City of Port St. Lucie

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

Meeting Agenda

Tuesday, May 5, 2026

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Jim Norton, Chair
Greg Pettibon, Vice Chair
Eric Reikenis, Chair Pro-Tem
Peter Previte, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, At-Large
Joe Rosen, At-Large
Douglas Harvey, Alternate
Peter Webb, Alternate

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 - April 7, 2026 **2026-412**

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

7.a P26-042 City of Port St. Lucie- Zoning Text Amendment-Section 158.225 Outdoor Sales and Special Events. **2026-409**

This is a request to amend Section 158.225 to include a different title, provide definitions and remove the application and permitting process details from the section, and allow for those details to be established in a separate policy.

8. Public Hearing - Quasi-Judicial

8.a P24-179 McCarty Road, LLC - Planned Unit Development (PUD) Amendment **2026-373**

Location: The property is located approximately 1.25 miles south of Midway Road and east of McCarty Road.

Legal Description: The South 1290.46 feet of the Southwest 1/4 lying South of PONY PINES UNIT 1. Section 9, Township 36 South, Range 39 East LESS the East 46 feet for canal right-of-way and LESS the West 98 feet for road and canal right-of-way, St. Lucie County, Florida.

This is a request for the 1st amendment to the McCarty Road Planned Unit Development (PUD) to amend the PUD document to revise the project name from McCarty Road PUD to the Meadows, revise the permitted uses from townhomes to single-family dwelling units, establish development standards for the dwelling units, revising the concept plan, specifying the required transportation improvements and other miscellaneous changes.

8.b P25-178 Wilson Groves Parcel A - Master Planned Unit Development (MPUD) Amendment No. 2 — **2026-370**

Location: The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.

Legal Description: A Portion of Block 6, Tract 3, Block 3, Block 8 and Block 9 of the Plat of The Alan Wilson Grove, as recorded in Plat Book 12, Pages 50 and 50A, being a portion of those lands as described and recorded in official Record Book 3046, Page 2761, together with all of Wilson Groves Parcel A Plat 1 as recorded in Plat book 126, Page 30, together with all of Wilson Groves Parcel A Plat 2, as recorded in Plat Book 139, Page 14, together with all of Wilson Groves Parcel A Plat 3, as recorded in Plat Book 132, Page 22, of the Public Records of St. Lucie County, Florida. Lying in Sections 29 and 32, Township 37 South, Range 39 East, City of Port St. Lucie County, Florida.

This is a request for a major amendment to the MPUD zoning regulation book for Wilson Groves Parcel A to reference independent design standards.

8.c P26-036 Haredo Realty Advisors, Inc. and Ghanie, John & Joan - Variance — **2026-399**

Location: The property is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.

Legal description: Port St. Lucie Section Twenty Three, Block 1616, Lots 6-10 (Plat Book 13, Pages 29, 29A-29D)

A request to grant a variance to the rear building setback requirements and the landscaping requirements for a proposed retail development

8.d P25-217 Dollar Tree - Gatlin and Bougainvillea - Limited Mixed Density (LMD) Rezoning — **2026-402**

Location: The project is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.

Legal Description: Port St. Lucie Section Twenty Three, Block 1616, Lots 5-10 (Plat Book 13, Pages 29, 29A-29D)

This is a request to rezone lots 5 through 10 to the Limited Mixed Density (LMD) Zoning District.

8.e P25-219 Dollar Tree - Gatlin and Bougainvillea - Special Exception Use **2026-407**

The property is generally located on the northwest corner of SW Gatlin Boulevard and SW Bougainvillea Avenue.
Legal Description: Lots 5-10, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the public records of St. Lucie County, Florida
This is a special exception use application for a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet.

8.f P26-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16 **2026-324**

Location: The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
Legal Description: As set forth in the attached Warranty Deed
The request is to amend the Tradition MPUD and concept plan for two parcels from Residential use to Retail/Office use.

9. New Business

9.a Selection of a Planning and Zoning Board Representative for the Site Plan Review Committee **2026-388**

10. Old Business

11. Public to be Heard

12. Adjourn

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal a decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office at (772) 871-5157 for assistance.

As a courtesy to the people recording the meeting, please put your cell phone on silent.

Agenda Summary

2026-412

Agenda Date: 5/5/2026 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - April 7, 2026

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

Executive Summary: April 7, 2026 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: April 7, 2026 minutes.

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes

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

Jim Norton, Chair
Greg Pettibon, Vice Chair
Eric Reikenis, Chair Pro-Tem
Peter Previte, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, At-Large
Joe Rosen, At-Large
Douglas Harvey, Alternate
Peter Webb, Alternate

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

Tuesday, April 7, 2026 **6:00 PM** **Council Chambers, City Hall**

1. Meeting Called to Order

   A Regular Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Chair Norton at 6:00 p.m., on April 7, 2026, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

   Members Present:
   James Norton, Chair
   Peter Previte
   Eric Reikenis
   Peter Spatara
   Rose Mocerino
   Joe Rosen
   Peter Webb, Alternate

   Members Not Present:
   Greg Pettibon, Vice Chair
   Douglas Harvey, Alternate

3. Determination of a Quorum

4. Pledge of Allegiance

Chair Norton led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - March 3, 2026 **2026-319**

There being no corrections, Mr. Spatara moved to approve the minutes. Mr. Rosen seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There was nothing to be heard under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P26-020 City of Port St. Lucie - Chapter 153 -Definitions; Section 158.222 - Access Standards, Sidewalks, Bikepaths; and Section 158.217 - Accessory Uses and Structures -Text Amendments **2026-294**

This is a request to update driveway standards; add new definitions; setbacks, and landscape area requirements; and establish typical lot scenario figures.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Board and stated that this request was for a city-initiated text amendment to update driveway standards, add new definitions, requirements for setbacks & landscape areas, and establish typical lot scenario figures. She described the various changes, analysis of standards within the City Code, circular driveway terminology replacement to 'primary and secondary driveway', and the proposed amendment. She noted that this update was only for residential, not commercial. She then discussed the driveway width parameters and added that there needed to be culvert pipe permitting.

Clyde Cuffy, Public Works, stated that shell rock would not be an approved material and he and Ms. Grubbs further discussed the width parameters. Chair Norton advised that there were exhibits that the public could utilize to see the updates.

Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Reikenis moved to recommend approval of P26-020 City of Port St. Lucie - Chapter 153 -Definitions; Section 158.222 - Access Standards, Sidewalks, Bikepaths; and Section 158.217 - Accessory Uses and Structures -Text Amendments to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

7.b P26-028 Verano South POD H - Small-Scale Comprehensive **2026-301**

Plan Amendment

Location: The properties are generally located southeast of Glades Cut-Off Road, east of Rangeline Road, and north of Crosstown Parkway.

Legal Description: Site 1: Lots 1-5 of Verano-Commercial Plat No.1, as recorded in Plat Book 138, Page 38, of the Public Records of St. Lucie County, Florida

Site 2: A portion of Section 6, Township 37 South, Range 39 East and a portion of Section 31, Township 36 South, Range 39 East.

This is a request for a future land use designation change from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, presented to the Board and stated that this request was to change the future land designation use from Residential Golf Course (RGC) to Commercial General (CG) for 19.7 acres in the Verano POD H development. She exhibited the surrounding uses, and discussed the current land use, proposed land use designation, background, justification, adequate public facilities analysis, and traffic impact analysis.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Pete Hofheinz, Cotleur & Hearing, represented the applicant and presented it to the Board and discussed the proposals for both Site 1 and Site 2. He exhibited the locations and surrounding properties, as well as commercial locations, approved development of regional impact, and consistencies. He noted that there would be no additional ingress or egress.

Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Previte moved to recommend approval of P26-028 Verano South POD H - Small-Scale Comprehensive Plan Amendment to the City Council. Ms. Mocerino seconded the motion which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

The Senior Deputy City Attorney read the Quasi-Judicial Rules into the record for items 8.a through 8.e and the Deputy City Clerk swore in staff and applicants.

8.a P25-070 Lotis at Tradition - Landscape Modification **2026-299**

Location: The property is located north of SW Tradition Parkway, south of SW Westcliffe Lane, and east of the future Sundance Vista Boulevard.

Legal Description: Tradition Plat 4, Parcel 4B (PB 113, BK 3)

This is a request to provide enhanced landscaping and a berm in lieu of a 6-foot-high architectural buffer wall.

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

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented it to the Board and stated that the request was to provide an enhanced landscaping via a berm in lieu of an architectural buffer wall on the eastern property line per Section 154.12 of the City Code of Ordinances. She discussed the project background and summary, location, landscape modification plan, landscape berm elevations, and the conditions for approval.

Steve Garrett, Lucido & Associates, represented the applicant and informed that Mattamy Homes was the property owner of both pieces, as well as for Lotis. He also noted that they anticipated the berm to be completed by July 1, 2026. Per questioning from the Board, he stated that Lotis would maintain their berm and Mattamy would maintain the Brinley berm, and that there would be a 6 ft. fence on top of the berm. (Clerk's Note: The fence exhibit was added into the revised presentation.)

Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Reikenis moved to recommend approval of P25-070 Lotis at Tradition - Landscape Modification to the City Council with the following condition:

•Prior to the issuance of the first building permit for Phase 1, the berm located within Phase 1 shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department. Prior to the issuance of the first building permit for Phase 2, the corresponding segment of the berm shall be installed, planted with associated landscaping, and inspected by the Planning and Zoning Department.

Mr. Previte seconded the motion which passed unanimously by voice vote.

8.b P25-205 SLW-Industrial Park - Raw Athletics - Special Exception Use **2026-187**

Location: The property is located at 760 NW Enterprise Drive, at the northwest corner of NW Enterprise Drive.

Legal Description: All of Lot 6 in Parcel 1 of St. Lucie West Plat No. 133, St. Lucie West Industrial Park, according to the plat thereof, as recorded in Plat Book 39, Pages 40 and 40A-40B, of the Public Records of St. Lucie County, Florida

This is a request for a special exception use to allow enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for

on-premises consumption of alcoholic beverages for recreation facilities per Section 158.135(C)(6) of the Zoning Code.

Chair Norton 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.) Cody Sisk, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Board and stated that the request was to allow an enclosed assembly area over 3,000 sq.ft. without an alcoholic beverage license within the Warehouse Industrial (WI) Zoning District per Section 158.135(C)(6) of the Code of Ordinances. He discussed the surrounding areas, Site Plan, evaluation of Special Exception Use (SEU) criteria, and conditions of approval. He noted that this was mostly an interior change and the exterior would stay the same. Brad Curry, Haley Ward, represented the applicant and briefly provided an overview to the Board. Margaret from the facility provided the hours of operation.

Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Reikenis moved to recommend approval of P25-205 SLW-Industrial Park - Raw Athletics - Special Exception Use to the City Council with the following condition:

•This special exception use shall be granted exclusively to the current owners of the property, PEBB PSL, LLC, and BANYAN PSL LLC, collectively, and shall be valid solely as it relates to the current tenant of the property, Raw Sport Supplement Company LLC, and its subtenant, Raw Athletic Club LLC. The special exception use shall terminate automatically upon cessation of the approved business operation, namely use of the enclosed assembly space without an alcoholic beverage license for RAW Athletic fitness club. Any renting or subletting of the property aside from the current tenancy arrangements described above, change in tenant, change in ownership of the property or any of the above business entities, or discontinuation of the approved use shall render this special exception use null and void.

Mr. Rose seconded the motion which passed unanimously by voice vote.

8.c P26-005 Destination at Tradition Master Planned Unit Development (MPUD) - Amendment No. 1 **2026-323**

Location: The subject property is generally located west of Interstate 95, south of SW Destination Way, east of SW Village Parkway and

north of Marshall Parkway.
Legal Description: All of Southern Grove Plat No. 46 together with Southern Grove Plat No. 40, Parcel 2, and Southern Grove Plat No. 14, Conservation Tract 5
This is a request to amend the MPUD regulation book to add Post Acute Medical Facility and Veterinary Hospital or Clinic as permitted uses, increase development entitlements and amend the MPUD concept plan to show driveway locations for a 7.36- acre parcel located at the northeast corner of the intersection of SW Village Parkway and future road Destination Way.

Chair Norton inquired if there was any ex-parte communication, to which the Board responded in the negative, with the exception of Mr. Reikenis who responded in the affirmative. (Clerk's Note: Mr. Reikenis submitted exhibits for the record.)

(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. She presented to the Board and stated that the request was to amend the Destination at Tradition MPUD. She discussed the location, future land use map, project background, proposed project, post-acute medical facility, land use consistency and staff findings. Brad Curry, Haley Ward, represented the applicant and provided a brief overview of the project.

Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Spatara moved to recommend approval of P26-005 Destination at Tradition Master Planned Unit Development (MPUD) - Amendment No. 1 to the City Council. Mr. Rosen seconded the motion which passed unanimously by voice vote.

8.d P26-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16 **2026-324**

Location: The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
Legal Description: As set forth in the attached Warranty Deed
The request is to amend the Tradition MPUD and concept plan for two parcels from Residential use to Retail/Office use.

Chair Norton 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.) 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. She presented to the Board and stated that the request was to amend the Tradition MPUD for 9.48 acres of property at the southeast corner of Crosstown Pkwy and SW Fairgreen Dr. She discussed the surrounding uses, project background, and proposed project. She noted that while it does say it's an Open-Space Tract the dedication on the plat does state that it could be used for future development. She also discussed the Conceptual Land Use Plan, land-use consistency, and staff findings.

Lee Dobbins, Dean Mead Law Firm, represented the applicant and provided context for the project and existing entitlements. He noted that the owners were also present. Brad Curry, Haley Ward, then discussed required improvements, and Ms. Savage-Dunham provided further clarification, stating that one of the improvement requirements that the City Council would be negotiating with Mattamy was for the intersection, and the applicant was working with Mattamy and Mattamy was passing the requirement for this intersection to the Council so long as this parcel became Commercial, but if not then the requirement would still fall on Mattamy.

It was noted that the City had less commercial than what was needed to serve the public.

Chair Norton opened the Public Hearing.

Resident Robert Gattison expressed concerns for resident security and spoke in favor of the proposed wall. He spoke in opposition of the lack of a traffic study and also expressed concern for potential impact to property taxes & property values.

Resident Lisa Crovato spoke in opposition of the project and recommended that the Board table the project in order to have a traffic study conducted. She expressed concerns for traffic, quiet space, security, and lighting.

Resident Raymond McGinnis spoke on the current need for more lanes and expressed concerns for security and impact of property value. He requested that adequate berms and shrubbery be built along the property line to mitigate security, aesthetics, and financial concerns. (Clerk's Note: A letter was submitted for the record.)

Resident Janet Edwards expressed concerns for security, noise, lights, traffic, and litter.

Resident Joseph Mucciolo informed that there were protected species on the land and inquired as to why it could not be made into a park. He expressed concerns for environmental issues, noise pollution, and stormwater/infrastructure.

Resident Dr. Cathy Powers stated that she inquired about a Site Plan for road construction, to which she was advised by staff that there was not one and she came to ask for one. She also inquired if there had been research on vegetation in this area.

Resident Dana Davidson expressed concerns for noise and stated that noise protections had not been given to her neighborhood. She also expressed concerns for all unmitigated impacts and requested that the Board deny the project. She expressed favor for the wall.

Resident Douglas Legler stated that he had pre-leased the plaza to the east of the Circle K, and that pre-leasing should not be done. He stated that Tradition did not have enough retail, commercial, or amenities and expressed favor for the project.

Resident Margaret Mucciolo expressed concerns for the wildlife and opposition for more commercial development.

Resident James Allmen stated that he had also worked with Mr. Legler and stated that many businesses have expressed to him that there was not enough real estate for their business. He expressed favor for the project.

There being no further public to be heard, he closed the Public Hearing.

Chair Norton clarified the scope of the Planning & Zoning Board's responsibilities and stated that safety concerns would be addressed by the City Council. Ms. Savage-Dunham informed that a traffic study had been done for the entire area but was just not included as part of this application because this item was only for changing zoning uses. Ms. Kean stated that the code has restrictions on lighting and Ms. Savage-Dunham stated that the City did not own the land so they could not turn it into a park. Regarding wildlife, Ms. Kean stated that before anyone moves forward with a Site Plan approval, they were required to submit an environmental study. She also clarified that Glenbrook Rd was not part of this application, and that the intersection was already identified with improvements in the DRI.

Per Mr. Rosen's inquiries, Mr. Cuffy further discussed the intersection and the intensity of the uses. Mr. Reikenis expressed concern that some

information may be missing and that the Board may need to see traffic data before making a decision. It was then discussed between the Board and staff that the item could be tabled to allow for the data/study to be submitted.

There being no further discussion, Mr. Reikenis moved to table P26-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16 to the May 5, 2026 Planning & Zoning meeting. Mr. Spatara seconded the motion which passed unanimously by voice vote.

8.e P26-029 Midway Specialty Care Center, Inc. - Rezoning **2026-320**

Location: 4495 SW Port St. Lucie Blvd
Legal Description: Lot 1, Block 2320, Port St. Lucie Section Thirty Three, according to the plat thereof as recorded in Plat Book 15, Page 1, 1A-1V, of the Public Records of St. Lucie County, Florida
This is a request to rezone a 0.28-acre parcel from Single-Family Residential (RS-2) to General Commercial (CG).

Chair Norton 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.) Planner Marissa Da-Breo Latchman stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Board and stated that the request was to rezone the subject property from Single-Family Residential (RS-2) to General Commercial (CG) Zoning District to be consistent with the City's Comprehensive Plan and Future Land Use map and the adjoining property (under the same ownership). She discussed the surrounding areas and impacts & findings. Attorney Peter Del Toro represented the applicant and presented to the Council on the functions of the medical facility to be added to the property and details of the lot.

Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Reikenis moved to recommend approval of P26-029 Midway Specialty Care Center, Inc. - Rezoning to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

9. New Business

Ms. Savage-Dunham stated that she sent the Board the Planning & Infrastructure Study. Mr. Reikenis inquired if there were any educational opportunities coming up, to which Ms. Savage-Dunham replied that she would look into this.

10. Old Business

There was nothing to be heard under this item.

11. Public to be Heard

Resident Pat Minelli stated that she did not believe that they were being honest about what was going into the parcel for item 8.d, and she spoke on traffic issues.

Resident Joseph Mucciolo stated for item 8.d, there needed to be a growth study and 3 traffic studies; present day, if it's under commercial, and/or if it's under residential.

Ms. Savage-Dunham encouraged members of the public to verify that item 8.d was on the City Council agenda before they come to the meeting.

Resident Margaret Mucciolo expressed concerns for the wildlife for item 8.d.

12. Adjourn

There being no further business, the meeting adjourned at 8:51 p.m.

_____
James Norton, Chair

_____
Jasmin De Freese, Deputy City Clerk

Agenda Summary

2026-409

Agenda Date: 5/5/2026 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P26-042 City of Port St. Lucie- Zoning Text Amendment-Section 158.225 Outdoor Sales and Special Events.

This is a request to amend Section 158.225 to include a different title, provide definitions and remove the application and permitting process details from the section, and allow for those details to be established in a separate policy.

Submitted By: Marissa Da Breo-Latchman, Environmental Planner II

Executive Summary: This application is a city-initiated text amendment to Section 158.225 to retitle Section 158.225 from “Outdoor Sales and Special Events” to “Temporary Outdoor Sales and Events” and to amend the text to include definitions for “Temporary Outdoor Sales” and “Temporary Outdoor Events”, remove the application and permitting process details from the section, and allow for those details to be established in a separate policy. The primary intent of the amendment is to streamline the application process and make it more efficient for applicants.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board approve the text amendment as recommended by staff.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the text amendment as recommended by staff.
2. Move that the Board not approve and provide staff direction.

Background: The proposed changes apply to temporary events and sales held on private property zoned commercial, institutional and PUD. Neighborhood Services Division processes these applications. In an effort to streamline the process and improve efficiency, the application and permitting process details were removed from the section and new text allows for those details to be established in a separate policy and modified as needed.

Issues/Analysis: See attached staff report

Special Consideration: N/A

Location of Project: N/A

Attachments: 1. Staff Report, 2. Exhibit A, 3. Staff Presentation.

City of Port St. Lucie Text Amendment
Section 158.225: Zoning Code
P26-042

SUMMARY

Applicant's Request:	A City initiated text amendment to Section 158.225. Outdoor Sales and Special Events
Applicant:	City of Port St. Lucie
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description and Analysis

This application is a city-initiated text amendment to amend the Zoning Code (Section 158.225) of the City of Port St. Lucie Code of Ordinances. The text amendment will retitle Section 158.225 from "Outdoor Sales and Special Events to "Temporary Outdoor Sales and Events", include definitions for "Temporary Outdoor Sales" and "Temporary Outdoor Events", remove the application and permitting process details from the section, and allow for those details to be established in a separate policy. The primary intent of the amendment is to streamline the application process and make it more efficient for applicants.

The proposed changes apply to temporary events and sales held on private property zoned commercial, institutional and PUD. Applications for outdoor sales and events are processed through the Neighborhood Services Division. Events on City-owned parcels are coordinated through the Special Events Division.

The proposed changes are provided as Exhibits "A" of the staff report with additions shown as underlined and deletions shown as ~~strikethrough.~~

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.

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.

Sec. 158.225. Temporary Outdoor Sales and ~~Special~~ Events.

An event which would require a permit under this section is any temporary outdoor ~~special event~~sale or temporary outdoor ~~sales~~event, which is not one of the permitted uses of a property or indicated on a site plan, and not included as a customary primary or ancillary use. Any use of the property already included in the business tax receipt as a use for a property will not require a separate temporary event permit. ~~Except where noted, outdoor special events and temporary outdoor sales events under this section require a special event permit. Permits are not required for church festivities when held on church property, for events held at City parks or recreation facilities, for the display of merchandise at the entry to retail establishments as set forth in § 158.225(A)(2)(b), or for community days annual events as set forth in § 158.225(A)(2)(g).~~

(A) Temporary Outdoor Sales~~The applicant applying to the Code Compliance Division of the Building Department for such outdoor or temporary event permit in the City shall be the owner or its agent of the land upon which the event is intended to be held. Applications must be complete and submitted with the following documentation, to be processed:~~

(1) ~~The area utilized shall be cleaned daily and following any special event shall in all respects be restored to its former condition within twenty-four (24) hours after the close of the event. A refundable security deposit in the amount of five hundred dollars ($500.00) plus one hundred dollars ($100.00) for each day of the event payable in advance, shall be required as security to guarantee that the premises will be cleaned of all rubbish and debris after use by the applicant. Covered dumpsters and trash containers must be provided on the event site and emptied daily.~~"Temporary outdoor sales" shall mean any short-term outdoor display or sale of goods, services, or merchandise by a single vendor, that is to occur on private property. Temporary outdoor sales shall include, but are not limited to, recreational vehicles, Christmas trees, flowers, rugs, and fireworks.

(2) ~~A written statement from the St. Lucie County Fire District that the tents or temporary structures under which the event is to be held are of fireproof material and will not constitute a fire or egress hazard.~~A permit is not required for the display of merchandise at the entry to retail establishments. Merchandise displays may be located at the entry of each business. Displays shall be limited to one half (½) the business' store frontage. Stores with more than one (1) entry shall be limited to the same total by any combination. In no case shall a display extend into the parking lot or fire lane.

~~(3) Police services will review the application to determine if off-duty officers are required for traffic/crowd control or for security at the event site. If off-duty police officers are required/requested, payment for their services must be made at least fifteen (15) days prior to the first day of the event.~~

~~(4) The owner shall provide a list of all employees, which shall include names, and dates of birth.~~

~~(5) A copy of the inspection report from the Department of Agriculture for mechanical rides, prior to opening.~~

~~(6) If food is being prepared and/or sold on the site, or if any sanitary facilities and/or sewage disposal is involved, the applicant must contact St. Lucie County Health Department to determine if an inspection is required. The food safety inspection report must be submitted prior to opening.~~

~~(7) The City reserves the right to request indemnification and insurance be provided to protect the City for any event using public property.~~

~~(8) A concept plan showing the location of the special event, all structures to be utilized in the event including tents, booths, exhibits, width of aisles, means of ingress and egress, concession areas, waste removal facilities, sanitary facilities, and utilities such as electrical and telephone facilities.~~

(B) ~~An application shall be denied if:~~Temporary Outdoor Events

(1) ~~The applicant has made any misrepresentations in the application.~~ "Temporary outdoor events" shall mean an organized or planned gathering of persons having a common purpose, design, or goal, that is to occur on private property. Temporary outdoor events shall include, but are not limited to, festivals, fundraisers, exhibitions, multi-vendor events, musical performances, races/walks, carnivals, and parades that:

(a) Require street closings or detours such that the usual flow of pedestrians or vehicular traffic is inhibited; or

(b) Are intended to or likely to attract substantial crowds; or

(c) Are not consistent with the permitted or approved uses typically associated with the property; or

(d) Require the use of City resources, financial or otherwise, in excess of the City's normal day-to-day operations; or

(e) Any additional criteria as deemed by the City Manager, or their designee(s)

~~(2) The applicant fails to provide any of the items or information required.~~

~~(3) The special event will substantially interfere with any other special event for which a permit has already been granted or with the provision of public safety or other city services needed to support of such other previously scheduled events.~~

~~(4) The special event will have an un-mitigatable adverse impact upon residential or business access and traffic circulation in the area in which it is to be conducted.~~

(C) ~~Outdoor Special Events.~~No person shall conduct temporary outdoor sales or temporary outdoor events, unless a permit has been obtained in accordance with the City's Temporary Outdoor Sales Policy or Temporary Outdoor Events Policy.

