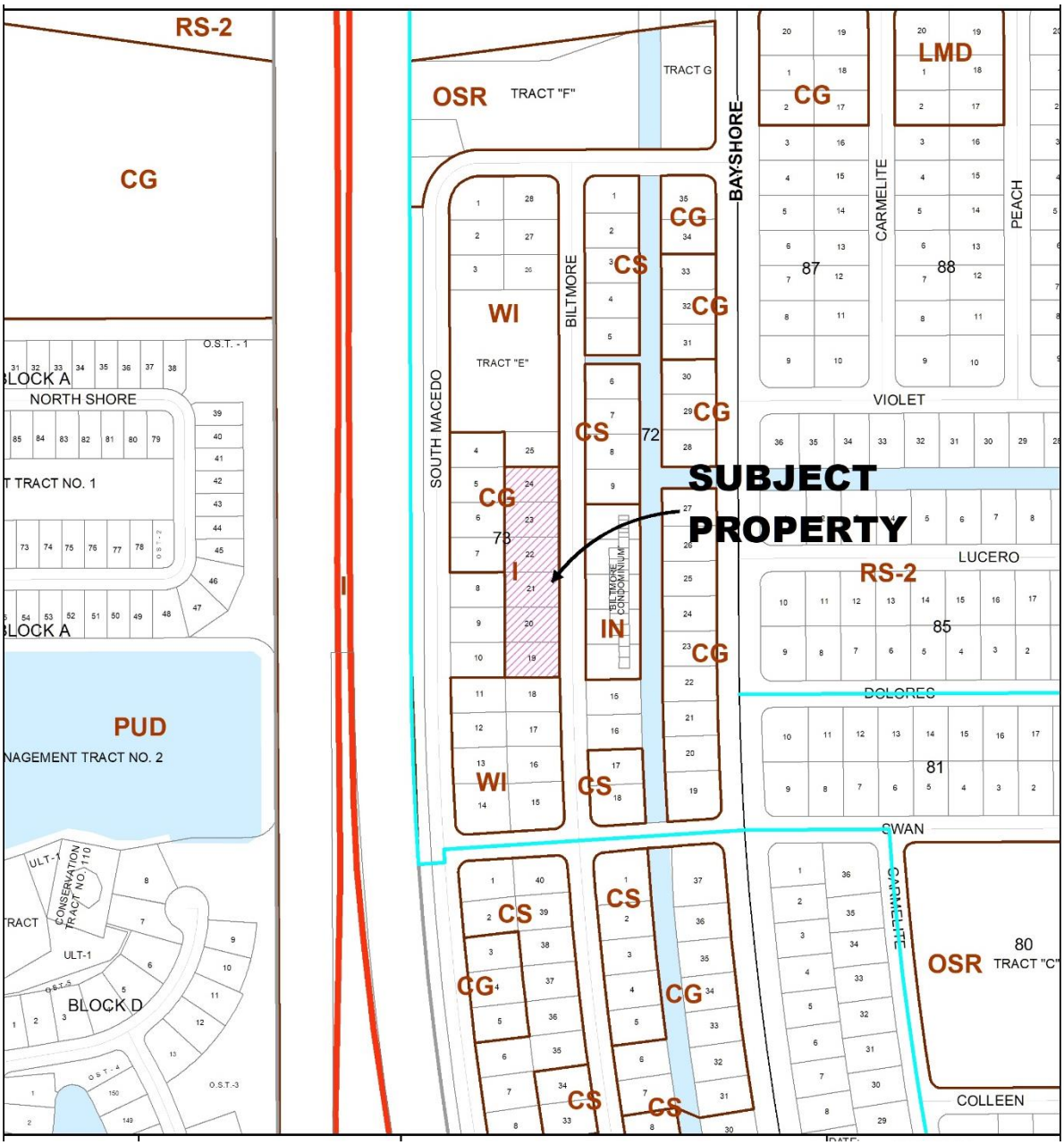
Location and Site Information

Parcel Number:	3420-630-0126-000-3
Property Size:	1.377 acres
Legal Description:	Lots 19-24, Block 73, Port St. Lucie Section 27
Future Land Use:	CG
Existing Zoning:	I
Existing Use:	School
Requested Zoning	Warehouse Industrial (WI)
Proposed Use:	Redevelopment in conformance with Warehouse Industrial district
Parcel Number:	3420-630-0126-000-3

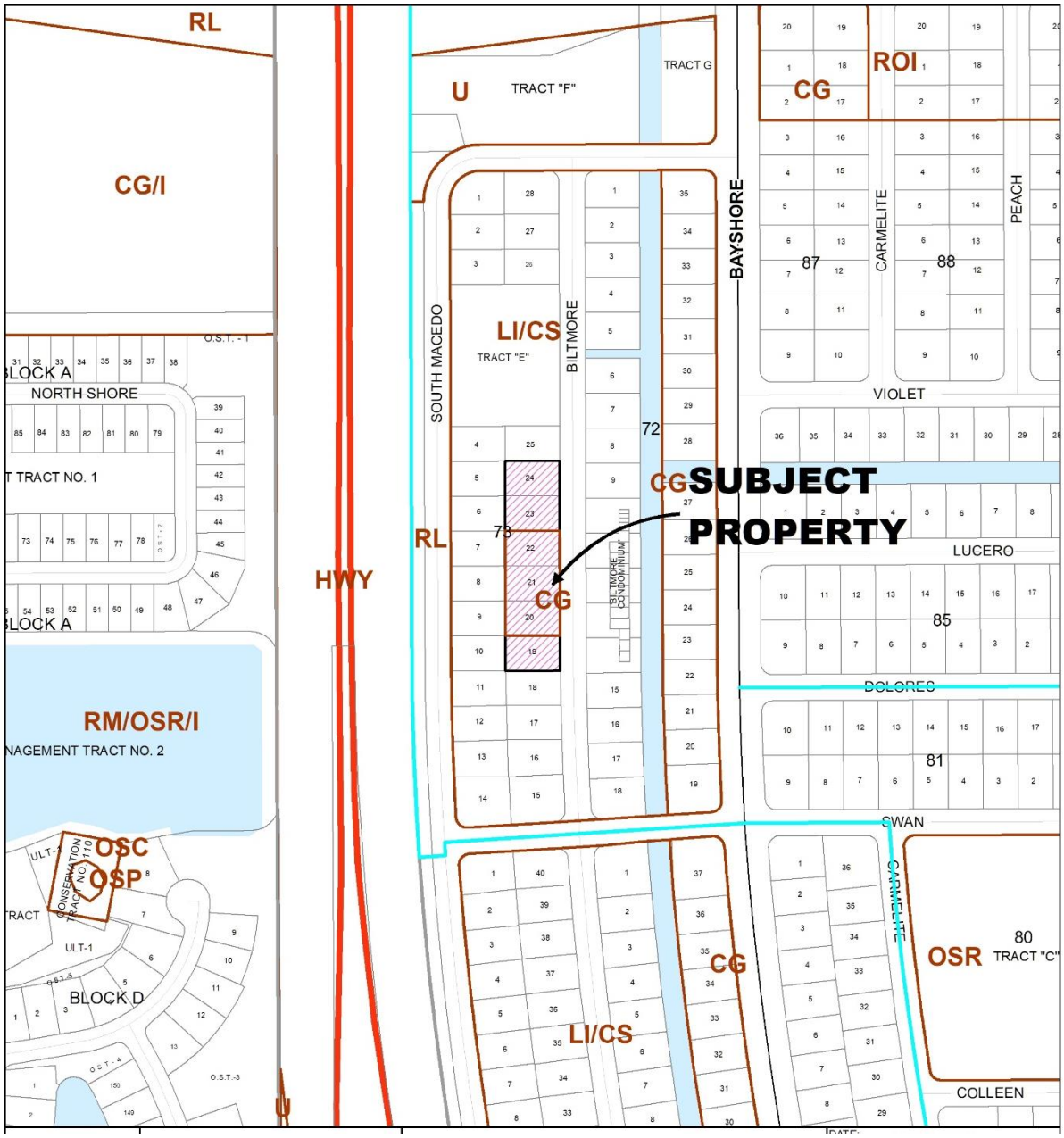
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	WI	Commercial Warehouse
South	LI/CS	I	School (same owner)
East	LI/CS	IN	Business Park
West	LI/CS	CG	Vacant

CG – General Commercial
LI/CS – Light Industrial/ Service Commercial
INS – Institutional
IND - Industrial
WI – Warehouse Industrial



Existing Zoning Map



Future Land Use 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 zoning district o Warehouse Industrial (WI) is listed as a compatible zoning district under both the proposed Light Industrial (LI) and Service Commercial (CS) future land use classifications.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
LI (Light Industrial)	**WI,** GU, IN
CS (Service Commercial)	CS, GU, **WI**

ZONING REVIEW

Applicant's Justification Statement: Requesting the site be rezoned to make the site compatible with the future land use of LI/CS

Staff Analysis: The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. Please note that the applicant will be required to provide an upland mitigation plan, tree survey or an environmental assessment report prior to site plan approval.