~~(1) Outdoor events under this section, include but are not limited to circuses, carnivals, tent revivals, outdoor exhibitions, road festivals, and organized competitive events, which shall be permitted on developed property zoned open space recreation, institutional, general commercial and planned unit development/master planned unit development. The event shall not be permitted to exceed seven (7) consecutive days and no more than four (4) such events per~~

~~year shall be permitted on the same property. The limitation of four (4) events per year may be waived by affirmative vote of the City Council.~~

~~(2) The fees for outdoor events are as follows: A one hundred dollar ($100.00) non-refundable application fee; two hundred dollars ($200.00) for the first day, one hundred fifty dollars ($150.00) for each succeeding day, and twenty dollars ($20.00) per day, per concession stand, booth, or individuals carrying items on their person for the purposes of sale. The fee(s) shall be paid in full before any equipment is brought upon the location where the outdoor event will take place.~~

~~(3) All events containing an animal show shall make application with, and receive approval from, the City's animal control division before a permit will be issued.~~

~~(4) All events requiring public street closures shall make application for a street closure permit per Chapter 99 of the City of Port St. Lucie Code of Ordinances with the City's Police Department prior to issuance of a permit.~~

~~(5) The area utilized shall be cleaned daily and following any special event shall in all respects be restored to its former condition within twenty-four (24) hours after the close of the event.~~

(D) ~~Temporary outdoor sales.~~The City Manager, or their designee(s), are authorized to create additional policies, rules and regulations that are consistent with and that further the provisions set forth within this Section in accordance with Florida Statutes, Special Act or Resolution of the City Council that pertain to the conduct and operation of temporary outdoor sales or temporary outdoor events.

~~(1) Recreational vehicles and boat sales. The sales of recreational vehicles and boats shall be permitted on developed property zoned general commercial, open space recreation, and planned unit development/master planned unit development. The sale shall not be permitted to exceed seven (7) days. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces of the project. Only one (1) applicant may apply per site at any time. A temporary sales permit shall be required for each event with a cost of one hundred dollars ($100.00) for the first day, fifty dollars ($50.00) each additional day. A letter from the property owner or its agent stating its consent shall be provided at the time of application. Temporary tent and parking lot sales of automobiles are prohibited except on property licensed and zoned for the use.~~

~~(2) A permit is not required for the display of merchandise at the entry to retail establishments. Merchandise displays may be located at the entry of each business. Displays shall be limited to one half (½) the business' store frontage. Stores with more than one (1) entry shall be limited to the same total by any combination. In no case shall a display extend into the parking lot or fire lane.~~

~~(3) Temporary tent and parking lot sales. The outdoor sales of merchandise other than automobiles, RV's, motorized vehicles and boats shall be permitted on developed property zoned institutional, open space recreation, general commercial, and planned unit development/master planned unit development. The temporary outdoor sales event shall be limited to two (2) one-week sales events per calendar year, either by a locally licensed business or sponsored by a locally licensed~~

~~business on the same property. The limitation to two (2) one-week sales events per calendar year shall apply unless otherwise specified in this chapter. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces, as defined by its site plan. A temporary sales permit shall be required for each event with a fee of two hundred dollars ($200.00). Only one (1) applicant may apply per site at any given time.~~

~~(4) Crafter/vendor annual permit. The outdoor sales of merchandise shall be permitted on developed property zoned open space recreation, institutional, general commercial, and planned unit development/master planned unit development. The number of outdoor sales events, pursuant to this subsection, shall be limited to twelve (12) two-day sales events per calendar year. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces. A fee of five hundred dollars ($500.00) is required for a crafter/vendor annual permit. Only one (1) applicant may apply per site at any scheduled event. A schedule of event dates and a letter from the property owner stating its consent shall be provided at the time of application. One (1) on-site sign per event is included with the permit fee.~~

~~(5) Christmas tree sales. The sale of Christmas trees shall be permitted on property zoned institutional, general commercial, and planned unit development/master planned unit development for a maximum of forty-five (45) days. A temporary sales permit shall be required with a fee of twenty dollars ($20.00) per day, up to a maximum fee of two hundred dollars ($200.00).~~

~~(6) Farmer's market annual permit. Outdoor farmer's markets shall be permitted on developed property zoned institutional, general commercial, and planned unit development/master planned unit development. The number of outdoor sales events, pursuant to this subsection, shall be limited to twenty-four (24) two-day sales events per calendar year. If the event is located in a parking lot, the sale shall not use more than fifteen (15) percent of the total required parking spaces. A fee of five hundred dollars ($500.00) is required for a farmer's market annual permit. Only one (1) applicant may apply per site at any scheduled event. A schedule of event dates and a letter from the property owner stating its consent shall be provided at the time of application. One (1) on-site sign per event is included with the permit fee.~~

~~(7) An annual event, Community Days, held on Veteran's Day weekend allowing that local businesses, holding a current business tax receipt, in a commercially zoned location, may engage in a three-day special event. One professionally made banner may be placed on the building as regulated by section 155.07(F). Said event shall not count as part of the aforementioned limit of two one-week sales events per calendar year. There are no permit fees for the event or banner. All event activity shall be in compliance with Chapter 155 and this chapter.~~

~~(E) Any violation of any city ordinance shall result in the permit being revoked immediately and the violator being banned from holding an event in the city for a period of not less than twenty-four (24) months.~~

~~(F) Fee Exemption.~~

~~(1) Legally recognized 501(C)(3) non-profit and charitable organizations sponsored by a local business having a current business tax receipt are exempt from the fees. The non-profit or charitable organization must; however, provide proof of non-profit/charitable status and shall obtain a permit under the above mentioned regulations.~~

~~(2) Requests for exemption from fees must be made in writing to the City Manager's office to be placed on a City Council agenda~~

Text Amendment to Section 158.225

(P26-042)

Planning and Zoning Board Meeting May 5, 2026

Request Summary

Request:	A City initiated text amendment to Section 158.225. Outdoor Sales and Special Events of the Zoning Code.
Applicant:	City of Port St. Lucie
Strategic Plan	This application supports Goal 1 of the Strategic Plan: Safe, clean & beautiful

Summary of the Proposed Changes

The text amendment will retitle Section 158.225 from "Outdoor Sales and Special Events" to "Temporary Outdoor Sales and Events", include definitions for "Temporary Outdoor Sales" and "Temporary Outdoor Events", remove the application and permitting process details from the section, and allow for those details to be established in a separate policy.

Primary Goals for the Proposed Changes

- Establish a more agile framework for managing permits by removing the current rigid code.
- Allow for more frequent and efficient adjustments to policies as the city's needs evolve.
- Better accommodate the diverse requirements of local businesses and event organizers by simplifying the application process.
- Streamlines the administrative workflow

Proposed Amendment

Define Temporary Outdoor Sales – 158.225(A)

- “Temporary Outdoor Sales” shall mean any short-term outdoor display or sale of goods, services, or merchandise by a single vendor. Temporary outdoor sales shall include, but are not limited to, recreational vehicles, Christmas trees, flowers, rugs, and fireworks.
- A permit is not required for the display of merchandise at the entry to retail establishments.

Proposed Amendment

Define Temporary Outdoor Events– 158.225(B)

- "Temporary Outdoor Events" shall mean an organized or planned gathering of persons having a common purpose, design, or goal, that is to occur on private property. Temporary outdoor events shall include, but are not limited to, festivals, fundraisers, exhibitions, multi-vendor events, musical performances, races/walks, carnivals, and parades that:
  - Require street closings/detours.
  - Likely to attract substantial crowds.
  - Unlike the customary or usual activities generally associated with the property.
  - Require the use of city resources, financial or otherwise, in excess of the City's normal day-to-day.
  - Any additional criteria as deemed by the City Manager, or their designee(s).

Proposed Amendment

Requires a Permit and Establishes Policy – 158.225(C)

- No person shall conduct temporary outdoor sales or events, unless a permit has been obtained in accordance with the City's Temporary Outdoor Sales Policy or Temporary Outdoor Event Policy.

Proposed Amendment

Ability to Adjust Policies and Procedures – 158.225(D)

- The City Manager, or their designee(s), are authorized to create additional policies, rules and regulations that are consistent with and that further the provisions set forth within this Section in accordance with Florida Statutes, Special Act or Resolution of the City Council that pertain to the conduct and operation of an outdoor sale or outdoor event.

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.

Agenda Summary

2026-373

Agenda Date: 5/5/2026 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-179 McCarty Road, LLC - Planned Unit Development (PUD) Amendment

Location: The property is located approximately 1.25 miles south of Midway Road and east of McCarty Road.
Legal Description: The South 1290.46 feet of the Southwest 1/4 lying South of PONY PINES UNIT 1. Section 9, Township 36 South, Range 39 East LESS the East 46 feet for canal right-of-way and LESS the West 98 feet for road and canal right-of-way, St. Lucie County, Florida.
This is a request for the 1st amendment to the McCarty Road Planned Unit Development (PUD) to amend the PUD document to revise the project name from McCarty Road PUD to the Meadows, revise the permitted uses from townhomes to single-family dwelling units, establish development standards for the dwelling units, revising the concept plan, specifying the required transportation improvements and other miscellaneous changes.

Submitted By: Cody Sisk, Planner III

Executive Summary: The city has received a request for the first amendment to the McCarty Road Planned Unit Development (PUD), submitted by Lucido and Associates, the applicant, for the property owner McCarty Road LLC. The subject property is located east of McCarty Road and approximately 1.25 miles south of Midway Road and consists of approximately 72.02 acres. The Future Land Use designation is Multifamily Residential (RM) and the zoning district is PUD zoning, while these exist today, the application is not proposing any changes to Future Land Use or Zoning. The changes to the PUD are to amend the PUD document to revise the project name from McCarty Road PUD to the Meadows, revise the permitted uses from townhomes to single-family dwelling units, establish development standards for the dwelling units, revising the concept plan, specifying the required transportation improvements and other miscellaneous changes.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommends approval to the City Council with the following condition.

1. The proposed amendment to the annexation agreement (P26-046) shall be approved prior to the first reading of the ordinance for the proposed PUD amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval to the City Council.
2. Move that the Board not approve the amendment and provide staff with direction.

Background: The Site Plan Review Committee recommended approval of the proposed PUD amendment at

the April 22, 2026, Site Plan Review Committee meeting.

Issues/Analysis: See attached staff report.

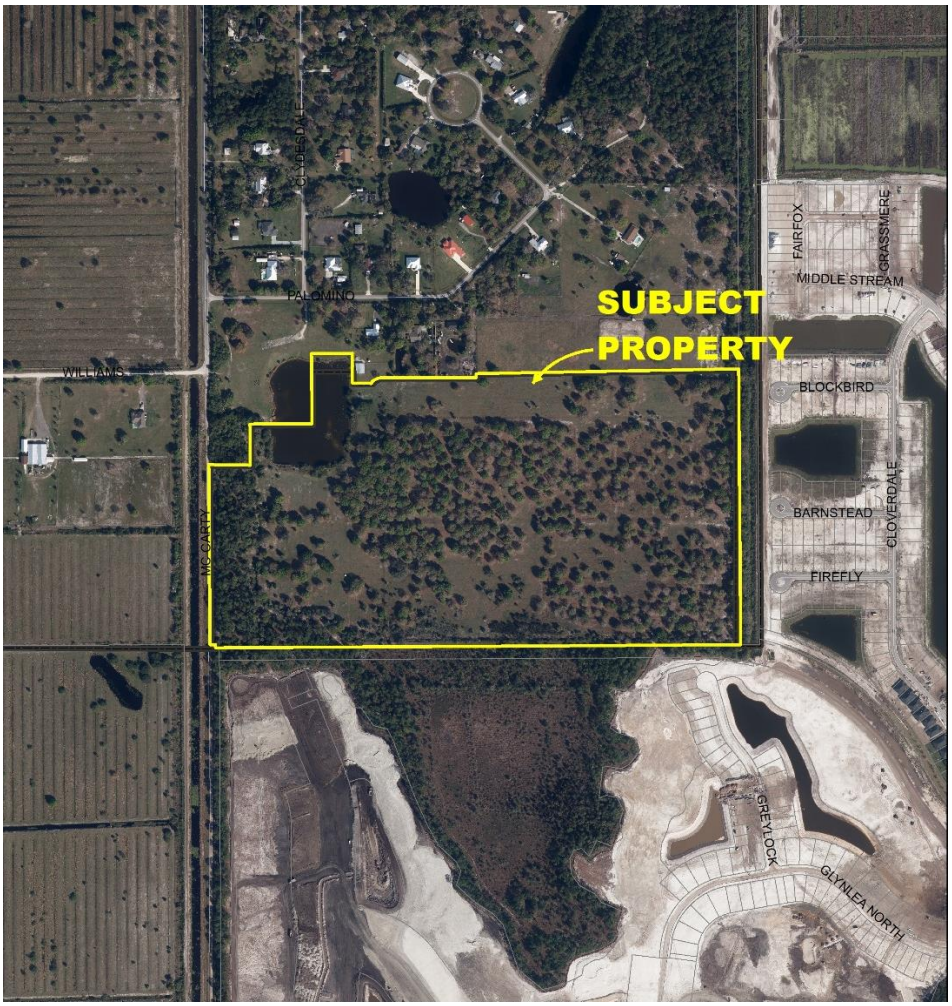
Special Consideration: N/A

Location of Project: The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road.

Attachments:

1. Staff Report
2. PUD Amendment
3. Staff Presentation

McCarty Road PUD Amendment No. 1
Planned Unit Development Amendment
P24-179



Project Location Map

SUMMARY

Applicant's Request:	An application for the 1st Amendment to the McCarty Road Planned Unit Development (PUD) to amend the PUD document to revise the project name from McCarty Road PUD to the Meadows, revise the permitted uses from townhomes to single-family dwelling units, establish development standards for the dwelling units, revising the concept plan, specifying the required transportation improvements and other miscellaneous changes.
Agent(s):	Lucido and Associates
Applicant/ Property Owner:	McCarty Road, LLC

Location:	The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road
Project Planner:	Cody Sisk, Planner III

Project Description and Background

The City of Port St. Lucie has received a request from Lucido and Associates, acting the agent(s), for McCarty Road, LLC, to amend the Planned Unit Development (PUD) zoning regulation document and concept plan for McCarty Road PUD. The property is approximately 71.532 acres and is located approximately 1.25 miles south of Midway Road, east of McCarty Road. The McCarty Road PUD was first approved in 2009 (P07-040) for 530 multifamily townhouse units. The request is to amend the PUD document to revise the project name from McCarty Road PUD to the Meadows, revise the permitted uses from townhomes to single-family dwelling units, reduce the number of units from 530 multifamily units to 321 single family units, establish development standards for the dwelling units, revise the concept plan, update the transportation improvements and other miscellaneous changes. The Future Land Use designation is Multifamily Residential (RM) and the zoning district is PUD.

The 71.532 acre McCarty Road property was annexed into the City in 2005 and is subject to an annexation agreement between the property owner and the City of Port St. Lucie. A comprehensive plan amendment was approved that revised the land use from St. Lucie County Agricultural 2.5 units per acre to City of Port St. Lucie Medium Density Residential with a maximum density of 11 DUs per gross acre. The ordinance adopting the comprehensive plan amendment (05-180) did contain certain conditions of approval. The applicant has submitted an application to amend Ordinance 05-180 (P26-058) and an application to amend the McCarty Road annexation agreement (P26-044). The proposed changes have been incorporated into the PUD and the revised annexation agreement and include the following:

1. Reduces the number of units from 530 multi-family to 321 single-family units
2. Requires the construction of E/W 5 (first two lanes) from the terminus of the Wylder/Pod 9 extension 300 feet west of the Meadows PUD entrance
    a. Provides a dedication to the City of 120 feet of right-of-way along E/W 5 extending along the southern boundary of The Meadows PUD
    b. Construct McCarty Road as a stabilized chip and seal surfaced road to connect from the currently stabilized portion of the road in the vicinity of The Meadows PUD northern property line just north of Williams Road south to the proposed secondary emergency access driveway.
    c. Dedicate to St. Lucie County 70 feet of right-of-way (±60,211 square feet/1.38 acres) along McCarty Road extending along the entirety of The Meadows PUD western property line, as depicted on the Additional Right-Of-Way Dedication Exhibit attached hereto.

As a result of these changes, the main access to the project will be along the southeast corner of E/W 5. Access to the project is dependent on the construction of E/W 5 from Wylder Parkway to the entrance to the Meadows PUD that is shown on the PUD concept plan. At this time, Wylder is only constructing E/W 5 to the northern entrance of POD 9 extension (NW Sentry Lane) of the LTC Ranch development. The construction of E/W 5 (first two lanes) from the terminus of the Wylder/Pod 9 extension to 300 feet west of The Meadows PUD entrance is identified as a required improvement in the proposed amendment to the McCarty Road annexation agreement as depicted in the Additional Right-Of-Way Dedication. Emergency access will be provided along McCarty Road.

The application to amend the annexation agreement is under review and will be scheduled for the same City Council meeting as the adoption of the PUD.

A list of the proposed changes is included in the attached PUD document (Exhibit "A") and the changes are shown as ~~strike through~~ and underlined.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed PUD amendment and conceptual plan on April 22, 2026.

Public Outreach

The applicant held one public outreach meeting with neighboring residents at Pony Pines.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the January 6, 2026, Planning & Zoning Board meeting.

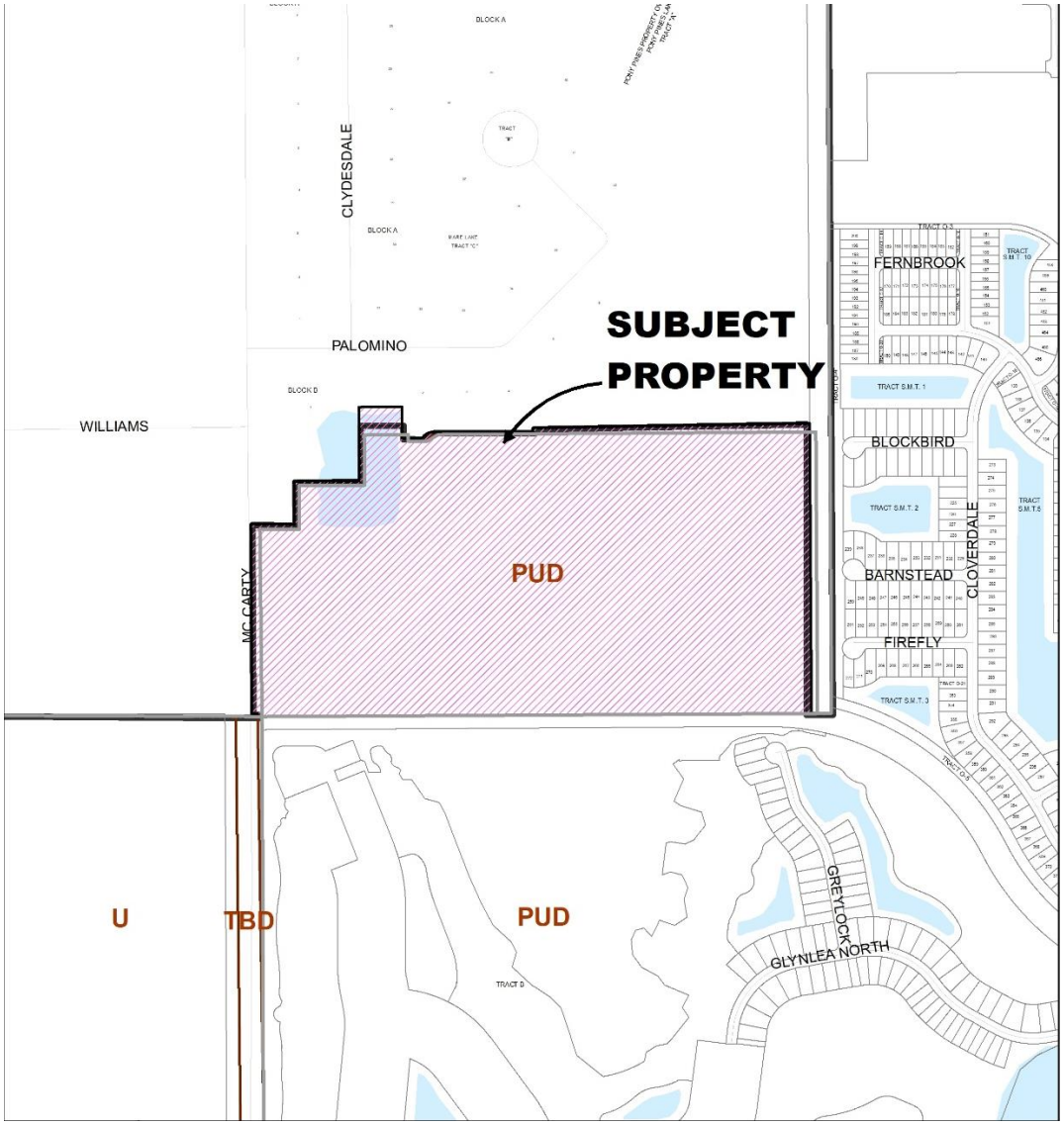
Location and Site Information

Parcel ID No(s).	3309-323-0001-000-6
Property Size:	72.02 acres
Legal Description:	A complete legal description is attached in the PUD regulation book
Existing Future Land Use:	Medium Density Residential (RM)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant land

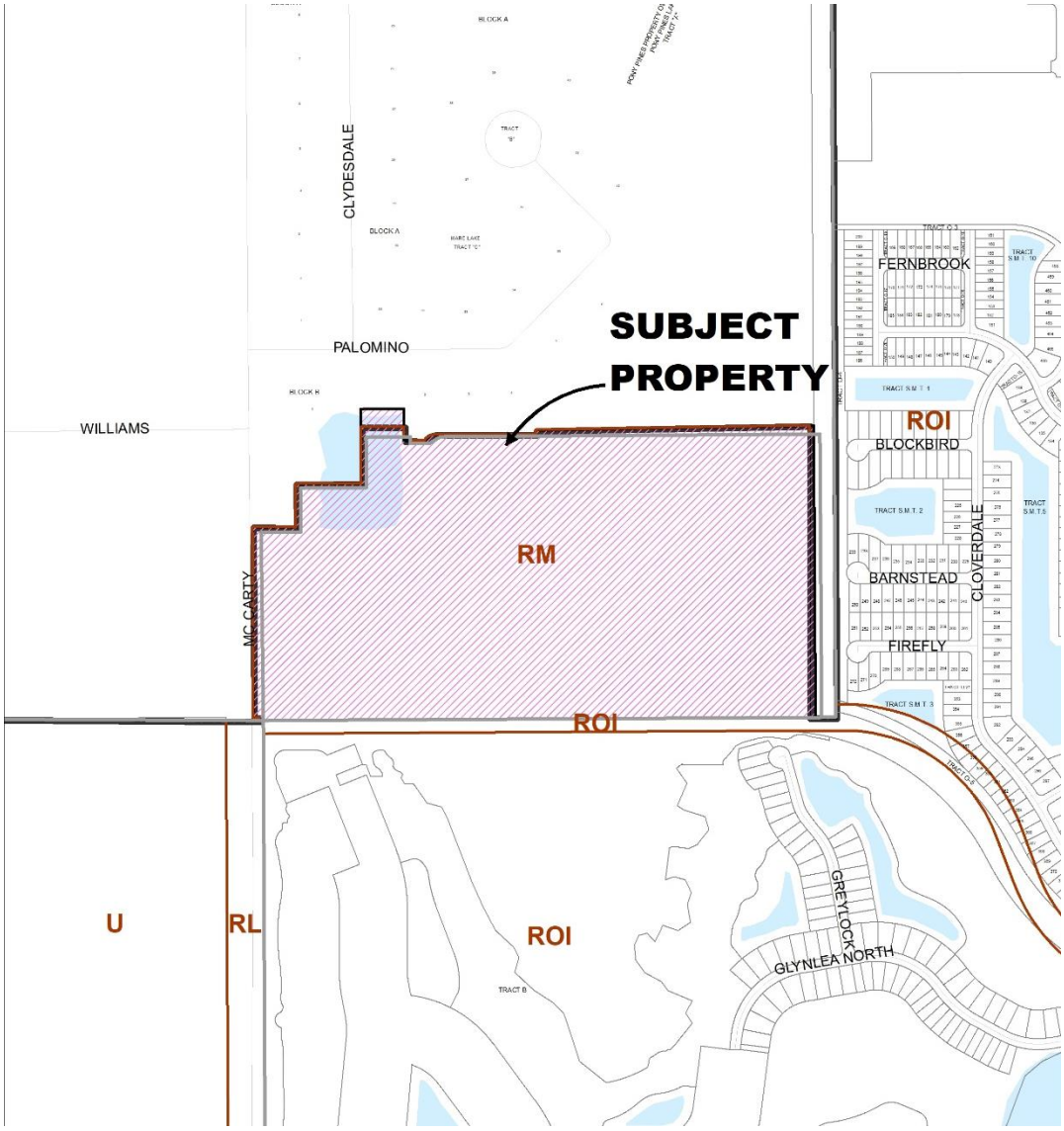
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	SLC	SLC	Pony Pines
South	ROI	PUD	PUD Development
East	ROI	PUD	PUD Development
West	SLC	SLC	Vacant land

PUD- Planned Unit Development, ROI- Residential, Office, Institutional, SLC- Saint Lucie County


SUBJECT PROPERTY
PALOMINO
WILLIAMS
CLYDESDALE
MC CARTY
PUD
U
TBD
PUD
FERNBROOK
BLOCKBIRD
BARNSTEAD
FIREFLY
CLOVERDALE
GREYLOCK
GLYNLEA NORTH

Zoning Map



Future Land Use

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

Land Use Consistency:

Per Objective 1.1.4: Future Land Use Element, Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities.

Per Objective 1.1.6: Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations, including the use of PUD's, mixed use projects

and to ensure coordination and consistency with interagency hazard mitigation plans of resource planning and management plans pursuant to Chapter 380.F.S.

The subject property is located in the City's northwest annexation area and within the City's utility service area. Per the annexation agreement, the developer is required to install or cause to be installed, at its sole cost and expense, the on-site water and wastewater transmission facilities to service the property. In addition, the proposed PUD expands on the required water and sewer improvements to serve the property. The PUD amendment also includes the revised transportation improvements that are included in the amendment to the annexation agreement.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed PUD amendment at the April 22, 2026 Site Plan Review Committee meeting. 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 with the following condition:

1. The proposed amendment to the annexation agreement (P26-046) shall be approved prior to the first reading of the ordinance for the proposed PUD 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.