RELATED PROJECTS

P22-149 Treasure Coast Victory Children's Home Comprehensive Plan Amendment

STAFF RECOMMENDATION

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby 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.

LETTER OF JUSTIFICATION
638 and 650 SW Biltmore Street
Rezone Application

April 28, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a rezone application for a project to be known as 638 and 650 SW Biltmore Street. The subject properties total 1.377 +/- acres. The properties are located at 638 and 650 SW Biltmore Street in Port St. Lucie. The petitioner is requesting approval of to change the current Zoning designation from Institutional (I) to Warehouse Industrial (WI).

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located on at 638 and 650 SW Biltmore Street in Port St. Lucie, Florida. The parcels are noted in the below table:

Parcel ID	Address	Acreage	FLU	Zoning
3420-630-0126-000-3	638 SW Biltmore St.	1.15	CG and LI / CS	INST
3420-630-0125-000-6	650 SW Biltmore St.	0.23	LI / CS	INST

The subject properties have a split Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and Commercial General (CG) and a Zoning designation of Institutional (I). The applicant is requesting approval to change the Zoning designation of the parcels to Warehouse Industrial (WI).

To the north of the subject property lies a developed commercial parcel. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and an underlying Zoning designation of Warehouse Industrial (WI).

To the south of the subject parcel is another tract owned by the applicant. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and an underlying Zoning designation of Institutional.

To the east of the subject parcel lies the Right-of-Way of SW Biltmore Street followed by a commercial building. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) with an underlying Zoning designation of Industrial (I).

West of the subject parcel are undeveloped commercial parcels. These parcels have a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS). The parcels to the northwest of the subject parcel have an underlying Zoning designation of General Commercial (CG). The parcels to the southwest have an underlying Zoning designation of Single Family Residential.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

NOTE:
DESCRIPTION NOT VALID WITHOUT SKETCH.

THIS IS NOT A SURVEY

384

ABBREVIATION LEGEND

SQ FT	SQUARE FEET
℄	CENTER LINE
L	LENGTH
R	RADIUS
Δ	DELTA

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTER LINE OF SW BILTMORE STREET LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

DESCRIPTION:

LOTS 20, 21 & 22, BLOCK 73, PORT ST. LUCIE SECTION TWENTY SEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGES 5, 5A THROUGH 5I, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

4-27-2022

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

SKETCH & DESCRIPTION OF:
BILTMORE STREET PROPERTIES

PREPARED FOR:

ANDRADE INNOVATIONS, INC.

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

PROJ. #: 22-208 DATE: 4/26/2022 DRAWN BY: ABB CHECKED BY: MTO SCALE: 1"-50' CAD FILE: 22-208 Biltmore Properties.dwg
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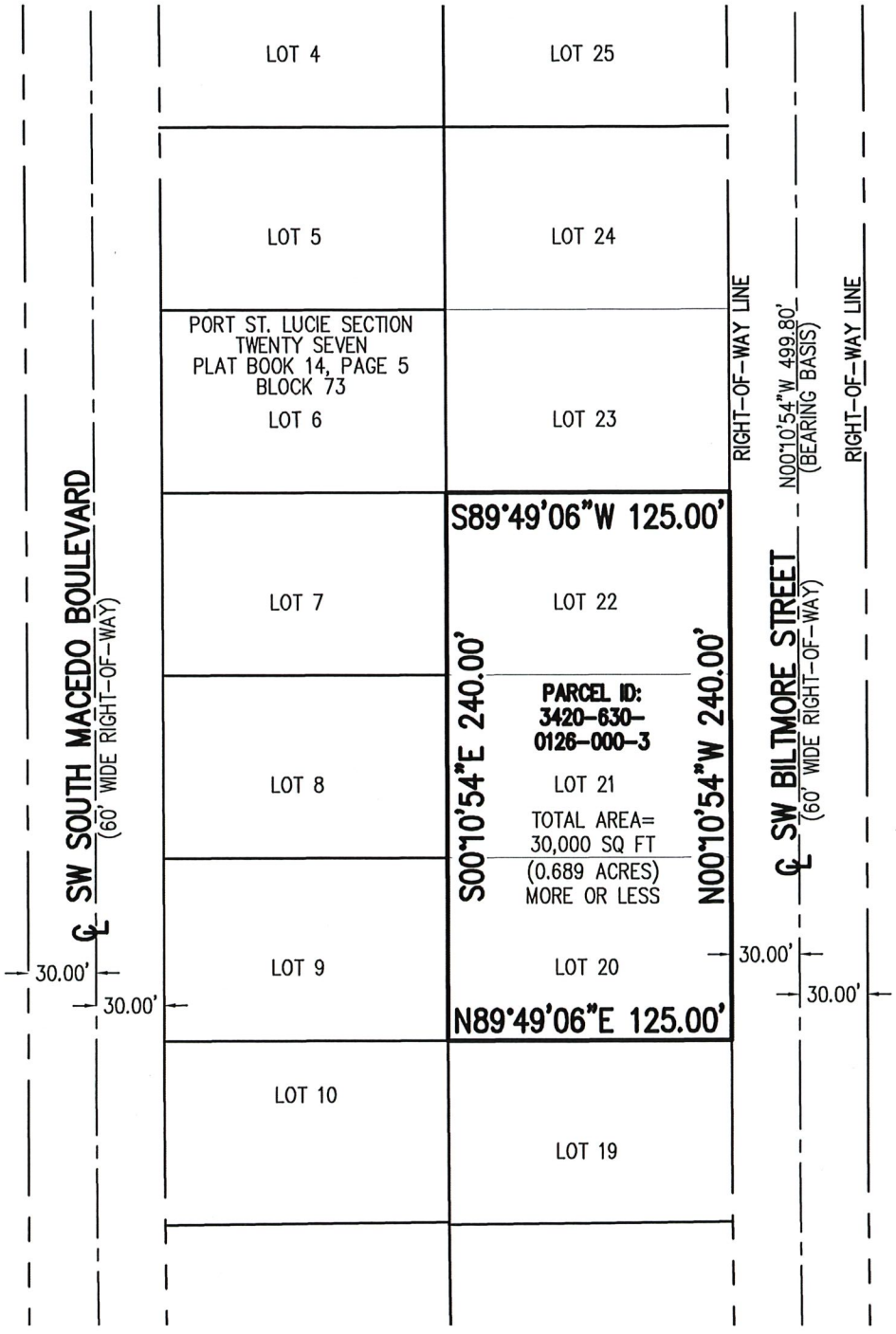
NOTE:
DESCRIPTION NOT VALID WITHOUT SKETCH.

THIS IS NOT A SURVEY

0 50
Scale in feet
1 Inch = 50 Feet



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BILTMORE STREET PROPERTIES

PREPARED FOR:

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REVISIONS

PROJ. #: 22-208 DATE: 4/26/2022 DRAWN BY: ABB CHECKED BY: MTO SCALE: 1"-50' CAD FILE: 22-208 Biltmore Properties.dwg
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NOTE:
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386

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SQ FT	SQUARE FEET
℄	CENTER LINE
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Δ	DELTA

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MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