THE MEADOWS

Planned Unit Development PUD

APPLICATION FOR PUD AMENDMENT #1

City Project Number: P24-179
Ordinance -
PSLUSD Project No: 11-992-00

Prepared for:

McCarty Road, LLC
8144 Okeechobee Blvd, Suite B
West Palm Beach, FL 33411

Prepared by:
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

April 28, 2026

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PROJECT TEAM

PROPERTY OWNER/APPLICANT

McCarty Road, LLC
8144 Okeechobee Blvd, Suite B
West Palm Beach, FL 33411

APPLICANT

Berry Development USA, LLC
3801 PGA Blvd, Suite 806
Palm Beach Gardens, FL 33410

AGENT/LAND PLANNER

Lucido & Associates
701 SE Ocean Blvd
Stuart, FL 34994

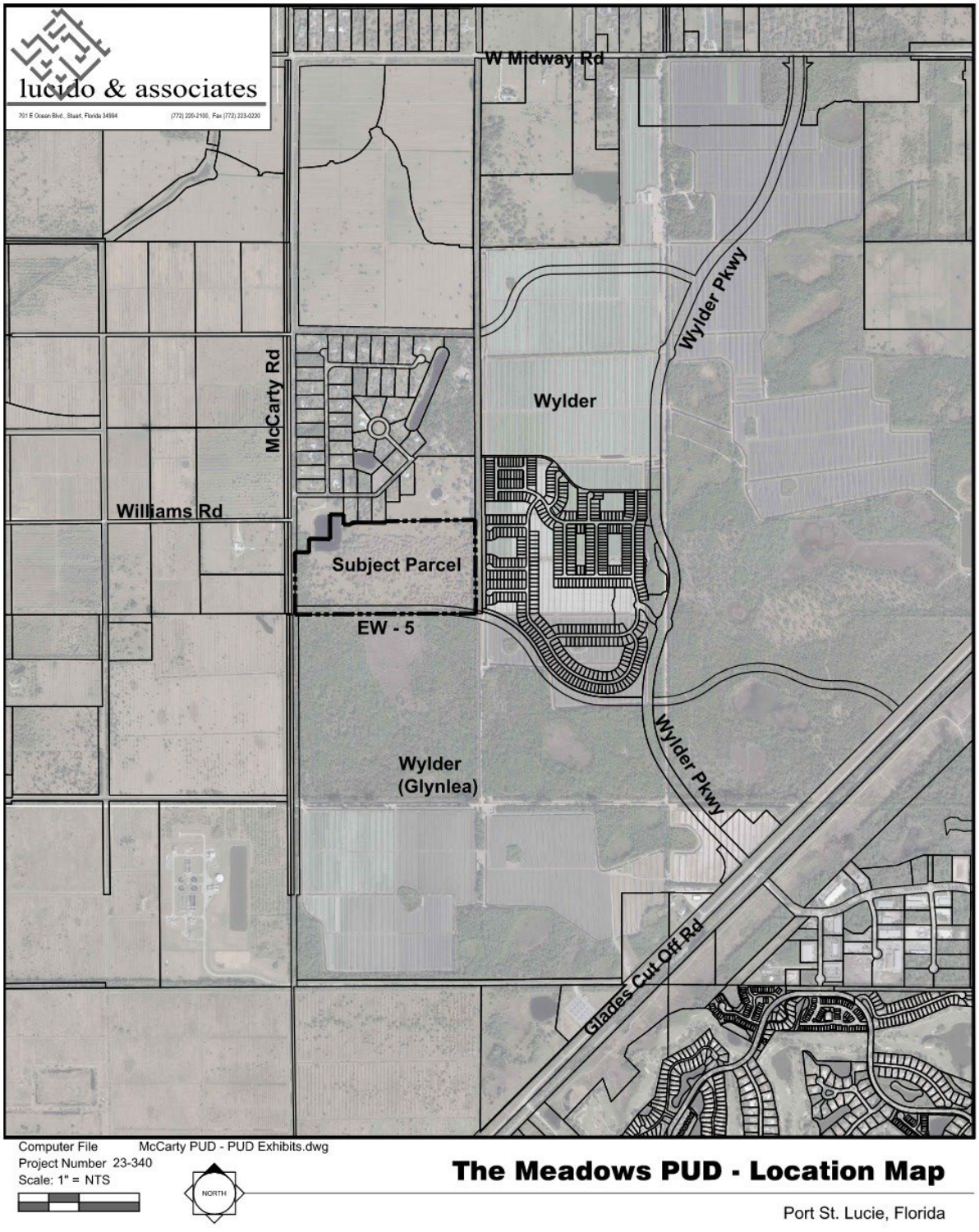
ENGINEER

Kimley-Horn
445 24th St, Suite 200
Vero Beach, FL 32960

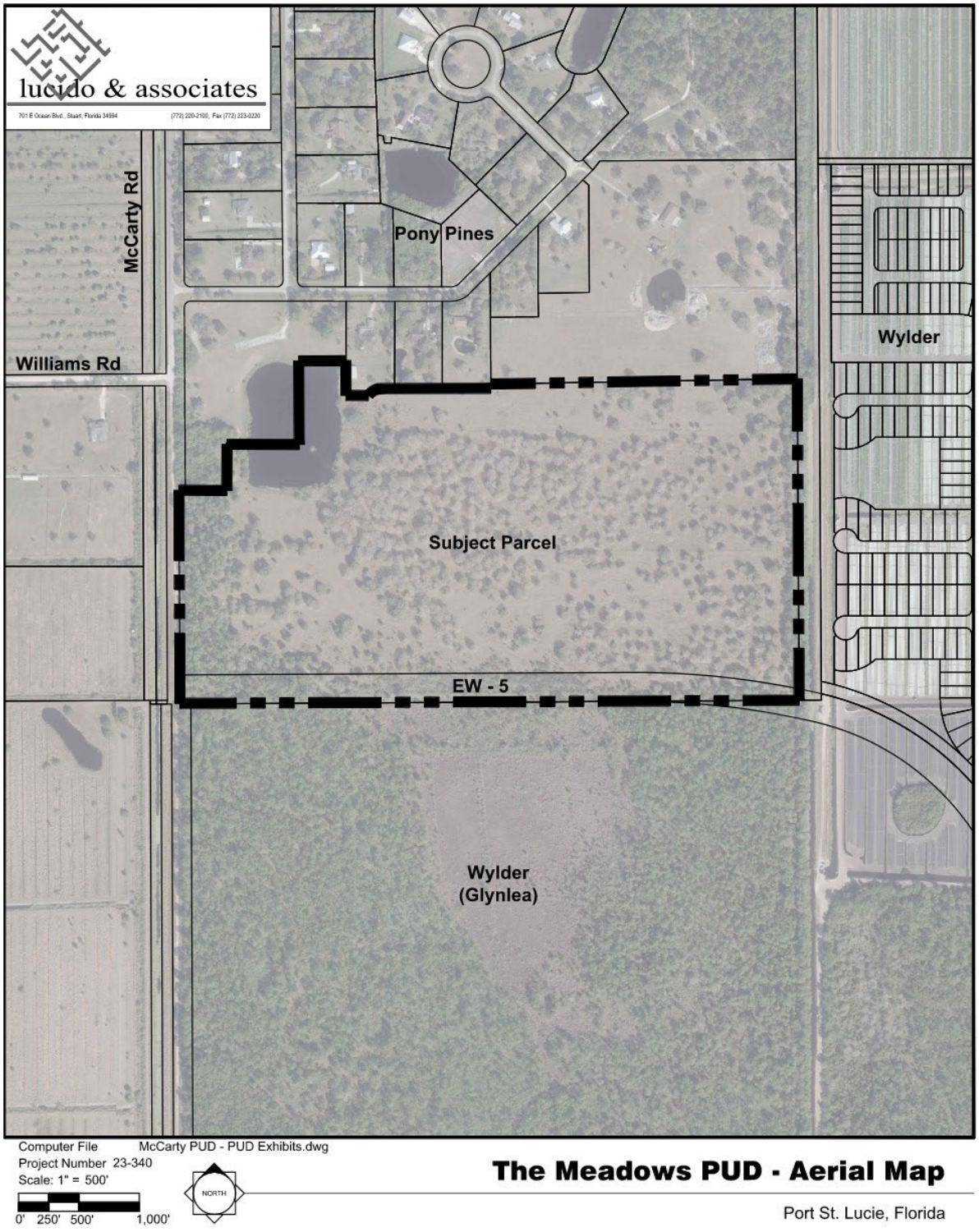
INTRODUCTION

The Meadows PUD proposed development area is approximately 71.532 acres located in the northern portion of the City of Port St. Lucie's Western Annexation Area south of Midway Road, just east of McCarty Road. The intent of this PUD is to amend the existing PUD Ordinance containing Residential and Open Space areas consistent with Policy 1.1.4.1.b; Medium density Residential (RM). While the underlying future land use district yields a maximum density of 11.00 DU's per gross acre, the proposed development is currently limited to 4.46 du/ac. [321 units/72.02 acres]

LOCATION MAP



AERIAL MAP


lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 220-2100, Fax (772) 223-0220
McCarty Rd
Pony Pines
Wylder
Williams Rd
Subject Parcel
EW - 5
Wylder
(Glynlea)
Computer File McCarty PUD - PUD Exhibits.dwg
Project Number 23-340
Scale: 1" = 500'
0' 250' 500' 1,000'
NORTH
The Meadows PUD - Aerial Map
Port St. Lucie, Florida

LAND USE and ZONING MAP

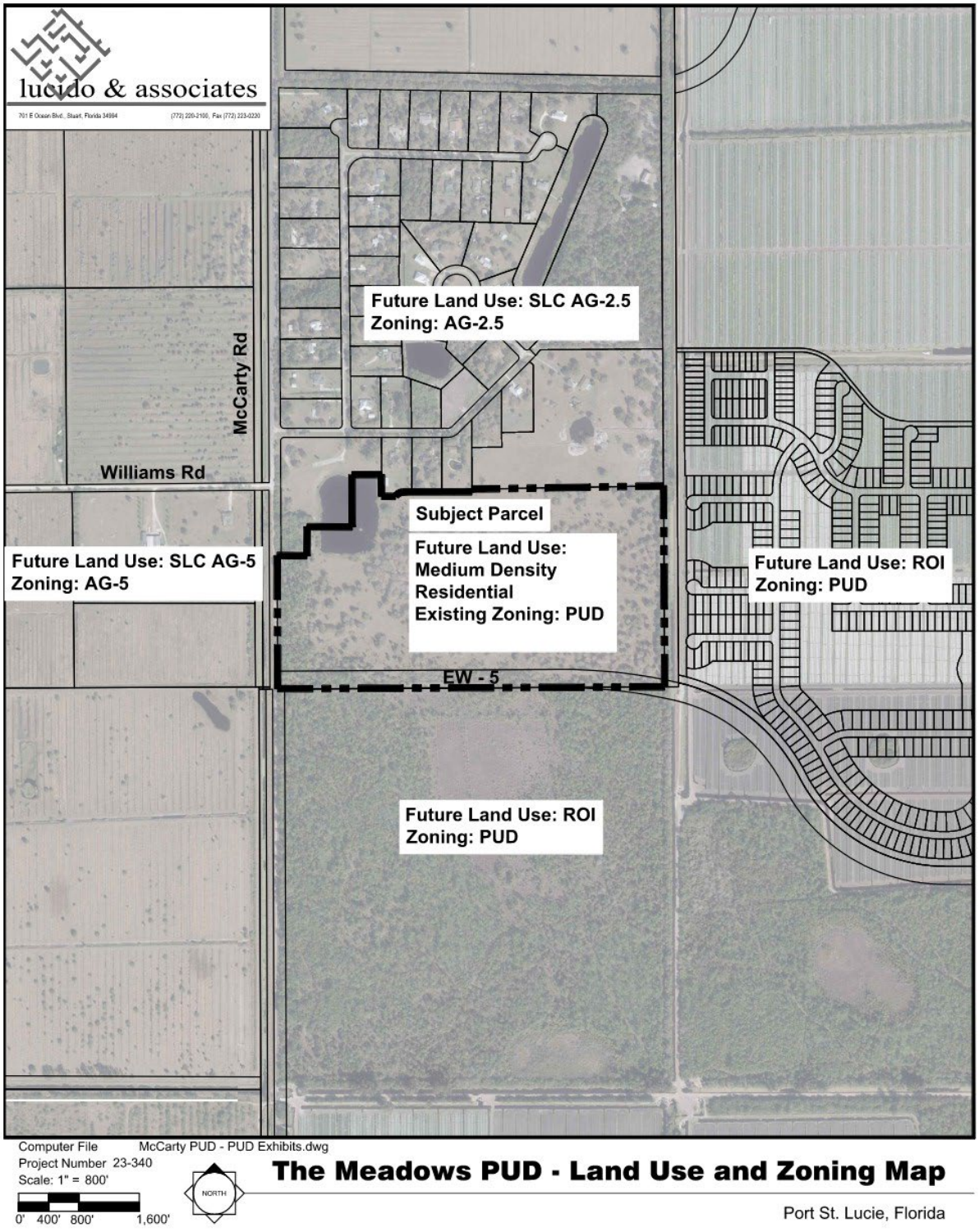


EXHIBIT 1

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept._____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: Lucido and Associates - Derrick Phillips dphillips@lucidodesign.com

PROPERTY OWNER:

Name: McCarty Road LLC

Address: 8144 Okeechobee Blvd, Suite B, West Palm Beach, FL 33411

Telephone No. 561.743.7381 Email _____

AGENT OF OWNER (if any)

Name: Lucido and Associates - Derrick E Phillips Jr

Address: 701 SE Ocean Blvd, Stuart, FL 34994

Telephone No. 772.220.2100 Email dphillips@lucidodesign.com

PROPERTY INFORMATION

Legal Description: See Legal Description Attached
(Include Plat Book and Page)

Parcel I.D. Number: 3309-323-0001-000-6

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: Residential Medium (RM) Acreage of Property: _____

Reason for amendment request Please See Cover Letter Attached.

1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).

2) All proposed additions must be underlined and deleted text must have a ~~strikethrough~~.

3) 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 | Derrick E Phillips Jr. Hand Print Name | 10.1.24 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

PUD AMENDMENT No. 1 SUMMARY

1. Owner/Agent Authorization of the entire area within the proposed PUD is enclosed as Exhibit 3.
2. The Meadows PUD is a proposed community designed to encompass medium density residential opportunities.
3. The Conceptual Plan for The Meadows PUD is enclosed as Exhibit 8.
4. See Exhibit 4 for General Standards established for this PUD. Development uses and standards are enclosed in Exhibit 6.
5. Site development data updated from Multi-Family to Single-Family regulations.

EXHIBIT 3

McCarty Road LLC

September 26, 2024

City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: McCarty Road LLC – (LA Ref. #23-341)

Dear Planning:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Steven Garrett and Derrick E Phillips, Jr of Lucido & Associates (Agent)** to represent **McCarty Road LLC (Owner/Applicant)** during the governmental review process for the above referenced project, which may include submission of development applications, plans and permits, and other such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,

GP
McCarty Road LLC

STATE OF TN
COUNTY OF Davidson
The foregoing was acknowledged before me this 30 day of Sept, 2024, by David B Driver, of First Horizon Bank. He/She [ ] is personally known to me or [X] has produced DL FI 523591-54390 as identification.

(Notarial Seal)

(Print Name) David B Driver
NOTARY PUBLIC

My Commission Expires:
3/6/2026

DAVID B. DRIVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

General Information: Current agricultural operations and exemptions on the property may continue.

Pursuant to Goals, Objective, and Policies of the City's Comprehensive Plan:

Area Requirements: The Meadows PUD property is approximately 72.02 acres. The proposed development is consistent with Objective 1.1.4.1.b Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre; (Proposed 4.48 DUs per gross acre) to facilitate the development of a Medium Density Residential Community.

Relation to Major Transportation Facilities: The Meadows PUD property is located in the City's Northwest Annexation Area. The roadways needed to serve this property are depicted on the Northwest Annexation Area Right-of-Way Network Map (NWAA ROW Map) and are included in the City's 6 to 25 Year Comprehensive Plan. Primary access will be provided from E/W #5 at the southern boundary. Emergency access will be provided from McCarty Road. Internal private roads will be maintained by CDD/HOA.

The applicant agrees to construct the following roadways as outlined in the Land Development Regulations of the PUD document:

1. Construct E/W 5 (first two lanes) from the terminus of the Wylder/Pod 9 extension west 300' beyond The Meadows PUD entrance as depicted in the Additional Right-Of-Way Dedication Exhibit attached as Exhibit 12; and
2. Dedicate to the City 120 feet of right-of-way (±281,818 square feet/6.47 acres) along E/W 5 extending along the southern boundary of The Meadows PUD as depicted in the Additional Right-Of-Way Dedication Exhibit attached as Exhibit 12; and
3. Construct McCarty Road as a stabilized chip and seal surfaced road to connect from the currently stabilized portion of the road in the vicinity of The Meadows PUD northern property line just north of Williams Road south to the proposed secondary emergency access driveway as depicted on the Additional Right-Of-Way Dedication Exhibit attached as Exhibit 12; and
4. Dedicate to St. Lucie County 70 feet of right-of-way (±60,211 square feet/1.38 acres) along McCarty Road extending along the entire Meadows western property line, as depicted on the Additional Right-Of-Way Dedication Exhibit attached as Exhibit 12.

Relation to Utilities, Public Facilities and services: The Meadows PUD shall be supplied with Water and/or Wastewater Services by the City of Port St. Lucie Utility Systems Department and will comply with all applicable city ordinances, policies, specifications, and regulatory agencies governing such services. Reuse supply is not available for The Meadows and reuse infrastructure will not be installed.

Physical Character of the Site: The site is vacant, contains no wetlands, and also contains a portion of an existing lake.

Consistency with the City's Comprehensive Plan: The Meadows PUD is consistent with the City's Comprehensive Plan. Policy 1.1.4.1: The following residential future land use designations and associated maximum densities shall apply to the City:

Medium Density Residential (RM) - a maximum density of 11.0 DUs per gross acre;

Additionally, the development will provide open space areas for active and passive recreational use.

~~Proposed Land Development Regulations~~

~~(Per Section 158.175(A)(4)~~

~~The proposed development is consistent with the requirements set forth in Section 158.174 of the City of Port St. Lucie Land Development Regulations for Rezoning Approval.~~

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

B) Access: The proposed development is three hundred and twenty-one (321) single family lots with a permanent primary access point from E/W #5 and one emergency access from McCarty Road. ~~will have a minimum of two (2) access points, a except for phase 1 where there will only be one entrance off of McCarty Road because phase 1 only consists of two model buildings. The permanent main access point will be provided from E/W #5 at the southern boundary of the property prior to recording the Final Plat for Phase 3 or, in the event the improvements for Phase 3 are bonded and the Phase 3 Final Plat is recorded, the issuance of the first building permit for Phase 3.. The entrance off of McCarty Road will provide a secondary access point. The vehicular access points will be gated and will meet the setback requirements. Prior to the construction of Phase 2, there will be 1 access point on McCarty Road. The southerly access from McCarty Road will be a permanent gated emergency access only~~.

~~C) Internal Lots and Frontage:~~

- ~~Minimum Lot Requirements: 1,500 square feet and width of 18 feet.~~
- ~~Maximum Building Coverage: 65%, provided that the maximum impervious does not exceed 85%.~~
- ~~Minimum Building Size: Townhome dwelling 1,200 square feet consisting of two (2) stories.~~

C. ~~(D)~~ Minimum Living Area: 1,200 square feet.

D) (~~E~~)Maximum Building Height: The maximum building height shall be 35 feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty (60) feet.

E) ~~(F)~~ Building Separation Required: ~~12~~ 10 feet minimum between buildings.

F) ~~(G)~~ Minimum Open Space: 50 percent. of the lot area entire PUD will be open space.

G) ~~(H)~~ Maximum Dwelling Units Per Acre: ~~Approximately 7.4~~ Proposed density is approximately 4.48 dwelling units per acre.

H) ~~(I)~~ Provision for Vehicular and Pedestrian Circulation: ~~All of the townhome units will have access to a private internal road, maintained by the Homeowner's Association. The proposed development will contain several different right of ways (ROW). The main entrance into the proposed development, provided from the southern boundary of the property, which will consist of a ninety two (92) foot ROW. The ninety two (92) foot ROW cross section contains a seven (7) foot multi use path on one side and a five (5) foot sidewalk on the other side of the vehicle travel lanes. A secondary access, provided from McCarty Road, consists of a thirty six (36) foot ROW cross section which includes a seven (7) foot multi use path on one side of the vehicle travel lanes. Additionally, a thirty five (35) foot internal roadway network will be provided to connect each pod of the development. The internal thirty five (35) foot right of way will contain a six (6) foot path on one side of the vehicle travel lanes. All of the roadways will be linked together through the internal roadway network. The internal spine road directs the residents to ingress and egress points on the site. The roadways will be designed in accordance to City standards. Sidewalks for the residents' internal use bound the roadways. These sidewalks connect to other pedestrian systems along the road.~~ The primary entrance to the proposed development will be located at the southernmost portion of the site, providing access from E/W 5. The internal street running from the entrance of The Meadows to the east and the rest of the development will be a fifty (50) foot ROW and will provide a five (5) foot walkway path to accommodate pedestrians.

~~J) Sidewalks and Pedestrian Connections: The Planned Unit Development (PUD) will have sidewalk connections throughout the development. Walkways will be a minimum of five (5) feet in width. All pedestrian circulation areas will be adequately lighted. The main entrance right of way (ROW) from road E/W 5 will be a total of ninety two (92) feet with a five (5) foot side walk and a seven (7) foot multi use path. The internal street running from the entrance of McCarty Road to the east will be a thirty six (36) foot ROW and will provide a seven (7) foot multi use path to accommodate both pedestrians and bicyclists. The rest of the development will consist of local neighborhood streets totaling thirty five (35) foot of ROW and will provide a six (6) foot multi use path to accommodate both pedestrians and bicyclists. The multi use path fronting the townhouses within the thirty five (35) and thirty six (36) foot ROW's will be constructed as each building is completed.~~

~~K) Off Street Parking and Off Street Loading Requirements: The parking spaces shall conform to the minimum requirements set forth in Chapter 158.221 of the Land Development Regulations.~~

~~L) Guest Parking Requirements and Location: The parking spaces shall conform to the minimum requirements set forth in Chapter 158.221 of the Land Development Regulations.~~

I) ~~(M)~~ Provision for Public Facilities & Services: The applicant will dedicate the facilities required to operate the community to the City or other applicable public body as deemed necessary by the City Commission.

The PUD will be supplied with Water and Wastewater Services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such services.

J) ~~(N)~~ Underground Utilities: All utility lines will be installed underground.

K) ~~(O)~~ Stormwater Systems: The post-development stormwater system will

resemble the pre-development drainage pattern with discharge to Canal No. 90. The post-development drainage system would require a detention area design to adhere to the South Florida Water Management District (SFWMD) and North St. Lucie River Water Conservation District (NSLRWCD). The positive outfall for the drainage system would follow historical discharge from the site.

L) ~~(P)~~ Irrigation: The irrigation water will be withdrawn from proposed lakes, which are completely contained with in the property lines of The Meadows PUD.

~~M)~~ ~~(Q)~~ Protection of Natural Features: The PUD will comply with Chapter 157 of the Land Development Regulations for natural resources protection and Chapter 152 of the City Code of Ordinances for Floodplain Regulations. ~~In reference to the "numerous native trees" the applicant is not required as per code to preserve any trees, however the existing native trees with a minimum dbh of 4 inches and of good health will be preserved where possible, or removed if relocation is not feasible.~~

N) ~~(R) Yard Requirements and~~ Perimeter Buffering:

~~1. Front setback - Each lot shall have a front yard with a building setback line with a minimum of 20~~ 18 ~~feet from the street ROW line.~~

~~2. Side setback: Each connected unit will have a zero (0) foot side setback 12~~ 10 ~~feet between buildings minimum). Building separation will comply with Resolution Number 442-05 of the St. Lucie County Fire District Fire Prevention Code.~~

~~3. Rear setback — Each lot shall have a rear yard with a minimum building setback line of 10 feet.~~

~~4. Building Separation — All buildings will be separated a minimum of 12~~ 10 ~~feet apart. Building separation will comply with Resolution Number 442-05 of the St. Lucie County Fire District Fire Prevention Code.~~

1. ~~5.~~ Perimeter Buffering — Landscape buffers around the property perimeter will be at a minimum:

a. ~~20~~ 10 feet along the rear (north property line) of the property.
b. ~~20~~ 10feet along the front (south property line) of the property.
c. ~~20~~ 10feet along the side abutting a right-of-way (west property line).
d. 10 feet along the side abutting a drainage canal right-of-way (east property line).

O) ~~(S)~~ Commercial & Industrial Development: The applicant is not proposing any commercial or industrial uses.

P) ~~(T)~~ Subdivision and Street Design Standards (typical sections for roadway): Standards will comply with Section 158.174 (F) (1) of the Land Development Regulations (see attached typical sections).

Q) ~~(U)~~ Roadways: The developer shall construct ~~the following~~ roadways in accordance with the schedule set forth ~~herein~~ in the annexation agreement, as amended, at the time of PUD Approval.

1. ~~McCarty Road, LLC. agrees to participate in a special assessment district or other similar funding mechanism for the improvements of Midway Road from I-95 west to Okeechobee Road and to pay its fair share of cost of such improvements.~~

2. At the time of the first subdivision plat, the developer shall dedicate the right-of-way needed for McCarty Road and E/W 5. Design and construction of these roadways will be phased along with the development as identified in the following paragraphs.

3. Developer agrees that concurrent with the development of the property and prior to issuance of the first Certificate of Occupancy for the Model Center or Temporary Sales Trailer in Phase 1, if needed, design and construction of McCarty Road from the intersection of McCarty Road and E/W 5 to the intersection of McCarty Road and Newell Road.

4. In the event McCarty Road between Newell Road and Midway Road is not reconstructed prior to commencement of construction of this project, the Developer agrees to design and reconstruct McCarty Road between Newell Road and Midway Road concurrent with the development of the property and prior to issuance of a building permit in Phase 2.

5. Prior to the issuance of a building permit for Phase 4 the Developer shall design and complete the construction of road E/W 5 from the intersection of McCarty Road to the project entrance on road E/W

6. Prior to the issuance of a building permit for Phase 4 the Developer shall design and complete the construction of road E/W 5 from the project's entrance on road EfW 5 to the project's easterly boundary. Such construction shall not include crossing the canal right of way that runs along the project's east boundary.