4-27-2022

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

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Scale in feet
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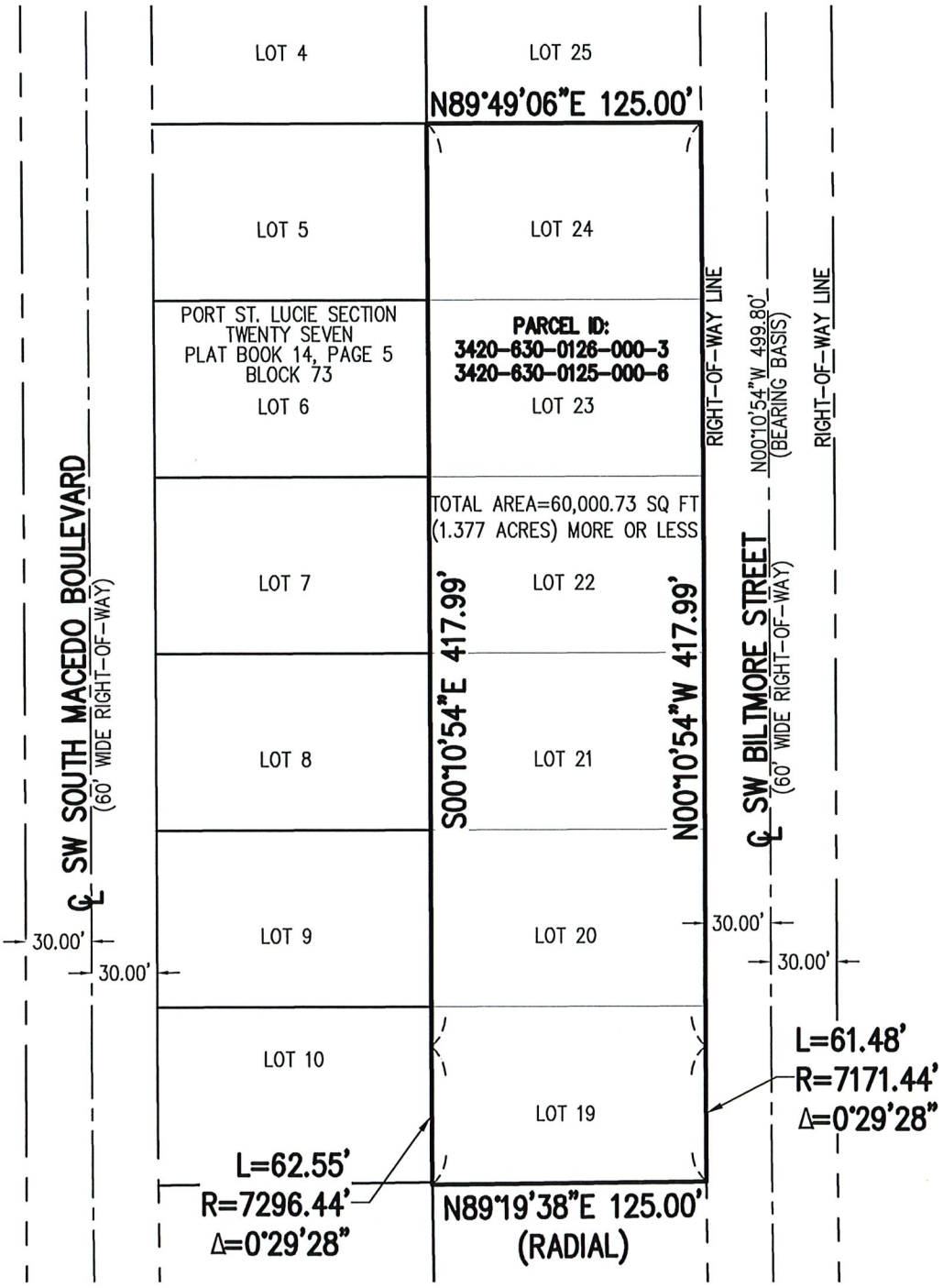

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REVISIONS

PROJ. #: 22-208 DATE: 4/26/2022 DRAWN BY: ABB CHECKED BY: MTO SCALE: 1"-50' CAD FILE: 22-208 Biltmore Properties.dwg
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TREASURE COAST VICTORY CHILDREN'S HOME SITE REZONING P22-150

Request:

The Applicant is requesting approval of the rezoning of approximately 1.377 acres from Institutional (I) to Warehouse Industrial (WI)

Proposed Project: Redevelop existing school site as warehouse industrial use.

General Information:

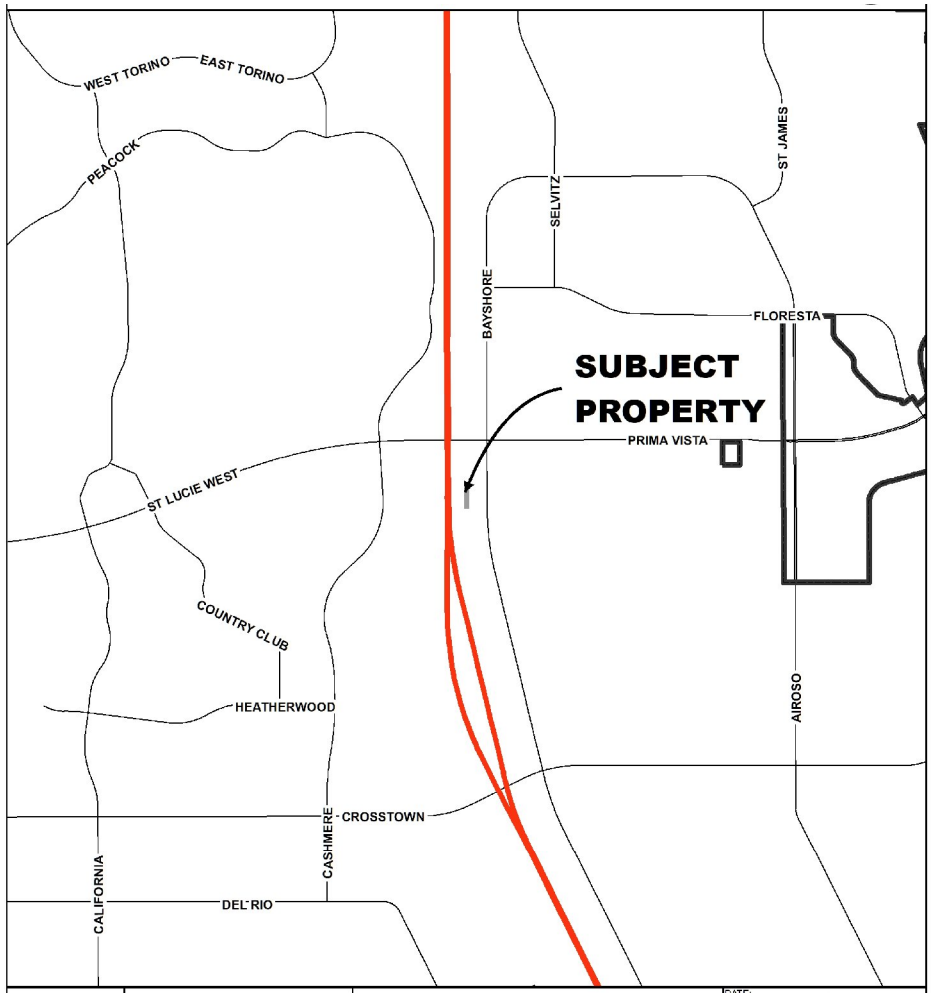
Owners – Treasure Coast Victory Children's Home

Applicant – Engineering, Design and Construction (EDC), Inc.

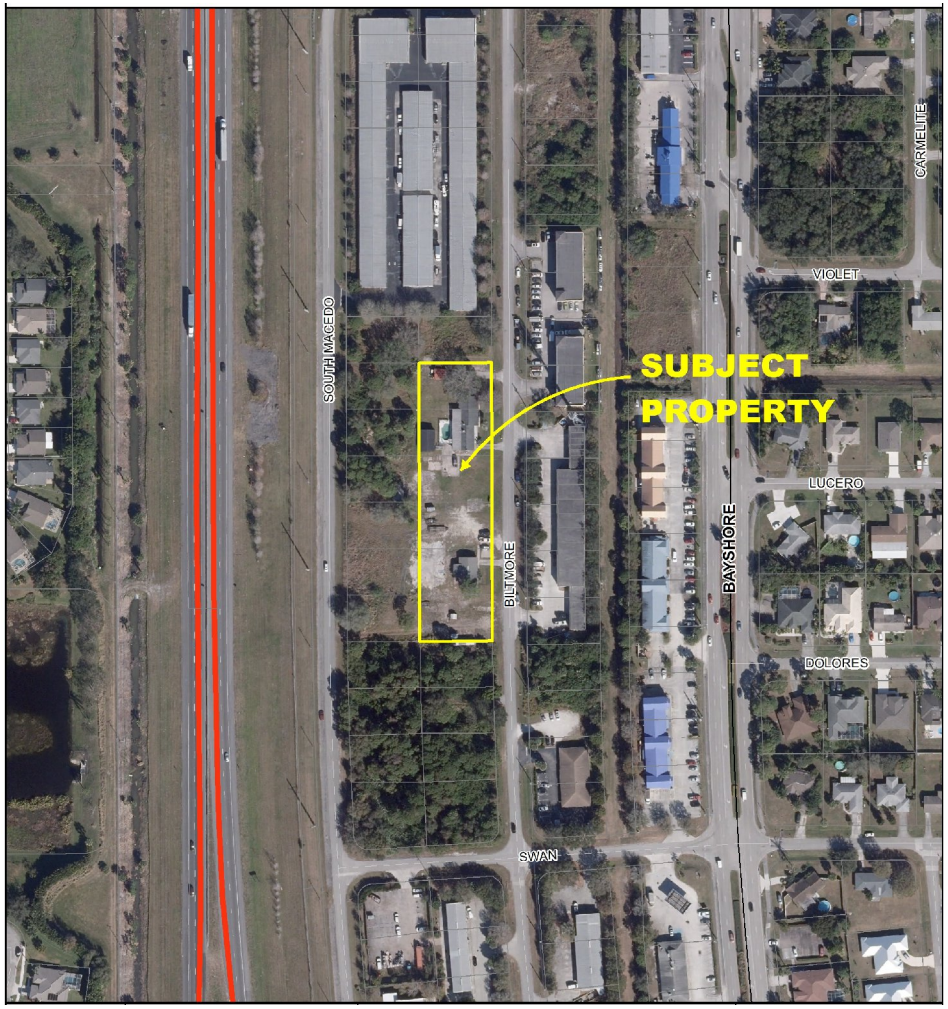
Location – The property is located at 638 and 650 SW Biltmore Street, generally west of Biltmore Street and North of Swan Avenue

Existing Use – School (Private K-12)

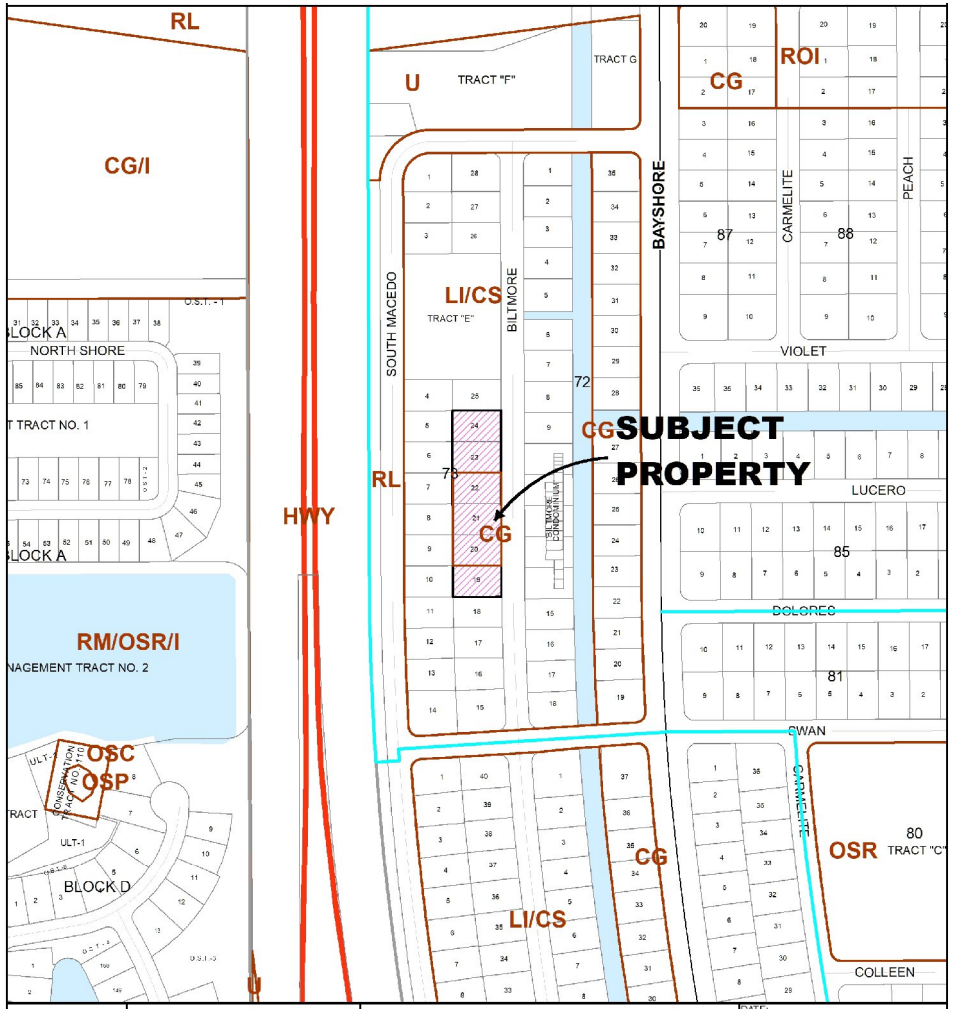
Location Map



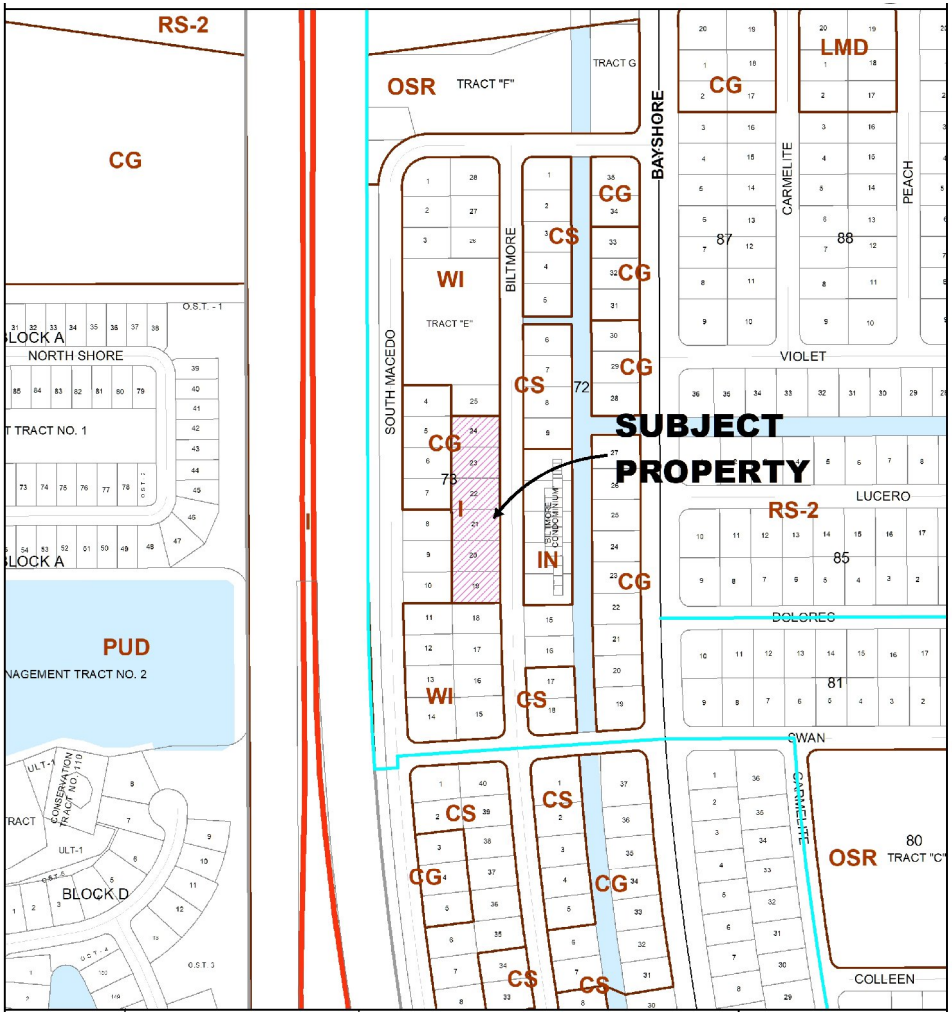
Aerial


SUBJECT PROPERTY
SOUTH MAGEDO
BILTMORE
BAYSHORE
CARMELITE
VIOLET
LUCERO
DOLORES
SWAN

Future Land Use



Zoning


RS-2
CG
OSR
TRACT "F"
TRACT G
LMD
CG
BAYSHORE
CARMELITE
PEACH
87
88
WI
TRACT "E"
BILTMORE
CS
CG
SOUTH MACEDO
VIOLET
72
SUBJECT
PROPERTY
CG
73
I
IN
LUCERO
RS-2
85
DOLORES
81
WI
CS
SWAN
CS
CG
OSR
80
TRACT "C"
COLLEEN
O.S.T. - 1
NORTH SHORE
TRACT NO. 1
BLOCK A
PUD
NAGEMENT TRACT NO. 2
CONSERVATION TRACT NO. 110
ULT-1
BLOCK D

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	WI	Commercial Warehouse
South	LI/CS	INS	School (same owner)
East	LI/CS	IND	Business Park
West	LI/CS	CG	Vacant

Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification	Compatible Zoning District
LI (Light Industrial)	WI, GU, IN
CS (Service Commercial)	CS, GU, WI

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 Warehouse Industrial (WI) zoning district is listed as a compatible zoning district under the proposed LI/CS future land use classification.

Planning & Zoning Staff Recommendation

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