7. The Developer may seek impact fee credits from the City or County, as applicable and as allowed in accordance with the municipalities' rules and practices. Additionally, the developer may seek to enter into future financial agreements with the City, County or other developers regarding the design and construction of McCarty Road or E/W 5.

R) (V) Permitted Principal Uses:

1. Park, playground, or other public recreation
2. Townhouse dwelling, as part of a planned complex
3. Temporary Sales Trailer: Allowed in all phase of the McCarty Road PUD
4. Model Home Center: Allowed in all phases of the McCarty Road PUD

S) (W) Accessory Uses: Residential Accessory Uses are as per Section 158.217, unless otherwise specified within this PUD Document.

1. Fences or Walls — Shall be a minimum of ~~five~~ six feet high and a maximum of eight feet high. All fences shall be reinforced vinyl or aluminum and are to be used for the purposes of screening or privacy. Walls are to be a concrete, column and panel system, on reinforced masonry.
    - Front Loaded Residential: Fences are permitted in the side and rear of the property, but are not permitted to extend past the front elevation of the building.

2. Swimming pools and related spas, decks, patios, and screen enclosures
3. Children's playground equipment

~~4. Public Community Garden~~
~~5. Utility structure~~

~~X) Fences or Walls: In lieu of a fence or wall, a continuous berm and hedge maybe installed within the landscape buffer at a minimum of 2.5 feet in height, then maintained at a total of 6 feet including berm. The hedge will comply with Section 153.04(C)(5).~~

~~Y) Design Standards: Townhome units will conform to the City of Port St. Lucie Design Standards and those regulations found in Section 158.218 Townhouse Development Requirements.~~

T) ~~Z)~~ Signs: All signs will be designated with a unified design theme for the PUD and will comply with the sign standards set forth in Chapter 155 of the Land Development Regulations for the City of Port St. Lucie

~~Special Exception Uses: None.~~

~~AA) Special Exception Uses: None~~

~~BB) Parks: PUD will provide 8 acres of private parks and recreational space. The master site plan has been revised to reflect this provision.~~

~~CC) is donating seventy-five (75) feet for public right-of-way for road E/W 5 and seventy (70) feet for public right-of-way for McCarty Road~~.

U) ~~(DD)~~ The subject property is located within the North St. Lucie River Water Control District (NSLRWCD). The NSLRWCD Canal No. 90 runs parallel to McCarty Road to the west of the property and on the eastern border is the NSLRWCD Canal No. 91. Currently, there are agriculture ditches bisecting the property with outfall to a perimeter ditch. The post-development storm water system would resemble the pre-development drainage pattern with discharge to Canal No. 90 and would require a detention area designed to adhere to SFWMD and NSLRWCD requirements for the quality and quantity of storm water discharge, the most stringent requirements shall apply.

V) ~~(EE)~~ The base flood elevation will be determined for this development, should it be required by any of the permitting agencies (SFWMD, ACOE, City of Port St. Lucie, and NSLWRCD).

~~(FF) Home Occupation. A home occupation as defined herein shall be permitted within the PUD, subject to the following provisions:~~

~~1. The holder of the home occupation may have employees engaged in business provided said employees, except those who reside in the home, do not report to or from work at the site of the home occupation.~~

~~2. The home occupation shall use no more than 200 square feet of total floor area.~~

~~3. The use of the dwelling for the home occupation shall be clearly incidental and secondary to its use for dwelling purposes. The occupation shall not change the character of the dwelling or reveal from the exterior that the dwelling is being utilized for use other than dwelling purposes. There shall be no display of stock or sale or trade located upon the premises, and no article shall be sold or offered for sale except such as may be produced on the premises or is utilized in conjunction with the home occupation. The~~

manufacturing of a product resale shall not be produced with mechanical or electrical equipment which is not normally found in a dwelling and considered as purely a domestic implement.

4. Any use of dwelling contrary to these provisions or which creates or may create objectionable noises, fumes, odors, dust, electrical interference, or greater than normal residential traffic shall be expressly prohibited.

5. Any individual who promotes or solicits a home occupation by displaying, advertising, or using in any fashion, his home address or telephone; who provides or conducts a home occupation as defined herein; or who proffers home occupation services as defined herein, shall be required to obtain an occupational license therefore. The offering of articles for sale in isolated situations shall not be considered as a home occupation or require permit and license.

6. Application for home occupation license shall be made to the city, setting forth the address, of the subject premises, the type of home occupation desired, and the area of the dwelling to be utilized for same. The city may inspect the subject premises to verify full compliance of the proposed home occupation usage with the provisions of the ordinance. Upon approval of the application, the city shall issue a license for the home occupation.

Townhouse Development Requirements (Per Section 158. 218)

(A) The townhouse units will be sold and platted fee-simple.

(B) Each townhouse dwelling shall have a minimum lot area of 1,500 2,000 square feet of usable land and a minimum width of eighteen (18) feet. Twenty (20) feet.

(C) Each townhouse dwelling shall have a front yard with a minimum depth of twenty (20) feet and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of three (3) feet from the rear property line. This only applies to enclosures with screened roofs, solid roof enclosures would require ten(10) foot setback.

(D) No less than four (4) three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No more than two (2) contiguous townhouse dwellings shall be built in a row with a common front building line, and the minimum difference in the building line setback to provide variation shall be three (3) feet. No contiguous groups of dwellings shall exceed 240 feet in length.

(E) No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than twelve (12) fifteen (15) feet to any portion of a townhouse or accessory structure related to another group or shall be closer than six (6) feet to a property line adjoining the side yard of an adjacent lot not included within the townhouse development. A side yard having a minimum depth of fifteen (15) feet shall be provided between the side of any townhouse dwelling and a private or public street or right-of-way.

(F) Townhouse developments shall have a common open area within the private community suitably developed for recreation purposes equal to 500 square feet or greater of open area per dwelling unit. Satisfactory provision for the development and perpetual maintenance of that open area shall be submitted to and approved by the Planning and Zoning Board.

EXHIBIT 5

SITE INFORMATION

(A) Total Acreage:

Land Uses included within this PUD and approximate area:

- Residential 51.93 acres
- Lake Area 12.24 acres
- ROW 7.85 acres

TOTAL 72.02 acres

See Exhibit 8 for PUD Conceptual Master Plan

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The Planned Unit Development (PUD) walkways will be a minimum of five (5) feet in width. All pedestrian circulation areas will be adequately lighted.

(C) Density:

Residential Density: (approx. 72.02 ac) 321 du's (4.48 du's / ac)

EXHIBIT 6

DEVELOPMENT USES AND STANDARDS

SECTION 1: RESIDENTIAL AREA

(A) Purpose. The purpose of the residential area shall be to establish a neighborhood within the PUD District which is deemed to be uniquely suited for the development and maintenance of residential living of an urban and suburban character; to designate those uses and services deemed appropriate and proper for location and development within that area; and to establish development standards and provisions as are appropriate to ensure proper development in a residential environment.

(B) Permitted Principal Uses and Structures. Neighborhoods within the Residential area may include the following principal uses and structures.

1) Single-Family dwelling;

2) Park or playground, or other public or private recreation or cultural facility (including but not limited to: Golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; 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);

(C) Accessory Uses. As set forth within Section 2 hereof.

(D) Minimum Lot Requirements / Maximum Residential Density.

(C)

1) Single-Family dwelling Lot: Three thousand-three hundred (3,300) square feet and a width of thirty (30) feet , with a maximum gross project density of eleven (11) dwelling units per acre.

TYPE	SIZE
SINGLE FAMILY LOT	30 X 110 = 3,300 SF
SINGLE FAMILY LOT	40 X 110 = 4,400 SF
SINGLE FAMILY LOT	50 X 110 = 5,500 SF

(D) Maximum Building Coverage. Fifty (50) percent.

(E) Minimum Open Space. Fifty (50) percent of gross PUD area shall be designated as Open Space.

(F) Maximum Building Height. Thirty-five (35) feet

(G) Minimum Living Area.

1) Single-Family dwellings: 1200 Square Feet

(H) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of The Meadows PUD.

1) Single-Family dwelling:
   - Front yard. Load garage setback line of eighteen (18) feet.
   - Side Yard: Each lot shall have two (2) side yards of five (5) feet in width and shall result in a minimum separation of ten (10) feet between adjacent buildings. A side yard of fourteen (14) feet shall be provided adjacent to a right-of-way.
   - Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2) All other permitted uses:
   - Setback requirements shall be twenty (20) feet for front yards; twenty (20) feet for both public and private rights-of-way; ten (10) feet from side and rear property lines.

3) Buffering. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Ordinances.

Off-Street Parking and Service Requirements. As set forth in Section 3 hereof.

(J) Site Plan Review. Each neighborhood within the Residential area shall submit a conceptual subdivision plan. Conceptual Subdivision Plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual subdivision plans shall include adequate information to determine compliance with the required design standards set forth above, including, but not limited to, lot sizes and setbacks, general street network, dwelling unit types and lot types, number of units, conceptual drainage, pedestrian & bike paths, preservation areas, and minimum open space.

(M) Access. Per adopted City of Port St. Lucie Access Standards – residential development under 600 units will be required (1) permanent resident full access/entry and (1) emergency access.

SECTION 2: 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 setback, height, building coverage and other requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive.

(B) Accessory Uses in Residential Areas:

1. Single-Family dwelling or accessory structure related to another.
   - Rear Property Line Setback: Five (5) feet
   - Side Property Line Setback: Five (5) feet
   - Side Property Line Setback adjacent to a right of way: Fourteen (14) feet

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

SECTION 3: 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. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. Request for deviation from parking requirements may be reviewed and recommended for approval by the Site Plan Review Committee when supplemented by a parking justification calculation at the time of Site Plan Review. Driveways shall be provided meeting the requirements of Section 158.222 and paved with concrete, asphalt, or comparable hard surface including concrete, brick, or stone pavers. Dwelling units with attached or detached garage spaces may include the garage spaces for purposes of determining parking requirement calculations.

1. Residential (Single-Family): 2 spaces per dwelling unit (Garage counts as a space)
2. Amenity Center Parking: No minimum number of spaces given the amenity is a private recreational element.

(B) Pedestrian Access:

1. Sidewalks and Pedestrian Connections: The Planned Unit Development (PUD) will have sidewalk connections throughout the development. The internal street network will be a fifty (50) foot ROW and will provide a five (5) foot walkways to accommodate both pedestrians and bicyclists.

SECTION 4: LANDSCAPING

(A) Plant Material:

1. Tree species height, spread and minimum clear trunk and shrub heights 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.

2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) 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 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. No more than seventy-five (75) percent of the required trees shall be palm species.

5. No less than fifty (50) percent of all required trees shall be native species.

(B) Easement and Utility Area Landscaping: Trees and all vegetation with intrusive root systems shall

not be planted within ten (10) feet of any utilities; including reclaimed water and sewer lines, exiting utility pole, guy wire, and pad mounted transformers All proposed utilities shall maintain separation distances from all City mains as required by the city and FDEP.

(C) Residential Landscaping: The number of trees to be provided per lot shall be one (1) tree.

(D) Perimeter landscape requirements:

1. A landscape strip at least ten feet in depth, exclusive of curbing, shall be located adjacent to all public rights-of-way and abutting properties, unless indicated otherwise. Landscape strips within an easement shall be in accordance with Section 154.03(I)5. Necessary access ways through all landscape strips shall be permitted in order to utilize the parking or other vehicular use areas or to access the rear of the landscape strip for maintenance purposes. These accessways may be subtracted from the linear dimension used to determine the number of trees required.

2. Landscaping adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscaping design adjacent to the lake. Native trees, supplemental landscaping, and amenities may be provided to further enhance landscaping in these areas.

3. One tree shall be provided for each 30 linear feet of public right-of-way or abutting property, or fractional part thereof. Trees may be placed in any arrangement within the landscape strip provided that the spacing between tree trunks is no greater than 50 feet. A continuous hedge shall extend the length of the landscape strip. One shrub shall be required for each 2 linear feet and the shrubs shall be at least 24 inches in height at the time of planting. The remainder of the landscape strip shall be planted with grass, ground cover, shrubs, or other landscape treatment, excluding paving.

SECTION 5: UTILITIES

Provision for Public Facilities & Services: The applicant will dedicate the facilities required to operate the community to the City or other applicable public body as deemed necessary by the City Council.

The PUD will be supplied with Water and Wastewater Services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such services.

The estimates for the anticipated average daily flows for both potable and wastewater will be 250 GPD for each equivalent residential connection (ERC) and an estimated 2000 GPD for the amenity center. This equates to 82250 GPD for both potable water and wastewater over the 321 lots and amenity center. The corresponding peak hour flow is 220 GPM.

Waste Water: The wastewater collection system consists of gravity sanitary sewer. A single pump station will be utilized for the entire site. The pump station is proposed to be located at the southwest corner of the subject site and has an offsite force main connection to the adjacent future McCarty Road utility improvements. This pump station will require a fiber optic connection to the existing fiber optic line running along the south side of the East-West 5 roadway extension.

Water: The onsite potable water system will have multiple connections to existing water mains, such

as the water main running along the north side of the East-West 5 roadway extension and future connections to the adjacent McCarty Road utility improvements. The proposed extension limits of the water main within the East-West 5 ROW will begin at the eastern property boundary of The Meadows and extend to the intersection of McCarty Road and East-West 5. The water main running within the E/W-5 right-of-way will be 16" to provide the necessary flow to service the site by connecting to the onsite 8" water main. There are two proposed connection points to create a looped system (southeast and southwest).

Underground Utilities: All utility lines will be installed underground.

Stormwater Systems: The post-development stormwater system will resemble the pre-development drainage pattern with discharge to Canal No. 90. The post-development drainage system would require a detention area design to adhere to the South Florida Water Management District (SFWMD) and North St. Lucie River Water Conservation District (NSLRWCD). The positive outfall for the drainage system would follow historical discharge from the site.

Irrigation: The irrigation water will be withdrawn from the proposed lakes, which are completely contained within the property lines of The Meadows PUD. Reuse supply is not available for The Meadows and reuse infrastructure will not be installed.

EXHIBIT 7

LEGAL DESCRIPTION
PID: 3309-323-0001-000-6

The South 1290.46 feet of the Southwest 1/4 lying South of PONY PINES UNIT 1, Section 9, Township 36 South, Range 39 East LESS the East 46 feet for canal right-of-way and LESS the West 98 feet for road and canal right-of-way, St. Lucie County, Florida.

Overall parcel contains 71.532 Acres, more or less.

EXHIBIT 8

CONCEPTUAL PLAN

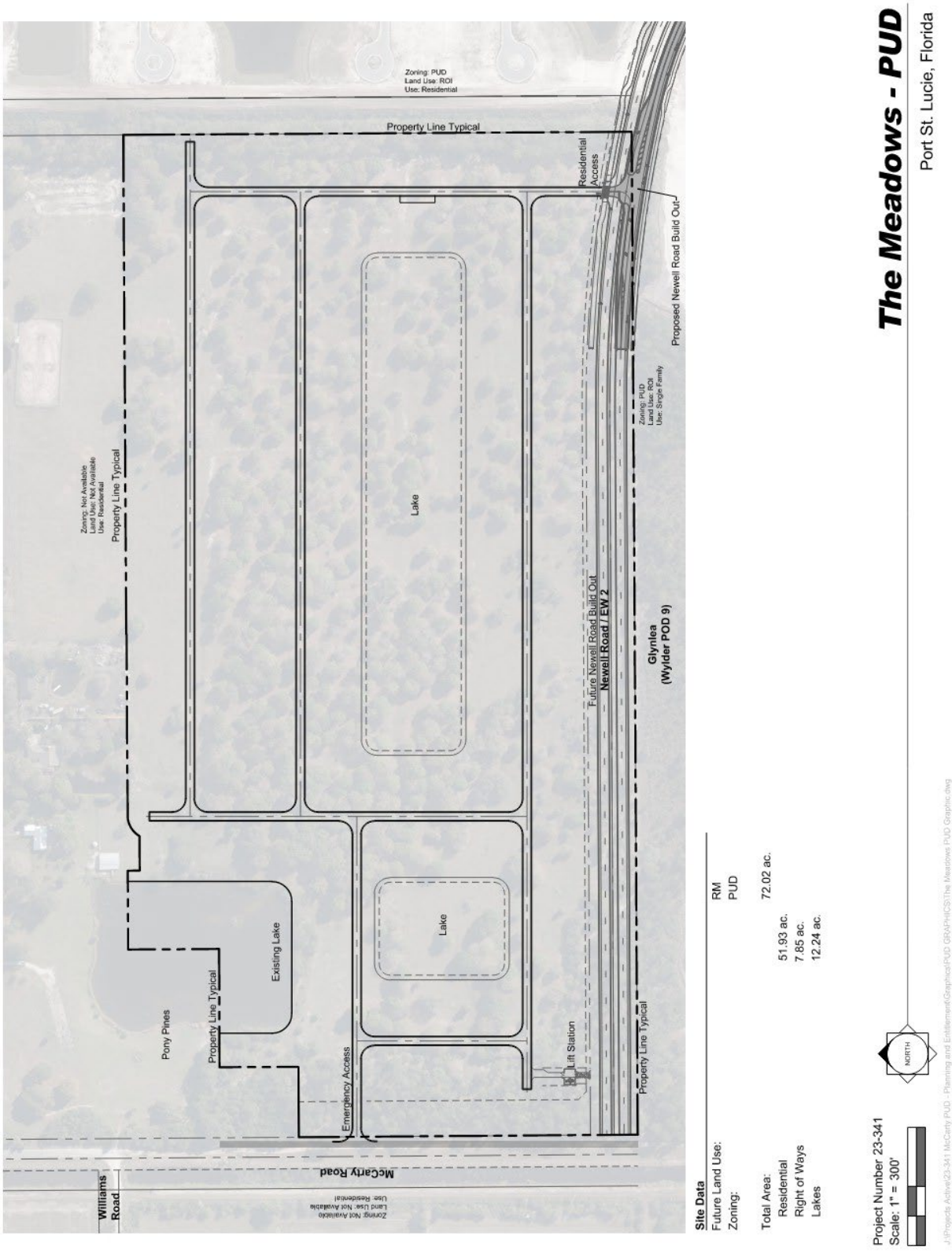


EXHIBIT 9

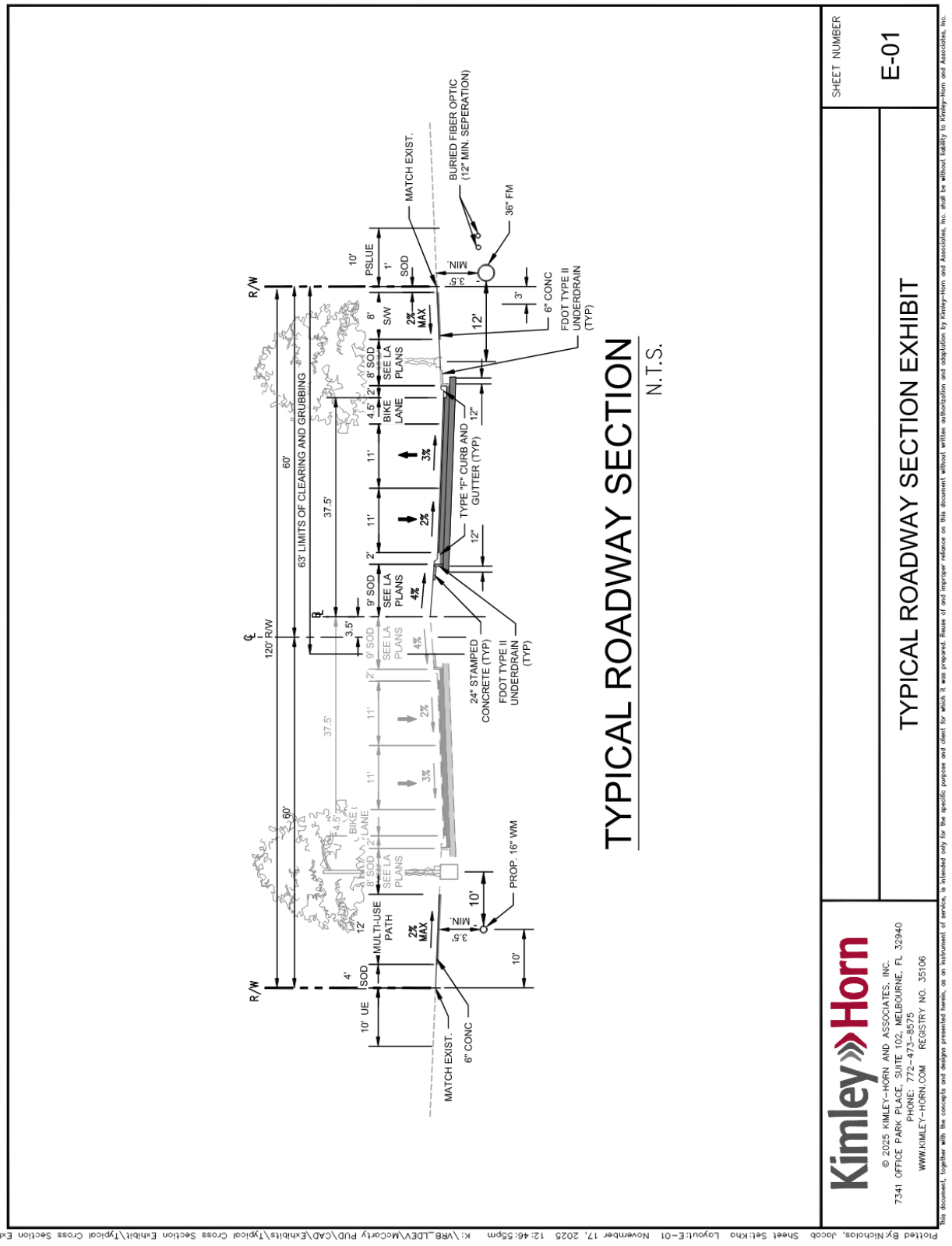
LAND USE DEVELOPMENT PROGRAM		
USE	ACREAGE	YIELD
RESIDENTIAL	72.02	321 UNITS

Residential (approx 72.02 ac)

A residential subdivision with primary access via E/W 5. Typical cross section details included with this document represent the types of sections that will be developed

EXHIBIT 10

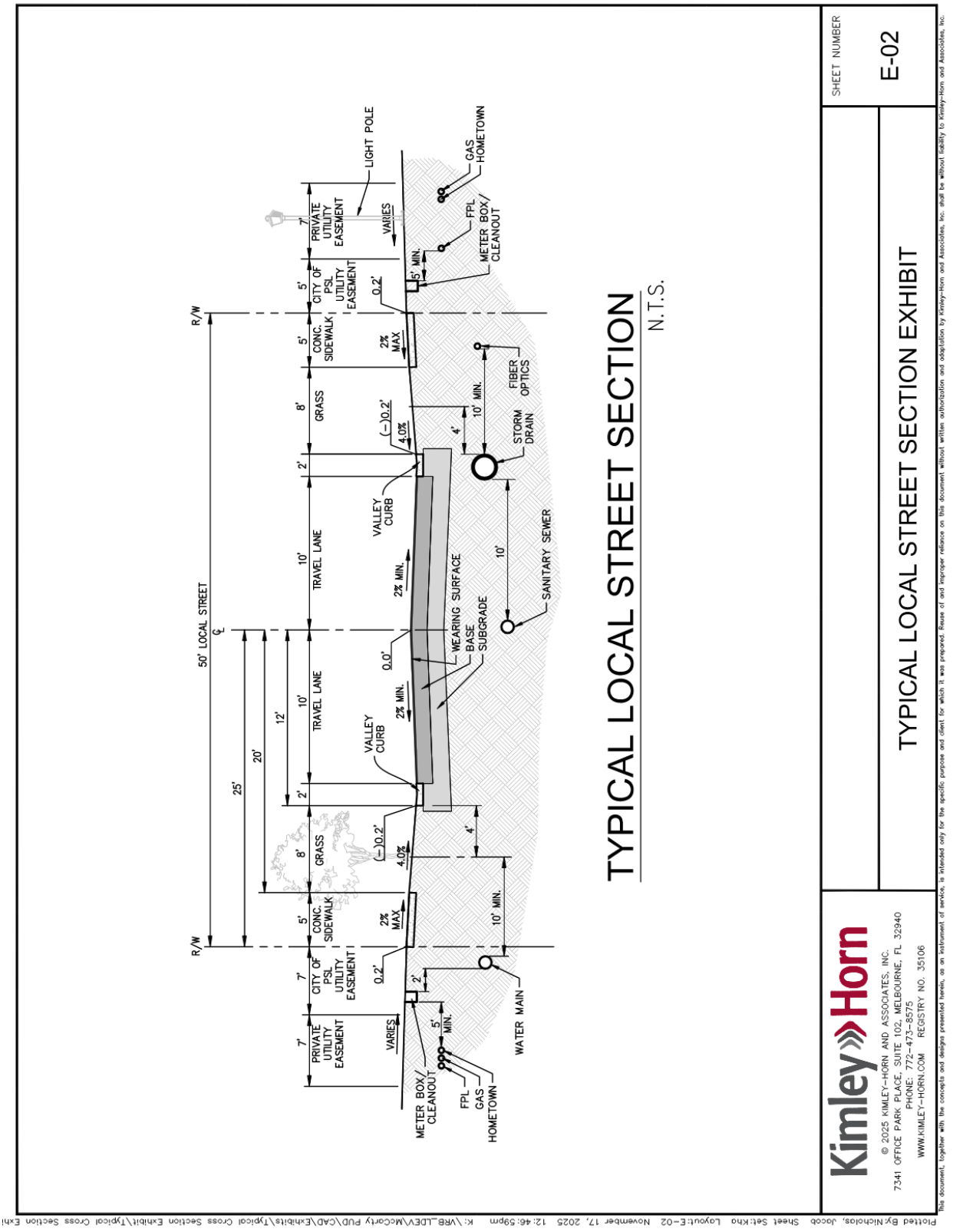
Proposed Cross Section 120’



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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Nicholas, Jacob Sheet Set:Kha Layout:E-01 November 17, 2025 12:46:55pm K:\VRB_LDEV\McCarty PUD\CAD\Exhibits\Typical Cross Section Exhibit\Typical Cross Section Exhibit

Proposed Cross Section 50’



Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

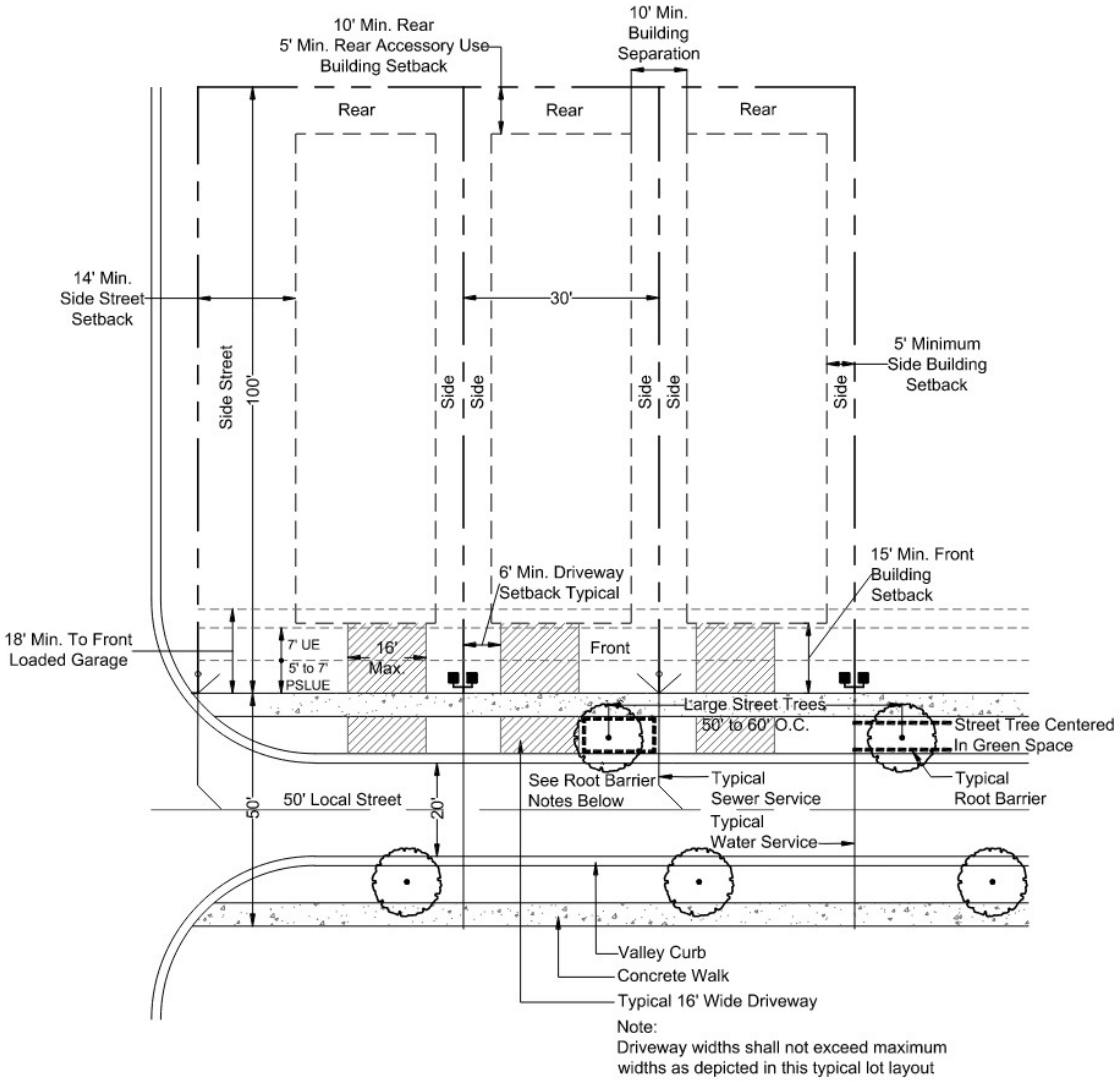
7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 772-473-8575
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

TYPICAL LOCAL STREET SECTION EXHIBIT

SHEET NUMBER
E-02

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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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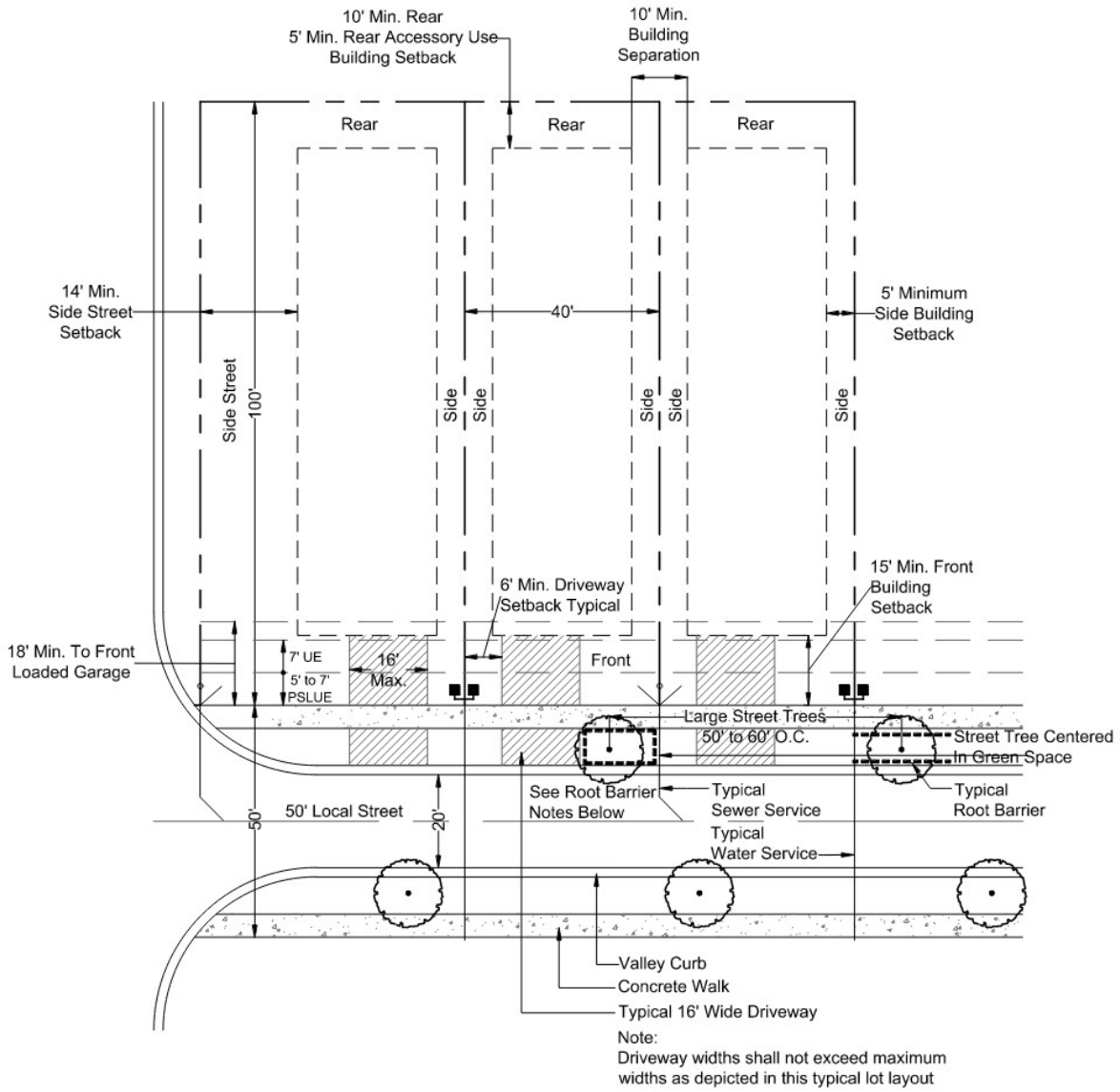


lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

The Meadows

30' x 100' Typical Lot Layout

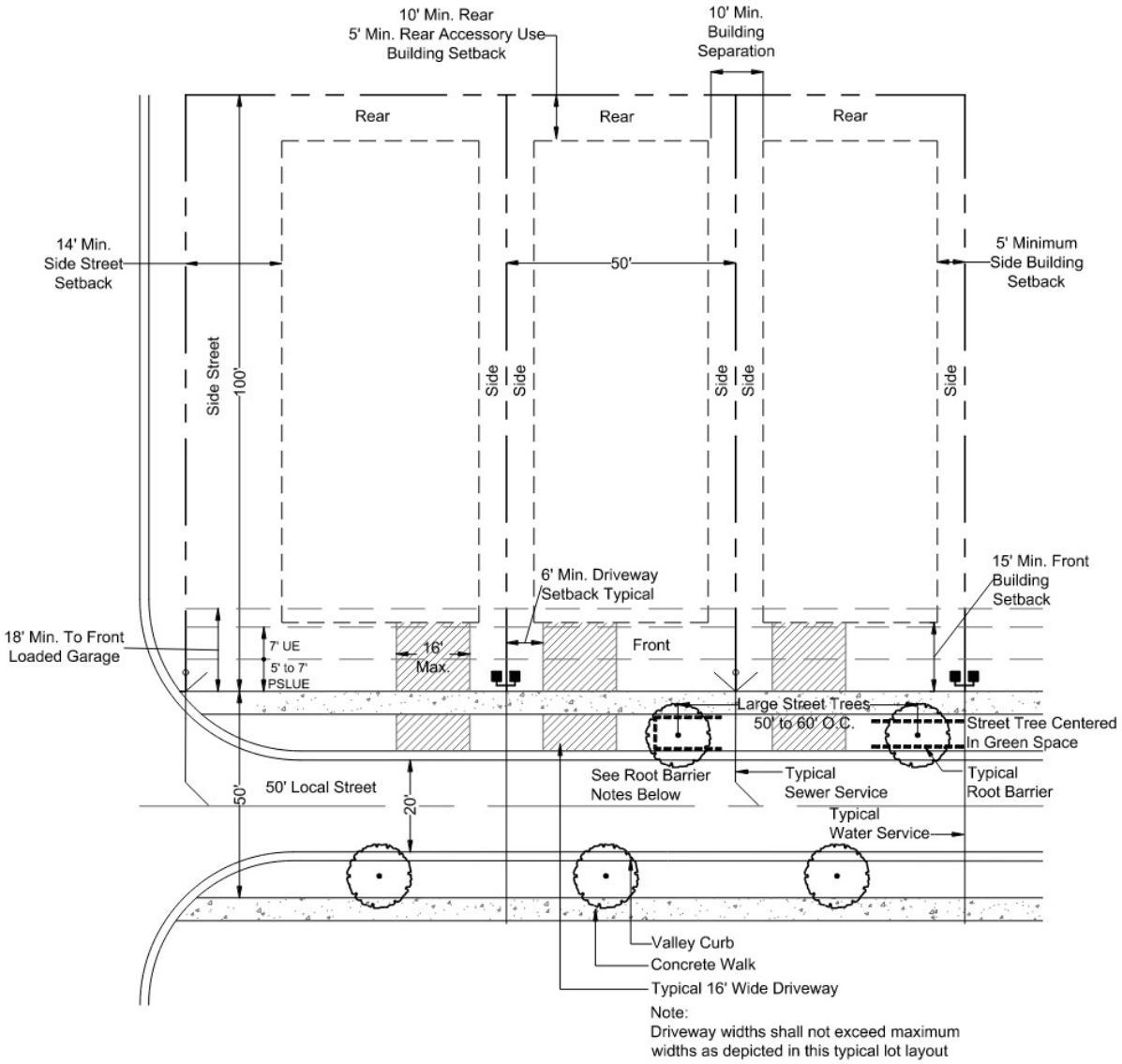


lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

The Meadows

40' x 100' Typical Lot Layout



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

The Meadows

50' x 100' Typical Lot Layout

EXHIBIT 11

BINDING P.U.D. AGREEMENT

The property described in Exhibit H of the Application Package is under the unified control of the undersigned Petitioner who agrees to (1) proceed with the proposed development according to the provisions of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning of the land to P.U.D. and (2) provide such agreements, contracts, deed restrictions and sureties acceptable to the City of Port St. Lucie for the completion of the development according to the plans approved by the City. In addition, the Petitioner shall be responsible for continuing operation 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 made herein.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 6th day of February, 2007.

PETITIONER

WITNESSES:

Print Name: Thomas L. Arancik

Print Name: Linda J. Arancik

McCARTY ROAD, LLC, a Florida limited liability company

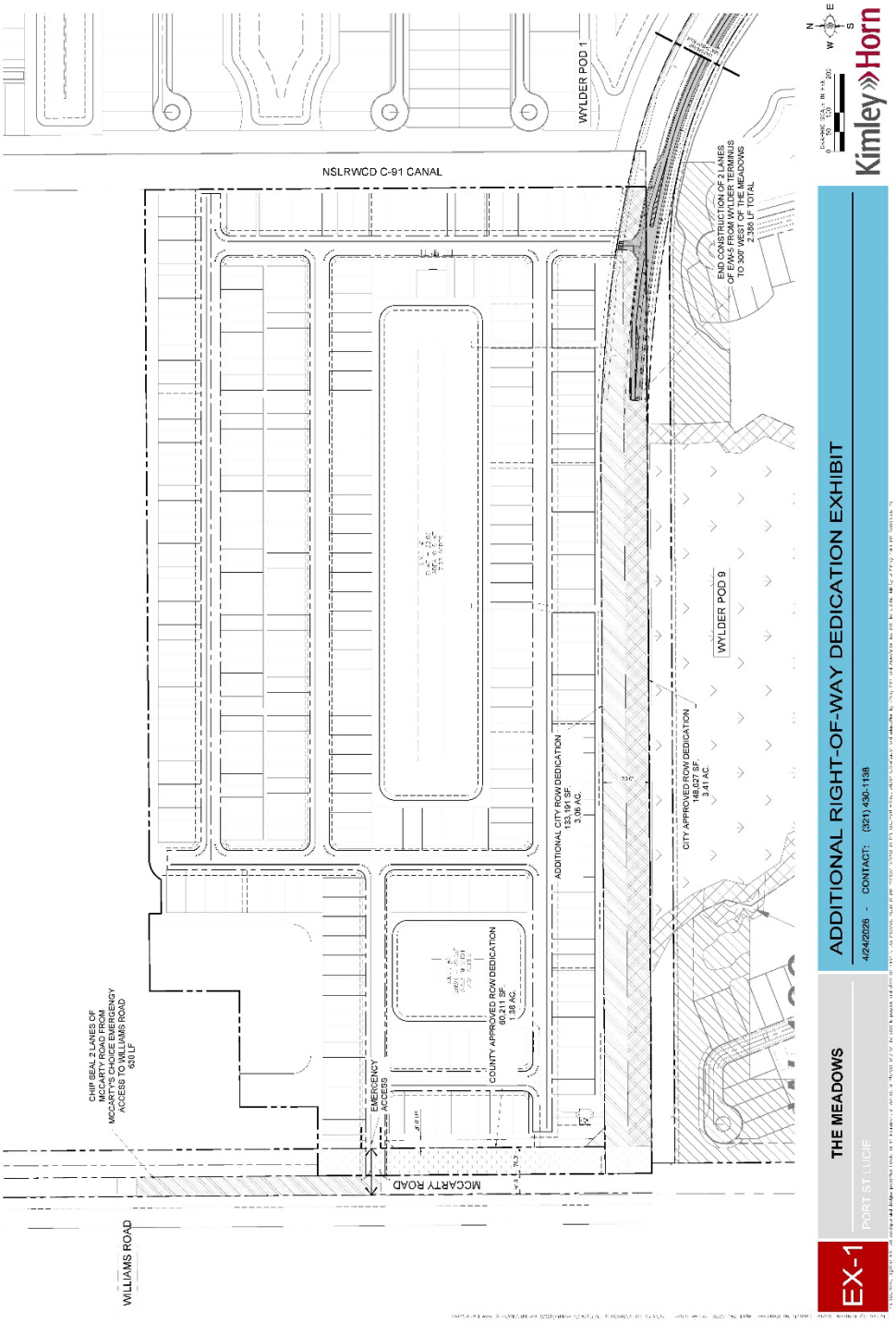
By: W.W. Schickedanz

Its: Co-Manager

(COMPANY SEAL)

EXHIBIT 12

Additional Right-of-Way Dedication



WYLDER POD 1
WYLDER POD 9
WYLDER PARKWAY
BEGIN CONSTRUCTION OF 2 LANES OF EW-5 FROM CURB TERMINUS TO 1,000' WEST OF THE MEADOWS 2,388 LF TOTAL
EX-2
THE MEADOWS
PORT ST LUCIE
ADDITIONAL RIGHT-OF-WAY DEDICATION EXHIBIT
4/24/2025 - CONTACT: (321) 430-1138
Kimley»Horn

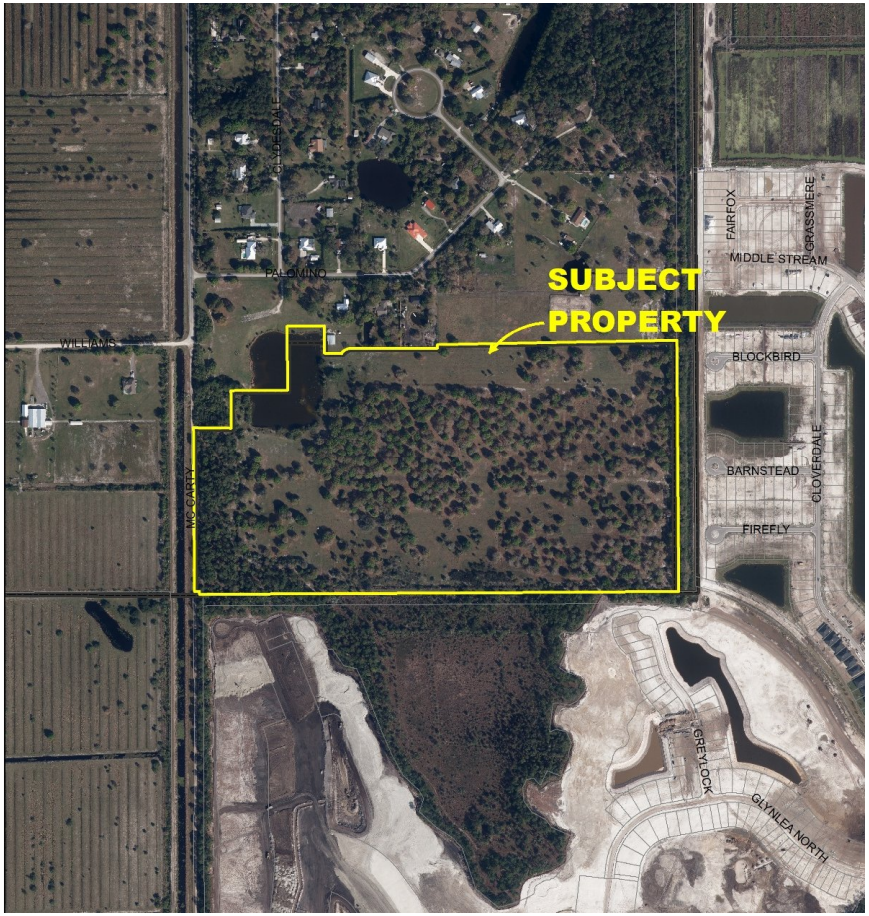
City of PORT ST. LUCIE
HEART OF THE TREASURE COAST

McCarty Road PUD Amendment No. 1
P24-179
Planning and Zoning Board Meeting
May 5, 2026

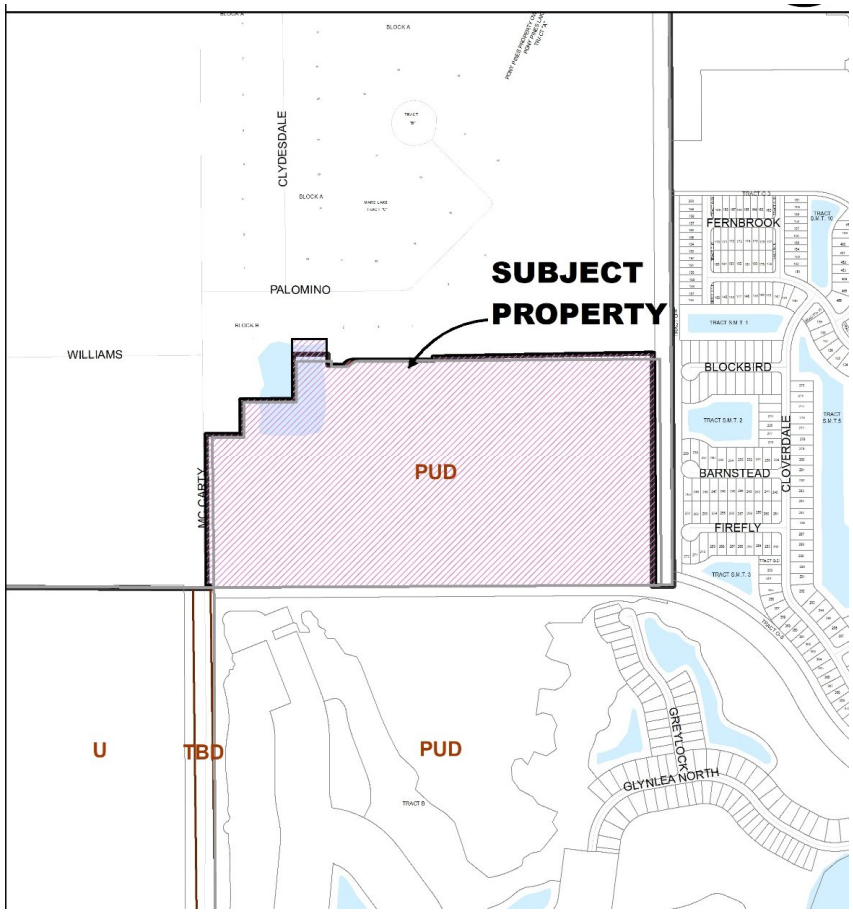
Request Summary

Owner:	McCarty Road, LLC
Applicant:	Lucido and Associates
Location:	The property is located east of McCarty Road and approximately 1.25 miles south of Midway Road
Request:	A request to amend the McCarty Road PUD

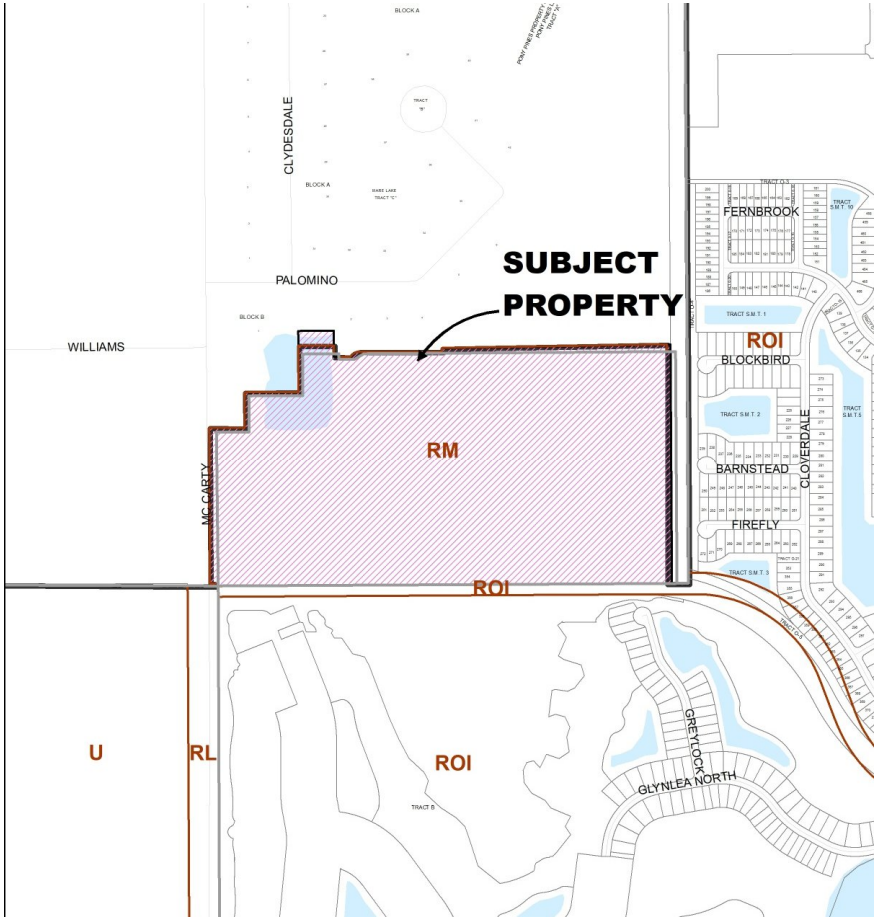
Location Map



Zoning


CLYDESDALE
PALOMINO
WILLIAMS
SUBJECT PROPERTY
PUD
FERNBROOK
BLOCKBIRD
BARNSTEAD
CLOVERDALE
FIREFLY
MCCARTY
U
TBD
PUD
GREYLOCK
GLYNLEA NORTH

Future Land Use Map



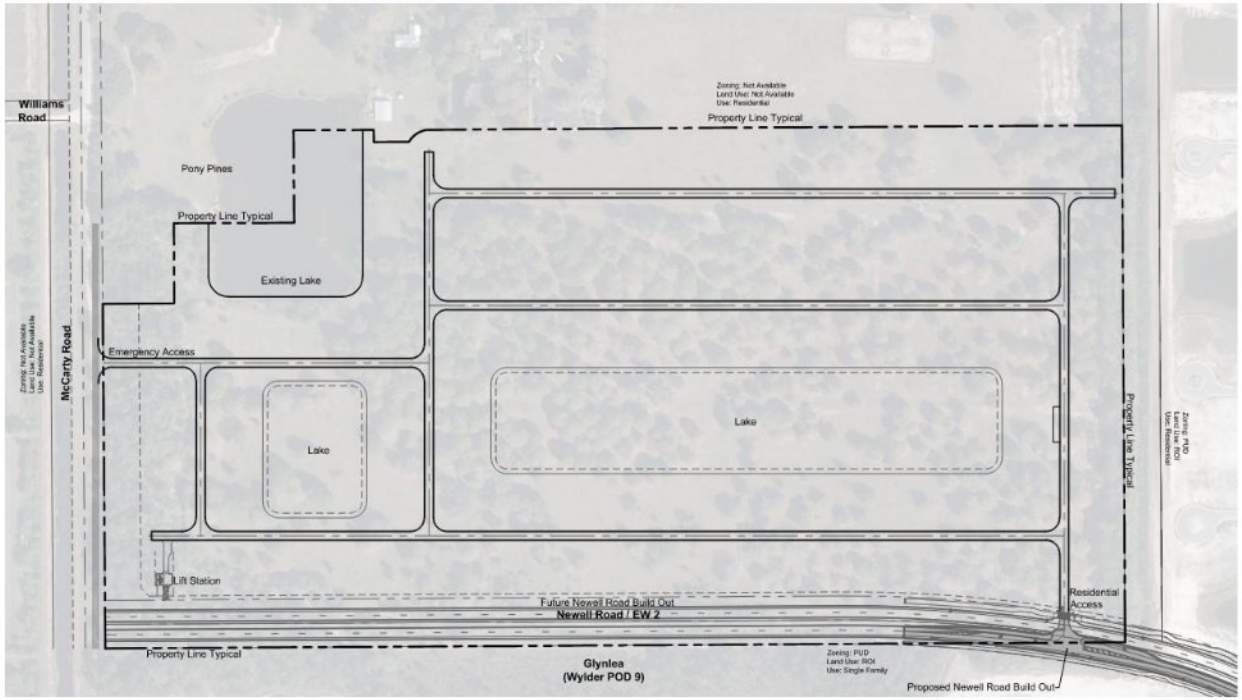
Project Background

- The McCarty Road PUD is approximately 72.02 acres in size. The PUD was approved in October 2009.

- The McCarty Road PUD is approved for multi-family development.

Proposed Project

- This application is the first amendment to the PUD.
- Revise the project name from McCarty Road PUD to the Meadows.
- Change the permitted uses from townhomes to single-family dwelling units and reduce the number of units from 530 multifamily units to 321 single family units.
- It updates the concept plan, updates the transportation improvements and other miscellaneous changes.



Site Data

Future Land Use:		RM
Zoning:		PUD
Total Area:		72.02 ac.
Residential	51.93 ac.	
Right of Ways	7.85 ac.	
Lakes	12.24 ac.	

Project Number 23-341
Scale: 1" = 300'

NORTH

J:\Projects Active\23-341 McCarty PUD - Planning and Entitlement\Graphics\PUD GRAPHICS\The Meadows PUD Graphic.dwg

The Meadows - PUD

Port St. Lucie, Florida

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Land Use Consistency

- Per Objective 1.1.4: Future Land Use Element, Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired community character, and to ensure availability of land for future demand and utility facilities.
- Per Objective 1.1.6: Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations, including the use of PUD's, mixed use projects and to ensure coordination and consistency with interagency hazard mitigation plans of resource planning and management plans pursuant to Chapter 380.F.S.
- The subject property is located in the City's northwest annexation area and within the City's utility service area. Per the annexation agreement, the developer is required to install or cause to be installed, at its sole cost and expense, the on-site water and wastewater transmission facilities to service the property. In addition, the proposed PUD expands on the required water and sewer improvements to serve the property. The PUD amendment also includes the revised transportation improvements that are included in the amendment to the annexation agreement.

Traffic Improvements

1. Construct E/W 5 (first two lanes) from the terminus of the Wylder/Pod 9 extension west 300’ beyond The Meadows PUD entrance.
2. Dedicate to the City 120 feet of right-of-way (±281,818 square feet/6.47 acres) along E/W 5 extending along the southern boundary of The Meadows PUD.
3. Construct McCarty Road as a stabilized chip and seal surfaced road to connect from the currently stabilized portion of the road in the vicinity of The Meadows PUD northern property line just north of Williams Road south to the proposed secondary emergency access driveway.
4. Dedicate to St. Lucie County 70 feet of right-of-way (±60,211 square feet/1.38 acres) along McCarty Road extending along the entire Meadows western property line, as depicted on the Additional Right-Of-Way Dedication Exhibit attached hereto.

Recommendation

The Site Plan Review Committee recommended approval of the proposed PUD amendment at the April 22, 2026, Site Plan Review Committee meeting.

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 with the following condition:

- The proposed amendment to the annexation agreement (P26-046) shall be approved prior to the first reading of the ordinance for proposed PUD amendment.

Planning and Zoning Board Options

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

CITY OF PORT ST. LUCIE
HEART OF THE TREASURE COAST

MEMORANDUM

TO: Cody Sisk, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works D.S.

DATE: April 28, 2026

SUBJECT: P24-179 McCarty Road, LLC PUD Amendment
Traffic Generation & Circulation Approval

This application and Traffic Report prepared by Traffic & Mobility Consultants dated April 21, 2026 is under review by the Public Works Department and our 3rd party traffic consultant, Kok Wan Mah, P.E. of Kittelson and Associates. We will be determining if the transportation elements of the project are in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed project of 321 single family homes is anticipated to generate 2,856 Average Daily, 221 AM Peak Hour and 281 PM Peak Hour driveway trips for the development. The development is proposing only one access point connecting to E/W 5 with an emergency only access point on McCarty Road.

With the approval of this Planned Unit Development, the developer is obligated to make the following roadway improvement:

- Construct 2 lanes of E/W 5 from the current terminus west to 300 feet west of The Meadows PUD entrance.
- Dedicate to the City 120 feet of the entire south boundary of The Meadows PUD for the future extension of E/W 5 to McCarty Road.
- Construct McCarty Road as a stabilized chip seal surface to connect from the current terminus of the surface south to the emergency access driveway for The Meadows PUD.
- Dedicate to St. Lucie County, 70 feet of land along the entire western boundary of The Meadows PUD for future widening of McCarty Road.

The timing for the above required improvements will be addressed through the Annexation Agreement that will be going forward to City Council prior to this PUD Amendment.

Public Works would like to recommend a condition of approval to include:

- All remaining comments from all departments including our 3rd party traffic consultant must be satisfactorily addressed prior to this PUD going forward to City Council.

Agenda Summary

2026-370

Agenda Date: 5/5/2026 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-178 Wilson Groves Parcel A - Master Planned Unit Development (MPUD) Amendment No. 2

Location: The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.

Legal Description: A Portion of Block 6, Tract 3, Block 3, Block 8 and Block 9 of the Plat of The Alan Wilson Grove, as recorded in Plat Book 12, Pages 50 and 50A, being a portion of those lands as described and recorded in official Record Book 3046, Page 2761, together with all of Wilson Groves Parcel A Plat 1 as recorded in Plat book 126, Page 30, together with all of Wilson Groves Parcel A Plat 2, as recorded in Plat Book 139, Page 14, together with all of Wilson Groves Parcel A Plat 3, as recorded in Plat Book 132, Page 22, of the Public Records of St. Lucie County, Florida. Lying in Sections 29 and 32, Township 37 South, Range 39 East, City of Port St. Lucie County, Florida.

This is a request for a major amendment to the MPUD zoning regulation book for Wilson Groves Parcel A to reference independent design standards.

Submitted By: Daniel Robinson, Planner III

Executive Summary: Sundance PSL I, LLC, has applied to amend the Wilson Groves - Parcel A Master Planned Unit Development to provide design standards for this MPUD. Parcel A consists of approximately 390.375 acres of property located within the Wilson Groves DRI north of Becker Road, south of SW Hegener Drive (FKA Paar Drive), and between N/S A and N/S B. Section 2.1.1 of The Citywide Design Standards allows exceptions for MPUD zoning that provides independent design standards and has the exception approved as part of the MPUD approval.

Presentation Information: Staff will provide a presentation.

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

Alternate Recommendations:

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

Background: The Site Plan Review Committee recommended approval of the proposed MPUD document at the January 28, 2026, Site Plan Review Committee meeting.

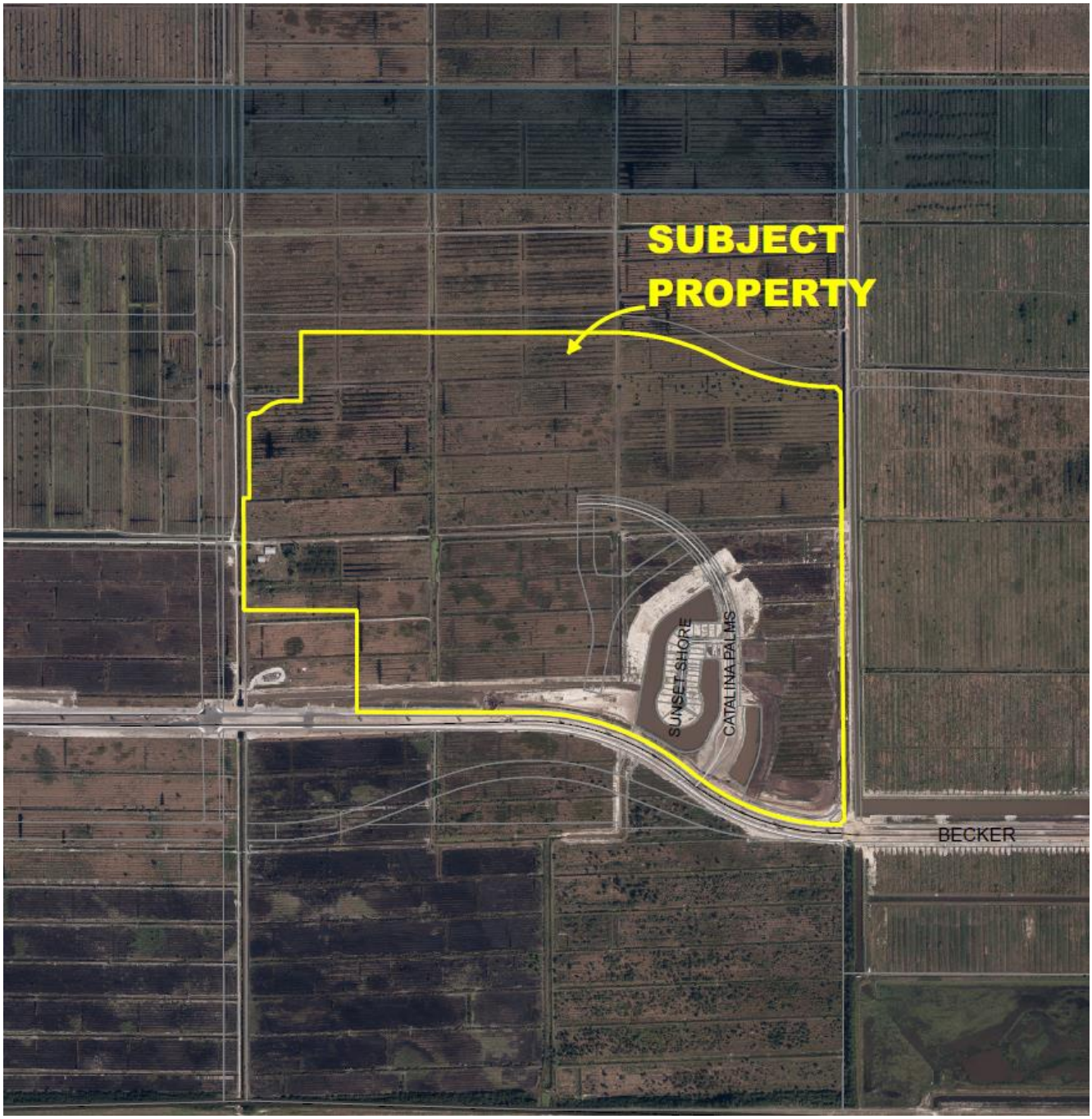
Issues/Analysis: See attached staff report.

Location of Project: The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.

Attachments:

- Staff Report
- Exhibit “A” MPUD Document
- Exhibit “B” Design Standards and Guidelines
- Application
- Staff Presentation

Wilson Groves – Parcel A MPUD Amendment No. 2
Master Planned Unit Development Major Amendment Application
P25-178



Project Location Map

SUMMARY

Applicant's Request:	An application for a major amendment to the Wilson – Parcel A MPUD regulation book.
Agent:	Cotleur and Hearing, Inc.
Property Owner:	Sundance PSL I, LLC
Location:	The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.
Address:	Not assigned
Project Planner:	Daniel Robinson, Planner III

Project Description

Sundance PSL I, LLC, has applied to amend the Wilson Groves – Parcel A Master Planned Unit Development. Parcel A consists of approximately 390.375 acres of property located within the Wilson Groves DRI north of Becker Road, south of SW Hegener Drive (FKA Paar Drive), and between N/S A and N/S B. This application is to reference independent design standards for this MPUD. Section 2.1.1 of The Citywide Design Standards allows exception for MPUD zoning that provides independent design standards and has the exception approved as part of the MPUD approval.

The proposed MPUD is attached as Exhibit "A" of the staff report. A complete list of the proposed changes is included in the MPUD document, and the changes are shown as ~~strike through~~ and underlined.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document at the January 28, 2026, Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the MPUD amendment was mailed to property owners within a maximum of 750 feet of the subject property.

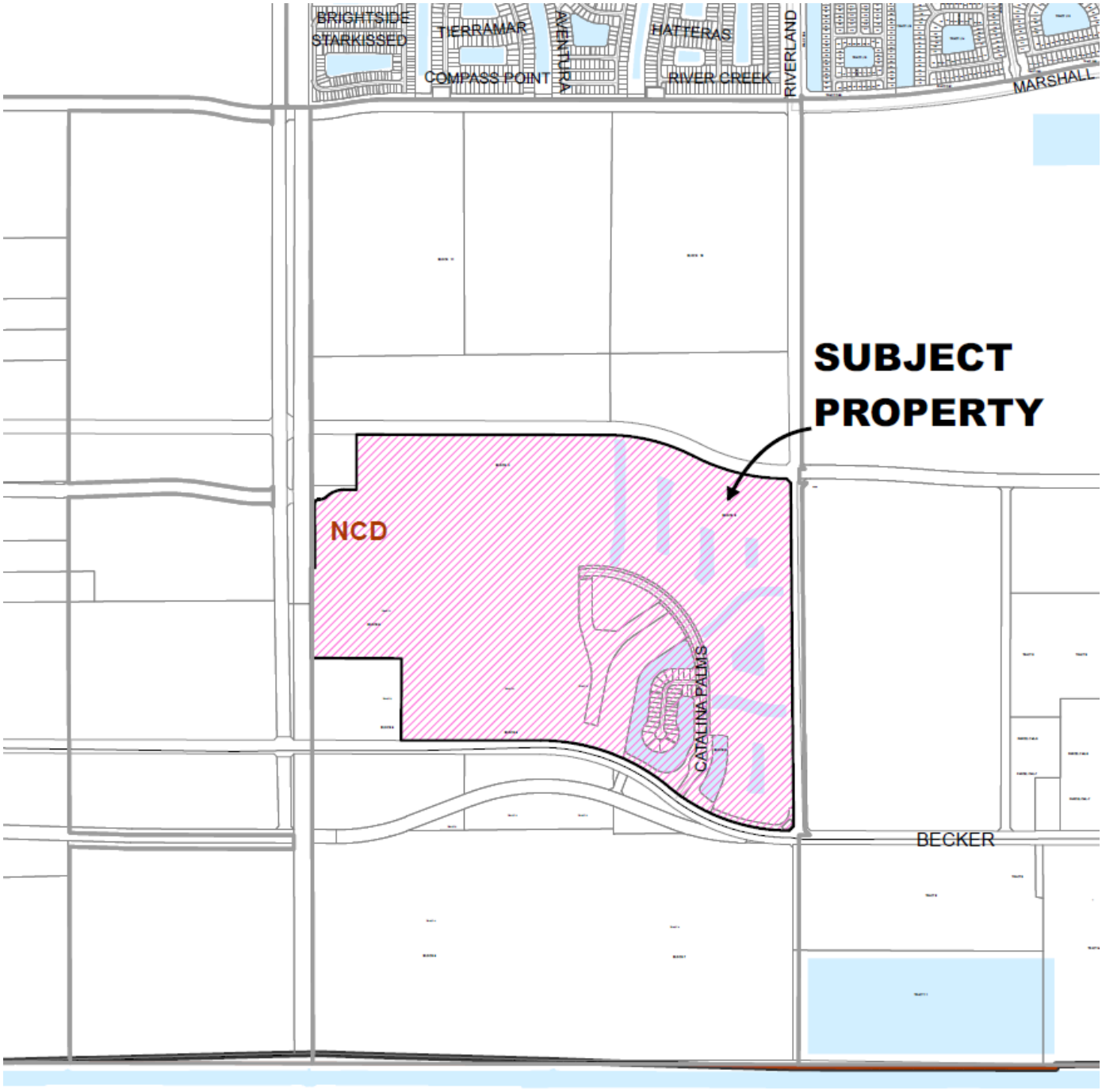
Location and Site Information

Property Size:	Approximately 390.375 acres
Legal Description:	A Portion of Block 6, Tract 3, Block 3, Block 8 and Block 9 of the Plat of The Alan Wilson Grove, as recorded in Plat Book 12, Pages 50 and 50A, being a portion of those lands as described and recorded in official Record Book 3046, Page 2761, together with all of Wilson Groves Parcel A Plat 1 as recorded in Plat book 126, Page 30, together with all of Wilson Groves Parcel A Plat 2, as recorded in Plat Book 139, Page 14. together with all of Wilson Groves Parcel A Plat 3, as recorded in Plat Book 132, Page 22, of the Public Records of St. Lucie County, Florida. Lying in Sections 29 and 32, Township 37 South, Range 39 East, City of Port St. Lucie County, Florida.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Wilson Groves Residential Development

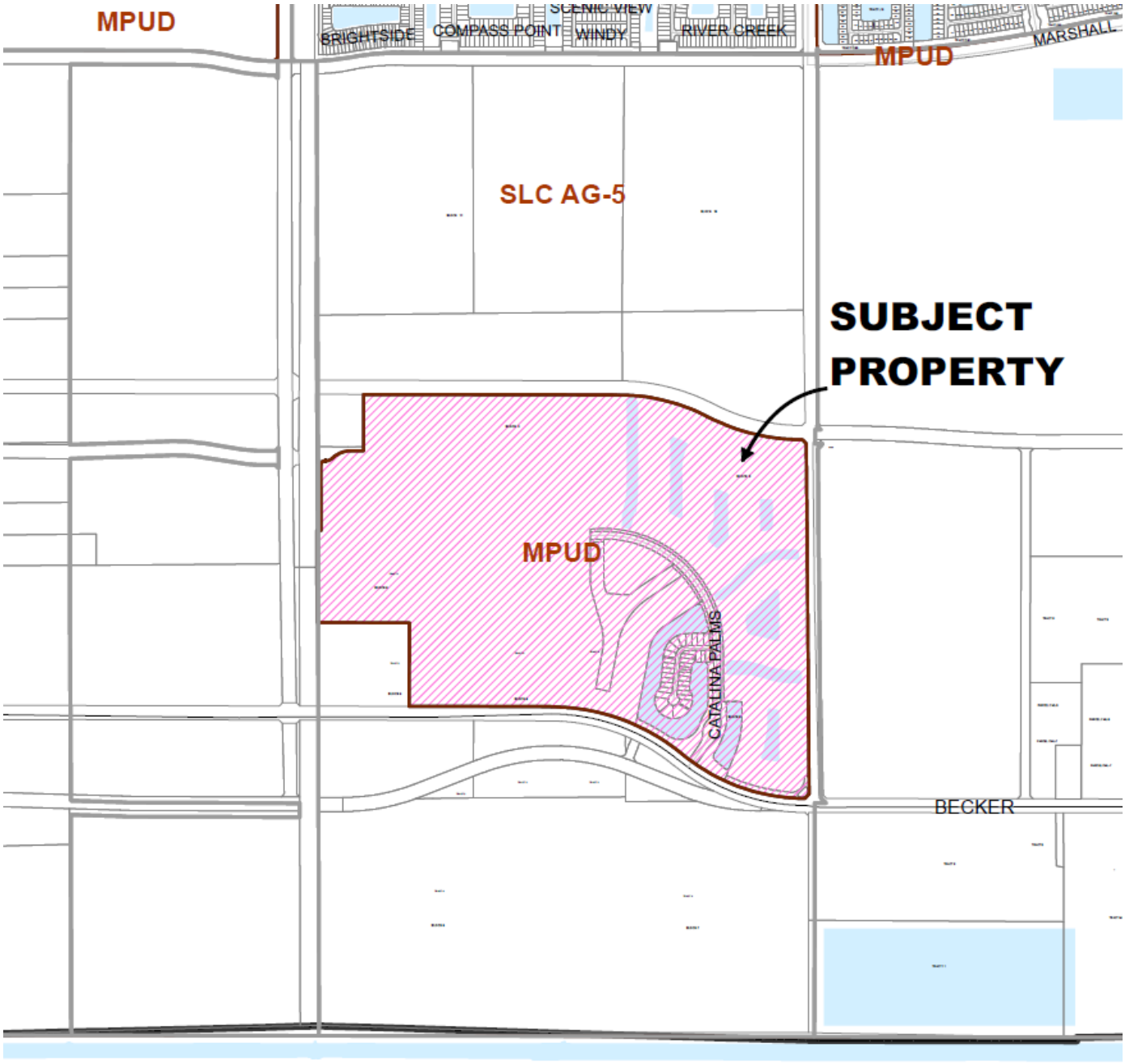
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
South	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
East	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI
West	NCD	SLC AG-5	Vacant land within the Wilson Groves DRI

NCD – New Community Development District SLC AG-5 – St. Lucie County AG-5 (1 dwelling unit per 5 acres)



Future Land Use



Zoning Designation

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency and Analysis:
The proposed amendment is consistent with the following policies of the City's Comprehensive Plan:

Policy 1.1.7.2 For large scale projects, utilize PUD zoning, and design and architectural controls to better intergrade mixed uses into neighborhoods.
Policy 1.1.7.3: Encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

Independent design standards are proposed to be used for all of the Wilson Grove DRI. Each Wilson Grove MPUD moving forward may provide language indicating the use of independent design standards to regulate the design standards for each development. Declarations for the Sundance Master Property Owners Association have been recorded that establish the authority and responsibilities of the community's Architectural Review Committee (ARC), which will administer the design guidelines. Parcel A consists of only residential development. In consideration of the guidelines proposed for all of the Wilson Grove DRI and the DRI including both residential and non-residential, the document includes standards for both. If the developer chooses not to utilize their design standards for a particular MPUD, then the Citywide Design Standards shall apply.

Related Projects
P21-148 Wilson Groves Parcel A MPUD
P25-048 Wilson Groves Parcel A MPUD- Administrative Amendment

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD document at the January 28, 2026, Site Plan Review Committee meeting. 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 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.

Exhibit A

Presented to:
City of Port St. Lucie Planning and Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

REZONING AND MASTER PLANNED UNIT DEVELOPMENT

WILSON GROVES – PARCEL A

Revised ~~March 12, 2025~~ April 8, 2026

City of Port St. Lucie Project No.: ~~P25-048~~ P25-178

PSLUSD #11-681-A

	Approval Date	PSL Project No:	Ord No:
Original Base	April 8, 2024	P21-148	Ordinance 24-13
Amendment #1	March 14, 2025	P25-048	N/A
Amendment #2	TBD	P25-178	TBD

Prepared by:
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Ph. 561-747-6336

EXHIBIT 1
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EXHIBIT 2
LIST OF PROJECT PROFESSIONALS

LANDOWNER:	SUNDANCE PSL I, LLC Alexander Akel, Manager 7111 Fairway Drive, Suite 210 Palm Beach Gardens, FL 33418 T: (561) 359-3049 alex@akelhomes.com
DEVELOPER:	SUNDANCE PSL I, LLC- Alexander Akel, Manager 7111 Fairway Drive, Suite 210 Palm Beach Gardens, FL 33418 T: (561) 359-3049 alex@akelhomes.com
PLANNER/CONSULTANT:	COTLEUR & HEARING George Missimer, Partner 1934 Commerce Lane, Suite 1 Jupiter, FL 33458 T : (561) 406-1012 F: (561) 747-1377 Gmissimer@cotleur-hearing.com
LEGAL COUNSEL:	LEWIS LONGMAN WALKER Tara W. Duhy, Executive Shareholder 360 South Rosemary Avenue, Suite 1100 West Palm Beach, FL 33401 T: (561) 640-0820 tduhy@llw-law.com

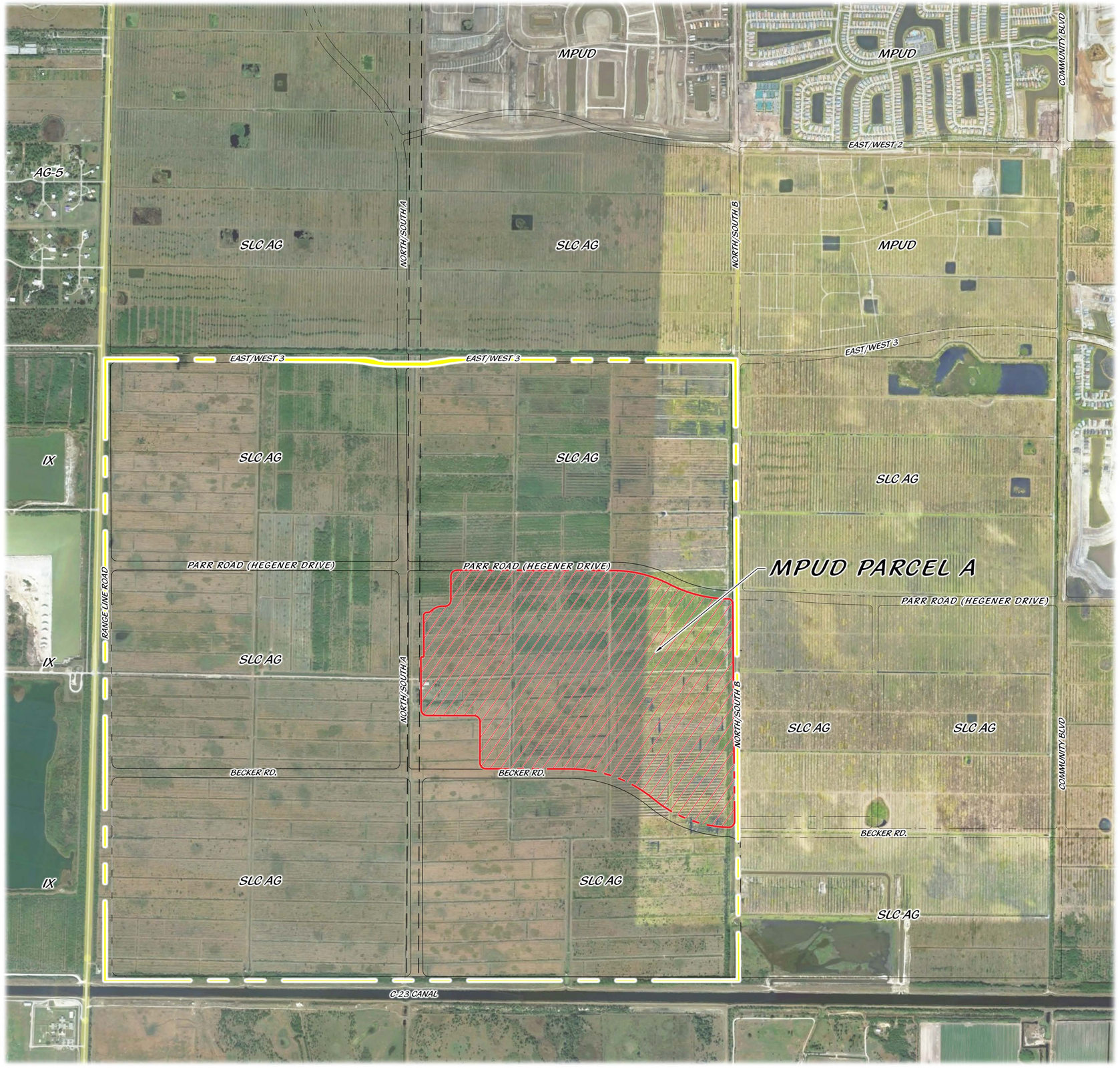
EXHIBIT 3
INTRODUCTION

The comprehensive area of the Parcel A MPUD for Wilson Groves (a/k/a Sundance MPUD) is 390.3748 acres included as part of the Wilson Groves Development of Regional Impact (Wilson Groves DRI). The Parcel A MPUD is a proposed residential development within Wilson Groves that is generally located north of Becker Road and west of North/South B (N/S B) Road. The sole land use sub-district included within this Parcel A MPUD is residential.

The Wilson Groves Parcel A MPUD will consist of approximately 390 acres of residential land use. The residential area may consist of neighborhoods of housing, Recreation Center, schools, parks, places of worship and civic facilities essential to the daily life of the residents. This Parcel A MPUD is set to ensure the development has consistent standards and regulations to meet the developer's needs and City's expectations. The area will be supplied with water and wastewater service by the City of Port St. Lucie Utility Systems Department (PSLUSD) and will comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such service. The primary access point will come from Becker Road, the secondary access point will come from North/South A road, and the designated EMS-only access point will come from N/S B.

EXHIBIT 4
SITE LOCATION MAP

(See next page)



LEGEND

MPUD PARCEL A

PSL PROJ# P25-178

PSLUSD# 11-681-00

PSL# P21-148

EXISTING ZONING MAP

0' 500' 1000' 2000' 3000' 4000'

Scale: 1" = 500'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

MPUD PARCEL A

Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	12-22-23
REVISIONS	

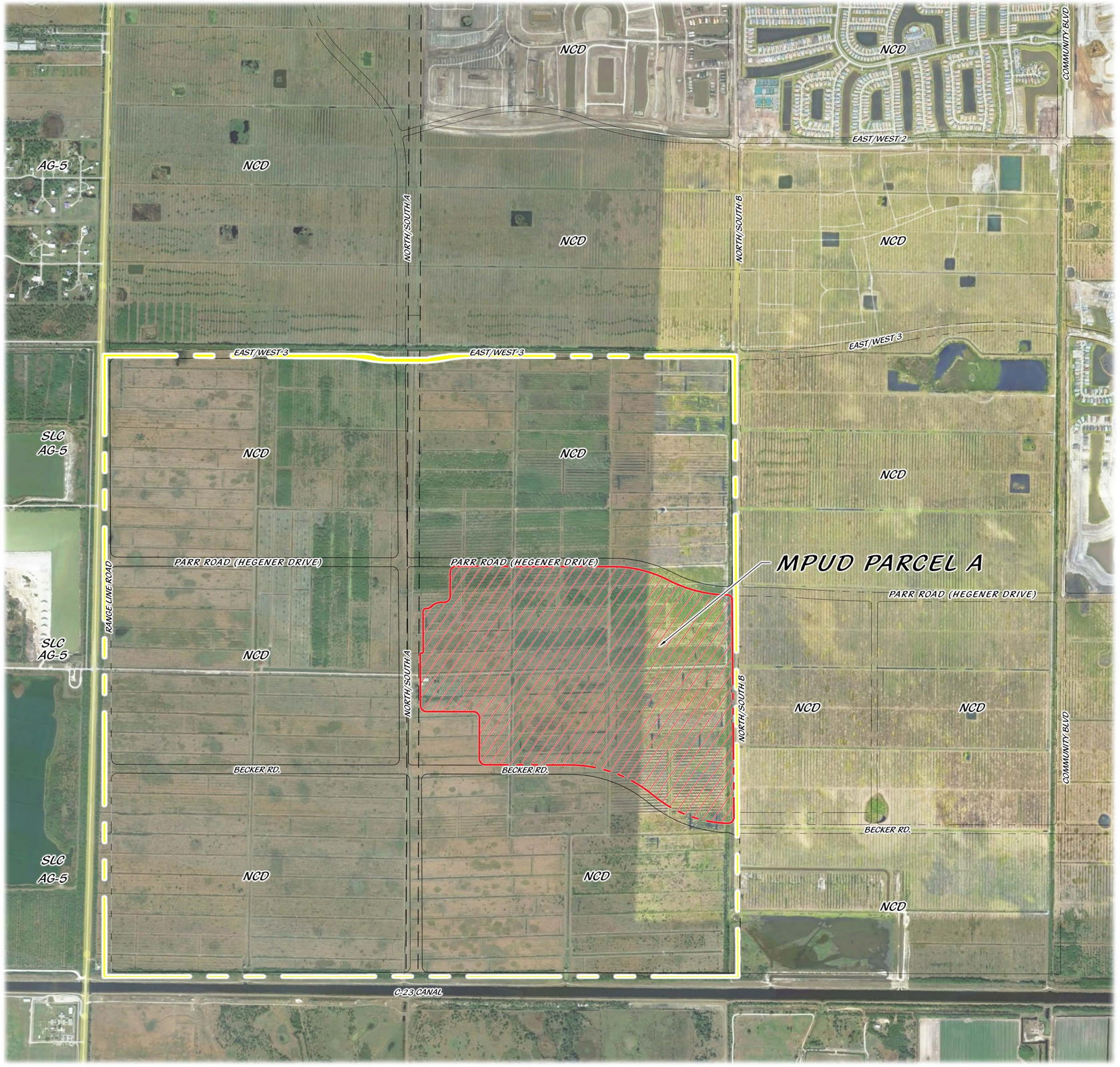
December 18, 2023
Drawing: 20-0518_PUD MASTER PLAN_12-18-23.DWG

SHEET 1 OF 1

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

EXHIBIT 5
FUTURE LAND USE CONTEXT MAP

(See next page)



LEGEND

MPUD PARCEL A

PSL PROJ# P25-178

PSLUSD# 11-681-00
PSL# P21-148

EXISTING FUTURE LAND USE MAP

0' 500' 1000' 2000' 3000' 4000'

Scale: 1" = 500'

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

MPUD PARCEL A

Port St. Lucie, Florida

DESIGNED DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 20-0518
DATE 12-22-23
REVISIONS

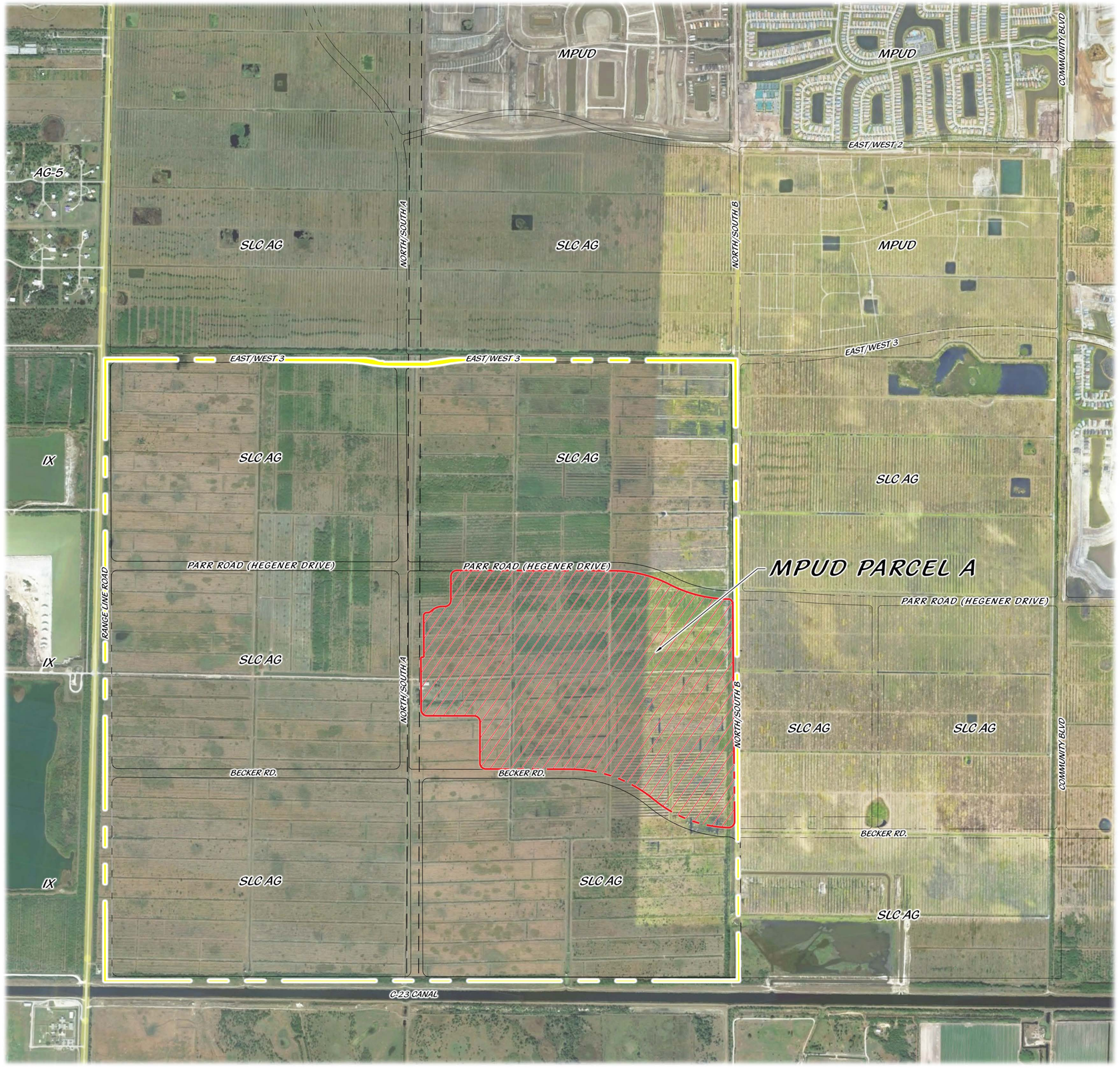
December 18, 2023
Drawing: 20-0518_PUD MASTER PLAN_12-18-23.DWG

SHEET 1 OF 1

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EXHIBIT 6
ZONING CONTEXT MAP

(See next page)



LEGEND

MPUD PARCEL A

PSL PROJ# P25-178

PSLUSD# 11-681-00
PSL# P21-148

EXISTING ZONING MAP

0' 500' 1000' 2000' 3000' 4000'

Scale: 1" = 500'

North

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Jupiter, Florida 33458
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MPUD PARCEL A

Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	12-22-23
REVISIONS	

December 18, 2023
Drawing: 20-0518_PUD MASTER PLAN_12-18-23.DWG

SHEET 1 OF 1

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EXHIBIT 7
MPUD REZONING APPLICATION

(See next page)

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept.
Fee (Nonrefundable)$
Receipt #

Refer to "Fee Schedule" for application fee Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: Gmissimer@cotleur-hearing.com

PROPERTY OWNER: Sundance PSL I LLC

Name: Alex Akel

Address: 7111 Fairway Drive, Suite 210, Palm Beach Gardens, FL 33418

Telephone No. 561-359-3050 Email Alex@akelhomes.com

AGENT OF OWNER (if any)

Name: George Missimer

Address: 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458

Telephone No. 561-406-1008 Email Gmissimer@cotleur-hearing.com

PROPERTY INFORMATION

Legal Description: Please see attached Legal Description.
(Include Plat Book and Page)

Parcel I.D. Number: 4329-501-0020-000-6

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: NCD Acreage of Property: 390.3748

Reason for amendment request: The reason for the minor MPUD amendment request is to allow for a deviation from the City's Design Standards and approve the 12" roof overhang for all residential structures - see page 25.

1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).

2) All proposed additions must be underlined and deleted text must have a ~~strikethrough~~.

3) 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.

George Missimer — Signature of Owner
George Missimer — Hand Print Name
3/6/2025 — 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.

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept._____
Fee (Nonrefundable)$_____
Receipt #_____

Refer to "Fee Schedule" for application fee Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: Gmissimer@cotleur-hearing.com

PROPERTY OWNER: Sundance PSL I LLC

Name: Alex Akel

Address: 7111 Fairway Drive, Suite 210, Palm Beach Gardens, FL 33418

Telephone No. 561-359-3050 Email Alex@akelhomes.com

AGENT OF OWNER (if any)

Name: George Missimer

Address: 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458

Telephone No. 561-406-1027 Email Gmissimer@cotleur-hearing.com

PROPERTY INFORMATION

Legal Description: Please see attached Legal Description
(Include Plat Book and Page)

Parcel I.D. Number: 4329-501-0020-000-6

Current Zoning: PUD Proposed Zoning: PUD

Future Land Use Designation: NCD Acreage of Property: 390.3748

Reason for amendment request: Please refer to the attached Cover Letter.

1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).

2) All proposed additions must be underlined and deleted text must have a ~~strikethrough~~.

3) 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.

George missimer	George Missimer	10/10/2025
Signature of Owner	Hand Print Name	Date

***If signature is not that of the owner, a letter of authorization from the owner is needed.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

EXHIBIT 8
AUTHORIZATION LETTER

(See next page)

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

February 1, 2024

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

RE: LETTER OF AUTHORIZATION

To Whom It May Concern:

Please allow this letter to serve as authorization for Cotleur & Hearing and its staff to act as agents for the area owned by ACR Acquisition, LLC in the Wilson Grove project, located at the intersection on North East Becker Road and Range Line Road in the Western Annexation Area of the City of Port St. Lucie, Florida, for the purposes of obtaining approvals and permits from state and local government agencies regarding Development Order Amendment, MPUD, Comprehensive Plan, and other similarly related applications.

AUTHORIZED SIGNATORY FOR ACR ACQUISITION, LLC

Alexander Akel
PRINTED NAME

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm beach

The foregoing instrument was acknowledge before me by means of ✓ physical presence or ___ online notarization this 1st day of February, 2024 by Alexander Akel who is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]

Notary Public State of Florida
Destiny Morinvil
My Commission HH 365851
Expires 2/22/2027

NOTARY PUBLIC, State of Florida

EXHIBIT 9
MPUD APPLICATION CHECKLIST

1. Letter of Unified Control of the entire area within the MPUD is enclosed as Exhibit 10.

2. Wilson Groves – Parcel A is to be an MPUD approved residential community consisting of 1,180 residential units for a density of approximately 3.0 dwelling units per acre.

3. The Conceptual Plan for Wilson Groves Parcel A MPUD is attached as Exhibit 16A for this submittal package.

4. Please see Exhibit 11 for the General Standards established for this Master Planned Unit Development. Development uses and standards are shown in Exhibit 13.

CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2011

Project Name: Wilson Groves Parcel A MPUD

Project Number: P21-148 New Submittal _____ or Resubmittal ✓ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* *X = Incomplete or Missing* *NA = Not Applicable*

Applicant Checklist	*Description of Item Provided*	*Sufficient* P&Z	Eng.	Utility
	Sufficiency Checklist: One original completed and signed by applicant.			
	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
	Written Response to Comments: Sixteen copies. For resubmittals only.			
	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
	Application Fees: Refer to each department's fee schedule.			
	Proof of Ownership:			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or…			
	…Unity of Title			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and binding PUD agreement			
	Density statement			
	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Wilson Groves Parcel A MPUD

Project Number: P 21-148 New Submittal _____ or Resubmittal X (Check One)

Applicant Certification

I, George Mississimer *(Print or type name)*, do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

(Signature of Applicant) 3-14-25 *(Date)*

Planning and Zoning Department Representative

I, _____ *(Print name)*, as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*.
Additional Comments:

(Signature of Planning and Zoning Department Representative) *(Date)*

Engineering Department Representative

I, _____ *(Clearly print or type name)*, as a representative of the Engineering Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*.
Additional Comments:

(Signature of Engineering Department Representative) *(Date)*

Utilities System Department

I, _____ *(Clearly print or type name)*, as a representative of the Utilities System Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*
Additional Comments:

(Signature of Utility System Department Representative) *(Date)*

EXHIBIT 10
LETTER OF UNIFIED CONTROL

(See next page)

March 12, 2025

Teresa Lamar-Sarno
Deputy City Manager
Planning & Zoning
City of Port St. Lucie
772-873-6379

RE: Wilson Groves MPUD
City of Port St. Lucie

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. Sundance PSL I, LLC is the owner of record of the subject property. Please feel free to contact this office if you have any questions.

Sincerely,

By: Sundance PSL I, LLC.

Authorized Signatory for ACR Acquisition, LLC

Kamzi Akel
Printed Name

City of Port St. Lucie
121 SW Port St.
Lucie Blvd. Port St.
Lucie, FL 34984

STATEMENT OF UNIFIED CONTROL

Project Name(s): P25-178 – Wilson Groves Parcel A MPUD Amendment

The property described on Exhibit "14" of the application package for the Wilson Groves Parcel A MPUD (the "Property") is under unified control due to all property owners being subject to the Declaration of Community Covenants for Sundance Master Property Owners Association, Inc., recorded in Book 5302, Page 1823 of the Public Records of St. Lucie County, Florida. All property owners are subject to the regulations contained in the Wilson Groves Parcel A MPUD conceptual plan and Development Uses and Standards, and any subsequent amendments, including the Binding P.U.D Agreement, Exhibit 15 of the Wilson Groves Parcel A PUD Rezoning, executed in 2024.

[SIGNATURES TO FOLLOW]

Sundance PSL I, LLC

Signature	Manager Title	11-18-25 Date

Alexander Akel
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of** ☑ **physical presence or** ☐ **online notarization**, this 18th day of Nov, 2025, by Alex Akel, who is personally known to me.

Signature of Notary Public

Destiny Morinvil
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 02/22/2027

NOTARY SEAL/STAMP

Notary Public State of Florida
Destiny Morinvil
My Commission HH 365851
Expires 2/22/2027

Catalina Palms Homeowners Association, Inc.

Signature	Manager Title	11-18-25 Date

Alexander Akel
Print Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me **by means of ☑ physical presence or ☐ online notarization**, this 18th day of NOV, 2025, by Alex Akel, who is personally known to me.

Signature of Notary Public

Destiny Morinvil
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 02/22/2027

NOTARY SEAL/STAMP

Notary Public State of Florida
Destiny Morinvil
My Commission HH 365851
Expires 2/22/2027

EXHIBIT 11
GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Pursuant to Section 158.172:

Area Requirements: The Wilson Groves Parcel A MPUD is 390.3748 acres consisting of a Residential sub-district containing 390.3748 acres, which exceeds the fifty (50) acre minimum requirement for the establishment of a MPUD required by Policy 1.2.6.2 of 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/ Location of Parcel A: The Wilson Groves Parcel A MPUD is located on the north side of Becker Road, east of North/South A, west of North/South B, and south of Paar Drive (a/k/a Hegener Drive). Main access to the property will be along Becker Road. The property entrances shall be located so as to provide access to the property without creating or generating traffic along minor streets in residential areas or districts outside the MPUD.

Prior to the first non-model residential building permit in Parcel A, the contracts will be let for the construction of a stabilized section of Farm Road A to the emergency access ingress/egress located off Range Line Road. This stabilized section of Farm Road A being utilized for emergency ingress/egress to Parcel A shall remain open until such time as the project's secondary entry on North/South A is available for emergency ingress/egress. More specifically, this emergency access is intended to serve as a secondary access point for emergency vehicles servicing occupied homes. Emergency access may be secured by a gate, provided an emergency lock box is installed. No residents can occupy units prior to completion and until the opening of this temporary stabilized section of Farm Road A.

Per the NFPA 1141 (2017) Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas and as required by Section 158.187(B) City of Port St. Lucie Code of Ordinances, Wilson Groves is providing two full access points and one emergency-only access, as shown on the conceptual plan in Exhibit 16A, to facilitate use during the event of an emergency. The second, paved, resident full access connecting to N/S A and continuing south to Becker Road shall be submitted to the City for review with the plat that includes the 600th dwelling unit of the Parcel A MPUD. The contracts shall be let for the second full access point prior to the issuance of the 600th residential building permit. The EMS access shown on Exhibit 16A will be provided with the development of the phase in which the access is located and shall be available upon removal of the other emergency accesses along N/S A or Farm Road A. EMS access shall be gated and locked at all times except when required for use by the St. Lucie County Fire District (SLCFD) or other emergency services personnel. SLCFD shall have the right to open this gated access through means of digital key, Knox Lock, or other similar devices as SLCFD deems appropriate. N/S B is only required to be stabilized up to the EMS-only access point to provide EMS personnel with the ability to utilize the EMS access.

Consistency with the City's Comprehensive Plan: The Wilson Groves Parcel A MPUD is consistent with the City's Comprehensive Plan. Policy 1.2.2.3 requires neighborhoods in the Residential sub-area to be a minimum size of 10 acres and a maimum size of 750 acres. Parcel A is approximately 390 acres and is within two (2) miles of existing and planned shops, services, and other activities, providing consistency with Policy 1.2.2.3.b of the City's Comprehensive Plan. Access to the community will be provided by Becker Road.

Relation to Utilities, Public Facilities and Services: The Wilson Groves Parcel A MPUD parcel will be served by Port St. Lucie Utility Systems Department 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.

PSL Utility Systems Department will be in City right-of-way or utility easements. All City utility communications are by private fiber optic systems. No radio communication or shared fiber is permitted.

PSL Utility Systems Department may require the developer to pay the city for reuse water to be utilized for irrigation, equal to the amount of wastewater generated by the project within one year of written notice from the City of reclaimed water being considered available to the Project.

Physical Character of the Site: The Parcel A MPUD is located within the Wilson Groves Development of Regional Impact (DRI). The current use of this site is agriculture.

EXHIBIT 12
SITE INFORMATION

(A) TOTAL ACREAGE:

Development areas included within this MPUD:

- Residential 390.3748 acres

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

(B) MODEL AREA

The proposed location of model/sales areas shall be determined as individual sub-elements are developed and approved through the plan review process and require approval of the Site Plan Review Committee.

They shall be utilized as a model and sales area in an orderly and organized manner. These shall remain in effect until such time that it is practical to offer these home sites for purchase. The model and sales area may be utilized to sell other residential MPUDs approved within the Wilson Groves DRI; therefore, there shall be no limitation of the maximum duration of time the model and sales area may be utilized for a sales and model area of the Wilson Groves DRI. The primary access point off Becker Road to the Parcel A MPUD community shall also serve as the model row access for the Parcel A MPUD. This primary access shall remain in its constructed location even if model row is no longer used as a sales and model area. Fences may be located in private road rights of ways, lake maintenance easements, and cross property line for the model home areas. Site plan approval is required, and a bond shall be posted with the City ensuring its removal when the models revert to private residences.

Bonding for model homes will include removal of the parking area, sidewalks, street trees, streetlights, and fences (if necessary and/or appropriate), and any other work, including the final lift of asphalt that is required to restore the public areas to their ultimate use.

(C) PEDESTRIAN WAYS:

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods. The minor systems will be developed within the neighborhoods as development occurs consistent with Section 158.189(E)(2), City of Port St. Lucie Code of Ordinances.

Each proposed private roadway shall provide sidewalks consistent with Exhibits 18A and 18B. Exhibit 18A provides a typical 50-foot right-of-way section with one sidewalk on one side of the street. Exhibit 18B provides a typical 80-foot right-of-way section that depicts two sidewalks (one on each side of the street).

EXHIBIT 13
DEVELOPMENT USES AND STANDARDS

SECTION 1 – RESIDENTIAL AREA

(A) Permitted Principal Uses and Structures: Neighborhoods within the Residential area may include the following principal uses and structures.

1. Single-family dwelling (detached).

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

3. 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.

4. Park or playground, or other public or private recreation or cultural facility (including but not limited to: golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse); open space devoted to the conservation and maintenance of natural waterways, vegetation and wildlife, hiking and/or bicycle trails; golf cart pathways; nature study areas and boardwalks; and picnic areas).

5. Temporary sales trailers, temporary sales & design buildings, and model home centers located upon the parcels for which sales activities are to be conducted. Temporary sales trailers, and sales & design buildings shall comply with all applicable Florida Building Code standards and City code. Model home centers shall comply with all development standards and criteria outlined in this MPUD. Temporary sales & design centers are allowed to be located upon and cross multiple lot lines and shall be subject to a demolition permit.

6. Temporary construction trailers to be reviewed or renewed every six (6) months. Temporary construction trailers shall be approved by the Public Works Department via a site exhibit and are not required to meet the development standards table in this exhibit.

7. Homes for use as construction offices. Homes for use as construction offices shall meet all development standards and criteria within this MPUD, and paved parking shall be provided if more than two (2) driveway spaces are required.

8. Temporary and permanent mail kiosks/cluster mailbox areas for mail delivery with paved parking lots.

9. Community gardens for vegetable and related food production, inclusive of community greenhouses, farm related storage buildings and structures, community social facility, and ancillary parking areas.

10. Recreational accessory uses and clubhouse shall be constructed and may include incidental retail uses such as cafeterias, gift and variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons, members, residents and their guests, and visitors. Any designated recreation area may include a permanent mail kiosks/cluster mailbox area for mail delivery.

11. Guardhouse/gatehouse, gates and associated structural elements.

(B) Accessory Uses: As set forth within Section 2 herein.

(C) Minimum Lot Requirements:

1. Single-family dwelling: Three thousand one hundred fifty (3,150) square feet and width of thirty-five (35) feet.

2. Villa dwelling: One thousand eight hundred (1,800) square feet and width of twenty (20) feet.

3. Townhouse dwelling: One thousand four hundred forty (1,440) square feet and a width of sixteen (16) feet.

(D) Maximum Building Coverage:

1. Single-family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

2. Villa dwellings: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

3. Townhouse dwellings: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

4. All other uses: Eighty (80) percent.

(E) Minimum Open Space: Thirty (30) percent shall be provided in the overall residential area. Within open space areas include a minimum of five (5) percent useable open space in the form of squares, greens, parks, and recreation areas. Lake areas intended for recreational

use and/or stormwater management shall be counted toward open space requirements.

(F) Maximum Building Height: Thirty-five (35) feet, measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet.

(G) Minimum Living Area:

1. Single-family dwelling: One thousand two hundred (1,200) square feet.

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

3. Townhouse dwelling: Studio, six hundred (600) square feet; one (1) bedroom, seven hundred (700) square feet; two bedroom, eight hundred (800) square feet; and three (3) bedroom, nine hundred (900) square feet.

(H) Minimum Roof Overhang: The minimum building roof overhang for all residential structures shall be 12 inches with a minimum fascia depth of 6 inches.

(I) Reserved

(J) Yard Requirements and Buffering: Minimum setbacks shall be stated below also indicated on Exhibit 17A, 17B, 17C, and Table 1 of the Parcel A MPUD.

1. Single-family dwelling:

   Front Yard: Front yard building setback of thirteen (13) feet, side loaded garage setback of thirteen (13) feet, and a front load garage setback of eighteen (18) feet.

   Side Yard: Each lot shall have two (2) side yards, each being of a minimum five (5) feet side setback to property line, and the total of which shall result in a separation of ten (10) feet between adjacent buildings. A side setback of ten (10) feet shall be provided adjacent to rights-of-way. A side setback of five (5) feet shall be provided adjacent to open space.

   Rear Yard: Each lot shall have a rear yard with a building setback line of ten (10) feet.

2. Villa dwelling:

   Front Yard: Front yard building setback of thirteen (13) feet and a front load garage setback of eighteen (18) feet.

   Side Yard: Villas (each building containing two dwelling units) shall have a side yard having a minimum distance of five (5) feet to establish the minimum distance separation of ten (10) feet between buildings.

Rear Yard: Each villa shall have a rear yard with a building setback line of ten (10) feet.

3. Townhouse dwelling:

   Front Yard: Front yard building setback of thirteen (13) feet and a front load garage setback of eighteen (18) feet.

   Side Yard: No portion of a townhouse or accessory structure in or related to one (1) group of contiguous townhouses shall be closer than fifteen (15) feet to any portion of townhouse or accessory structure related to another group. 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 side yard having a minimum depth of fifteen (15) 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 rear yard with a building setback line of ten (10) feet.

   No less than three (3) townhouse dwellings and no more than seven (7) townhouse dwellings shall be contiguous.

4. Permitted uses and structures listed in Sections 1. (A).4, 7, 8, 9, and 10:

   Unless otherwise specified within the MPUD, all setback requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

5. Buffering:

   Unless otherwise specified within the MPUD, buffering shall be provided in accordance with the applicable landscaping requirements of the City Code. Setback requirements shall be twenty-five (25) feet for front yards and from public rights-of-way.

(J) Off-Street Parking and Service Requirements: As set forth in Section 3 hereof.

(K) Access: Gated subdivisions shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of one hundred (100) feet from the gate to the right of way. A turnaround/maneuvering area sufficient to accommodate a box truck will be provided for the secondary resident restricted entrance. If utilities are provided in the areas beyond the gate, PSLUSD may be granted access and/or provided gate codes to have access for maintenance purposes.

(L) Further Approvals: Concurrent with any subdivision plats, a conceptual plan meeting the criteria set forth herein shall be submitted for review and approval by the City's Site Plan Review Committee. The conceptual plan for the lots subject to plat approval shall include adequate information to determine compliance with the required design standards set forth herein, including but not limited to lot sizes; location of open space and drainage areas; location of collector and local roads; and location of bike, pedestrian, multi-modal paths. A conceptual site plan and phasing plan shall be submitted with each subdivision application for townhomes.

(M) Dead End Streets / Cul-de-Sac: Dead-end streets terminating in a cul-de-sac shall not exceed one thousand (1,000) feet in length. The length shall be measured from the nearest intersection to the mid-point of the cul-de-sac. There shall be up to two (2) cul-de-sacs within the Parcel A MPUD that may exceed one thousand (1,000) feet in length but shall not be greater than one thousand two hundred (1,200) feet in length. Cul-de-sacs shall comply with all applicable Fire District standards and cul-de-sacs exceeding one thousand (1,000) feet in length shall be in accordance with Section 156.098 of the City of Port St. Lucie Code of Ordinances.

(N) Building Design Guidelines: The property included in the Parcel A MPUD is subject to the Amended Declaration of Community Covenants for Sundance Master Property Owners Association, Inc., recorded in Official Records Book 5302, Page 1823, of the Public Records of St. Lucie County, Florida (the "Declaration"), and shall continue to be subject to the Declaration. Article VIII of the Declaration creates an Architectural Review Committee (ARC) that is responsible for implementing and upholding the community design standards and guidelines. The City has been provided a copy of the current community design standards and guidelines, which may be amended from time to time. The ARC ensures that all proposed improvements, modifications, and new construction within the community are consistent with the established design vision, aesthetic harmony, and quality standards of the community. Through its review and approval process, the ARC helps preserve the community's character, promote cohesive architectural design, and maintain long-term property values. The ARC, and its community design standards and guidelines, satisfies section 2.1.1(3) of the Citywide Design Standards (CDS) providing that property with an NCD (New Community District) future land use designation may be exempt from the CDS with the adoption of independent design standards. The ARC is responsible for enforcement of its design standards and guidelines.

SECTION 2 – ACCESSORY USES & 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 setback, height, building coverage, and MPUD or land development code requirements. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive unless as otherwise noted for specific uses under Section B as follows: Accessory uses are not considered a part of building coverage standards.

(B) Accessory Uses in Residential Areas:

1. Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided. Accessory uses or structures 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 the setback may be reduced to zero (0) feet. The minimum setback from the side property lines shall be two (2) feet, provided ten (10) feet shall be provided adjacent to a right-of-way.

1. 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/water services shall be in conformance with Utility Department standards. The permitted driveway widths for each unit type are outlined in Section 3. (A).1-3.

    c. Swimming pools and related decks, patios, and screen enclosures. Maximum size 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 screening walls: Fences or screening walls; meeting the requirements of Section 158.216 (A) and (B) per the City of Port St. Lucie Zoning Code. Fences and walls may be located in that area extending from the front building line to front property line. Fences are only required to meet the requirements of Section 158.216(A), (B), (F) & (G). Section 158.216 (C), (D), (E), (H), (I) through (J) are not required to be met and do not apply. Chicken wire or barbed wire fences in residential areas are not permitted. 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. Garages shall conform in appearance, materials, 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. Dish antennas.

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

(C) Storage of a 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.

(D) Major Recreational Equipment: Major recreational equipment is hereby defined as including boats and boat trailers, recreational vehicles, motorized dwelling, houseboats and 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.

(E) Home Occupation: A home occupation as defined under and permitted pursuant to Section 158.217(F) of the City of Port St. Lucie Code of Ordinances shall be allowed within residential areas, subject to the provisions of said City Code and regulations.

Table 1. DEVELOPMENT USES AND STANDARDS				
DEVELOPMENT STANDARD	**SINGLE-FAMILY**	**TOWNHOMES**	**VILLAS**	**MODEL HOMES/SALES OFFICE**
PRIMARY STRUCTURE				
Minimum Lot Width	35’	16’	20’	35’
Minimum Lot Depth	90’	90’	90’	90’
Maximum Building Lot Coverage	60%	60%	60%	60%
Maximum Impervious Lot Coverage	80%	80%	80%	80%
Minimum Front Setback (To Structure)	13’	13’	13’	13’
Minimum Front Setback (Front Loaded)	18’	18’	18’	18’
Minimum Front Setback (Side Loaded)	13’	-	-	13’
Minimum Side Setback (Internal Lot) (May be 0’ on a zero-lot-line provided that minimum building separation of 15’ is maintained between townhome buildings)	-	0’/5’	0’/5’	-
Minimum Side Setback (Side-Entry)	-	5’	5’	-
Minimum Side Setback (Front-Entry)	5’	5’	5’	5’
Minimum Side Setback (Corner Lot)	10’	15’	10’	10’
*If adjacent to open space tract measuring at least 10’	5’	5’	5’	5’
*If adjacent to ROW tract	10’	15’	10’	10’
Minimum Rear Setback (Corner Lot)	10’	10’	10’	10’
Minimum Rear Setback (Internal Lot)	10’	10’	10’	10’
ACCESSORY STRUCTURES				
Minimum Rear Setback	2’	2’	2’	2’
*If adjacent to open space or common area tract 20’ or wider	0’	0’	0’	0’
Minimum Side Setback (Internal Lot)	-	2’	2’	2’
Minimum Side Setback (Corner Lot)	10’	10’	10’	10’

SECTION 3 – PARKING, PEDESTRIAN, AND GOLF CART 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. On-street parking spaces directly and fully adjacent to a site and available to a development shall be counted toward the maximum. The separation from the edge of driveways to the sanitary/water services shall be in conformance with Utility Department standards, as is noted in Exhibits 17A, 17B, and 17C. Dwelling units with attached or detached garages may include garage spaces for purposes of determining parking requirement calculations.

1. Residential Single Family: Two (2) spaces per dwelling unit. Each single-family lot less than 50 feet in width shall provide 1 exterior space (in addition to the 2 spaces per dwelling unit) in the driveway to accommodate guest parking (Section 158.221(C)(8)(b) of the City of Port St. Lucie Land Development Code). The two (2) required parking spaces per single family residential unit shall be provided. The minimum driveway width from the street to the one required enclosed garage space shall be a minimum of ten (10) feet and the maximum driveway width from the street to the garage enclosures shall be thirty (30) feet. For driveways with a two-car garage, the minimum driveway width from the street to the two car garage shall be sixteen (16) feet. There shall be no required minimum width required for the residential driveway providing separate access to a third enclosed garage space.

2. Villa: Two (2) spaces per dwelling unit. Each villa lot shall provide one (1) exterior space (in addition to the 1 garage space) in the driveway to accommodate guest parking. The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of ten (10) feet for a one car garage, and sixteen (16) feet for a two-car garage.

3. Townhouse dwelling: Two (2) spaces per dwelling unit. Each townhome lot shall provide one (1) interior space (in a garage) in addition to one (1) exterior space. The minimum driveway width from the street to the required enclosed garage spaces shall be a minimum of ten (10) feet for single car garage units and a minimum of sixteen (16) feet for two car garage units.

4. Parks and Recreation & Community Garden/Community Greenhouse

    a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility.

    b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process, in accordance with City Code requirements.

(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 or two 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) 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.

(D) Golf Cart Access:

1. Golf cart and low speed vehicles on private streets within gated communities are not a prohibited use. Any regulation of golf cart use within the gated community is subject to Homeowners Association documentation.

(E) Mass Transit:

1. Two future mass transit stop easements, one proximate to the Becker Road primary project entry and one proximate to the N/S A secondary project entry, will be denoted at time of the applicable final plat for the future possibility of transit stops at these locations. An easement of 10’ x 30’ will be provided in these locations on the plat denoting same as a future mass transit stop.

SECTION 4 – 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 to five (5) foot crown spread

and caliper of at least 2.5 inches, subject to nursery availability, 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 Ordinance, 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 (50) percent of all required trees shall be native species. A maximum of twenty-five (25) percent of required trees may be substituted with palm trees. This criterion 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) Residential Landscaping: The number of trees to be provided per lot shall be as follows:

a. Lots up to 2,500 sq. ft. shall provide one (1) tree.

b. Lots up to 5,000 sq. ft. shall provide two (2) trees.

c. Lots up to 7,500 sq. ft. shall provide three (3) trees.

d. Lots up to 10,000 sq. ft. shall provide four (4) trees.

e. For each additional 2,500 sq. ft. of lot area above 10,000 sq. ft., one (1) tree.

(D) Perimeter Landscape Requirements: Perimeter landscape requirements adjacent to lakes may be relocated to other areas within the project site to allow creativity in landscape design adjacent to the lake. Landscape buffers adjacent to City rights-of-way will meet the minimum City landscape code.

(E) Street Tree Planting:

1. Fifty (50) foot right of way local streets: street trees shall be provided on both sides of the roadway consistent with City Code of Ordinances Section 156.121 (refer to Exhibit 18A). Due to the separation restrictions from utilities and driveways on differing lot widths, one canopy 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.

2. Eighty (80) foot right-of-way local streets: street trees shall be provided on both sides of the roadway (refer to Exhibit 18B).

3. Project Entry's: 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 may be planted within the adjacent open space tracts provided equal or greater quantities of street trees is provided Open space tracts shall not exceed seventy five (75) feet from the right-of-way where street trees are permissibly located. For purposes of this section, the project entry shall be defined as that area within the project beginning at the project's connection to the adjacent collector or arterial public roadway to the point of the road that tapers down to the 80' ROW Typical Section as identified in Exhibit 18B.

SECTION 5 – WETLANDS

(A) The Developer shall comply with all wetland mitigation requirements of the U.S. Army Corps of Engineers and South Florida Water Management District. Any wetland permit issued by the South Florida Water Management District and the U.S. Army Corps of Engineers for all or any portions of the Wilson Groves DRI Property shall satisfy all City rules, regulations, codes, permitting and other requirements pertaining to wetlands and littoral plantings for the portion or portions of the Wilson Groves DRI Property subject to any such permits.

EXHIBIT 14
LEGAL DESCRIPTION

WILSON GROVES MPUD – PARCEL A

A PORTION OF ALAN WILSON GROVE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 50, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 6, TRACT 1, AS SHOWN ON SAID PLAT; THENCE NORTH 00°17'58" WEST ALONG THE WEST LINE OF BLOCK 3, AS SHOWN ON SAID PLAT, A DISTANCE OF 389.69 FEET; THENCE NORTH 90°00’00” EAST, A DISTANCE OF 49.49 FEET; THENCE NORTH 00°15'25" WEST, A DISTANCE OF 694.96 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 51.96 FEET AND A CENTRAL ANGLE OF 95°53'04"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 86.96 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 50°22'04"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 70.33 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 44°44'37"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 218.66 FEET; THENCE SOUTH 89°59'48" EAST, A DISTANCE OF 137.26 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 603.33 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PAAR ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 566 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°52'17" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2,722,38 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,056.00 FEET AND A CENTRAL ANGLE OF 27°10'32"; THENCE EASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC A DISTANCE OF 975.17 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 2,206.00 FEET AND A CENTRAL ANGLE OF 27°20'32"; THENCE EASTERLY CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE ALONG THE ARC, A DISTANCE OF 1,052.73 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 45°15'27" EAST, A DISTANCE OF 63.50 FEET; THENCE SOUTH 00°28'37" EAST ALONG A LINE 75.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,126.98 FEET; THENCE SOUTH 00°28'07" EAST CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 2,611.01 FEET; THENCE SOUTH 44°48'41" WEST, A DISTANCE OF 63.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BECKER ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF SAID PUBLIC RECORDS AND TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 00°05'29" EAST, A RADIAL DISTANCE OF 2,056.00 FEET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°31'35", A DISTANCE OF 1,418.36 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 2,206.00 FEET AND A CENTRAL ANGLE OF 39°29'21"; THENCE WESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-

WAY LINE AND ALONG THE ARC, A DISTANCE OF 1,520.41 FEET; THENCE NORTH 89°52'17" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,510.18 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 889.71 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 986.89 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF BLOCK 6, TRACT 2, AS SHOWN ON SAID PLAT; THENCE NORTH 00°12'47" WEST ALONG SAID WEST LINE AND THE WEST LINE OF TRACT 1, BLOCK 6, AS SHOWN ON SAID PLAT , A DISTANCE OF 590.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,004,726 SQUARE FEET OR 390.3748 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTIONS 29 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT 15
BINDING MPUD AGREEMENT

(See next page)

BINDING MPUD AGREEMENT

The undersigned acknowledges that the area of the Wilson Groves Parcel A MPUD, described as follows:

See Attached

Is subject to an existing Master Planned Unit Development approval and is under the unified control of the undersigned petitioner(s) who agree to (1) proceed with the proposed development according to the provisions of the 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, Community Development District, or similar entity agrees to accept the same responsibilities. The petitioner further agrees to bind all successors in title to the commitments herein this paragraph made.

IN WITNESS WHEREOF, we have hereunto set out hands and seal this 19th day of February 2024.

WITNESS:

By: _____

Destiny Morinvil
Printed Name

ACR Acquisition, LLC

By: _____

.....

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization this 19th day of February, 2024, by

Alexander Akel who ☒ is personally known to me, or ☐ has produced

_____ as identification.

[NOTARIAL SEAL]

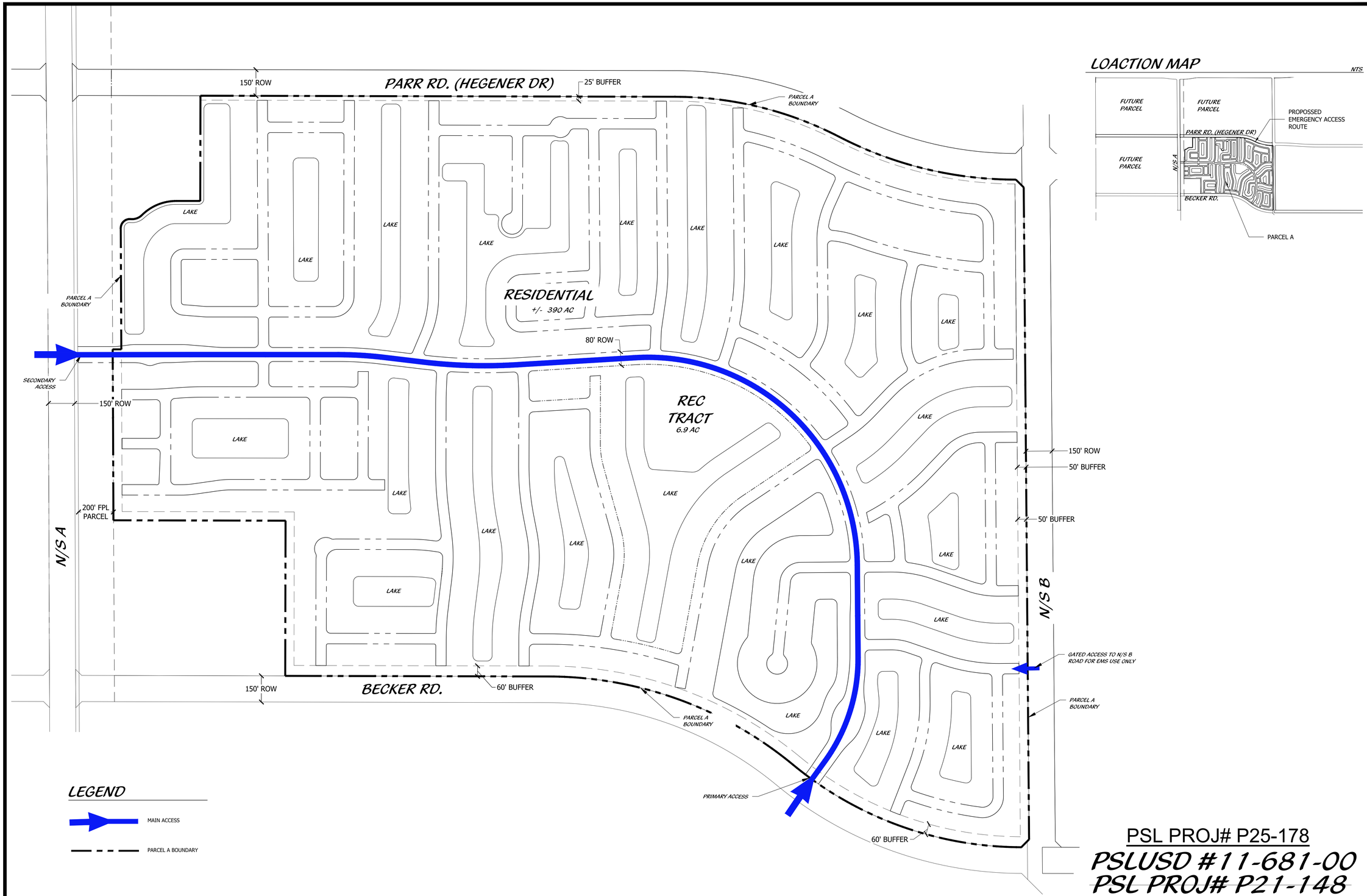
Notary Public State of Florida
Destiny Morinvil
My Commission HH 365851
Expires 2/22/2027

_____
NOTARY PUBLIC, State of Florida

Print Name: Destiny Morinvil

EXHIBIT 16A
CONCEPTUAL PLAN

(See next page)



LOACTION MAP

NTS

LEGEND

MAIN ACCESS

PARCEL A BOUNDARY

PSL PROJ# P25-178

PSLUSD #11-681-00

~~PSL PROJ# P21-148~~

MPUD PARCEL A

Scale: 1" = 250'

North

Cotleur & Hearing
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1934 Commerce Lane
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MPUD PARCEL A

Port St. Lucie, Florida

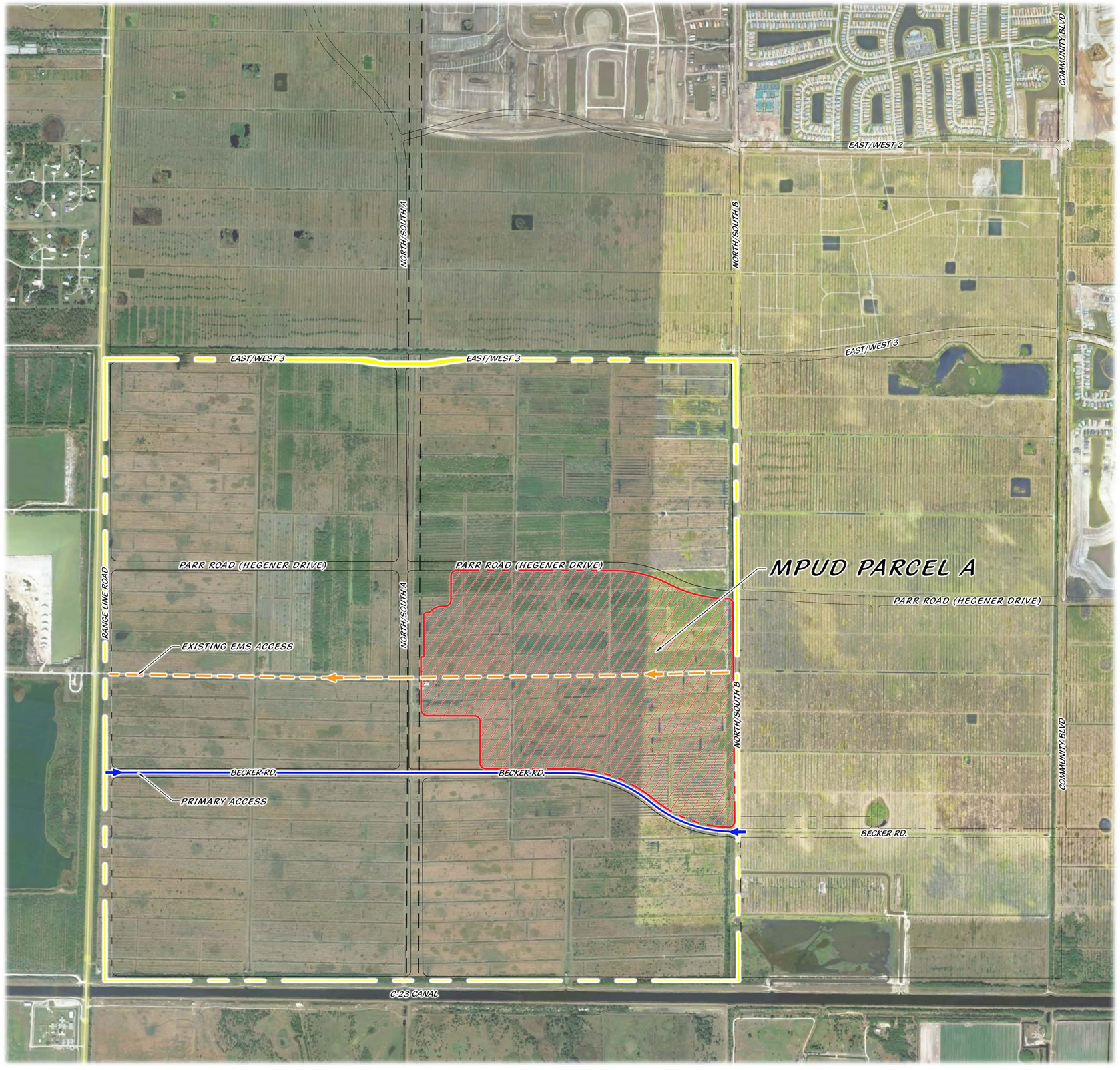
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APPROVED	DTS
JOB NUMBER	20-0518
DATE	02-05-24
REVISIONS	

SHEET 1 OF 1

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EXHIBIT 16B
EXISTING EMS ACCESS EXHIBIT

(See next page)



LEGEND

- MPUD PARCEL A
- EXISTING EMS ACCESS
- PRIMARY ACCESS

PSL PROJ# P25-178

PSLUSD# 11-681-00
PSL# P21-148

EXISTING EMS ACCESS EXHIBIT

0' 250' 500' 1000' 1500' 2000'

Scale: 1" = 500'

North

Cotleur & Hearing
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Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

MPUD PARCEL A
Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	20-0518
DATE	12-22-23
REVISIONS	

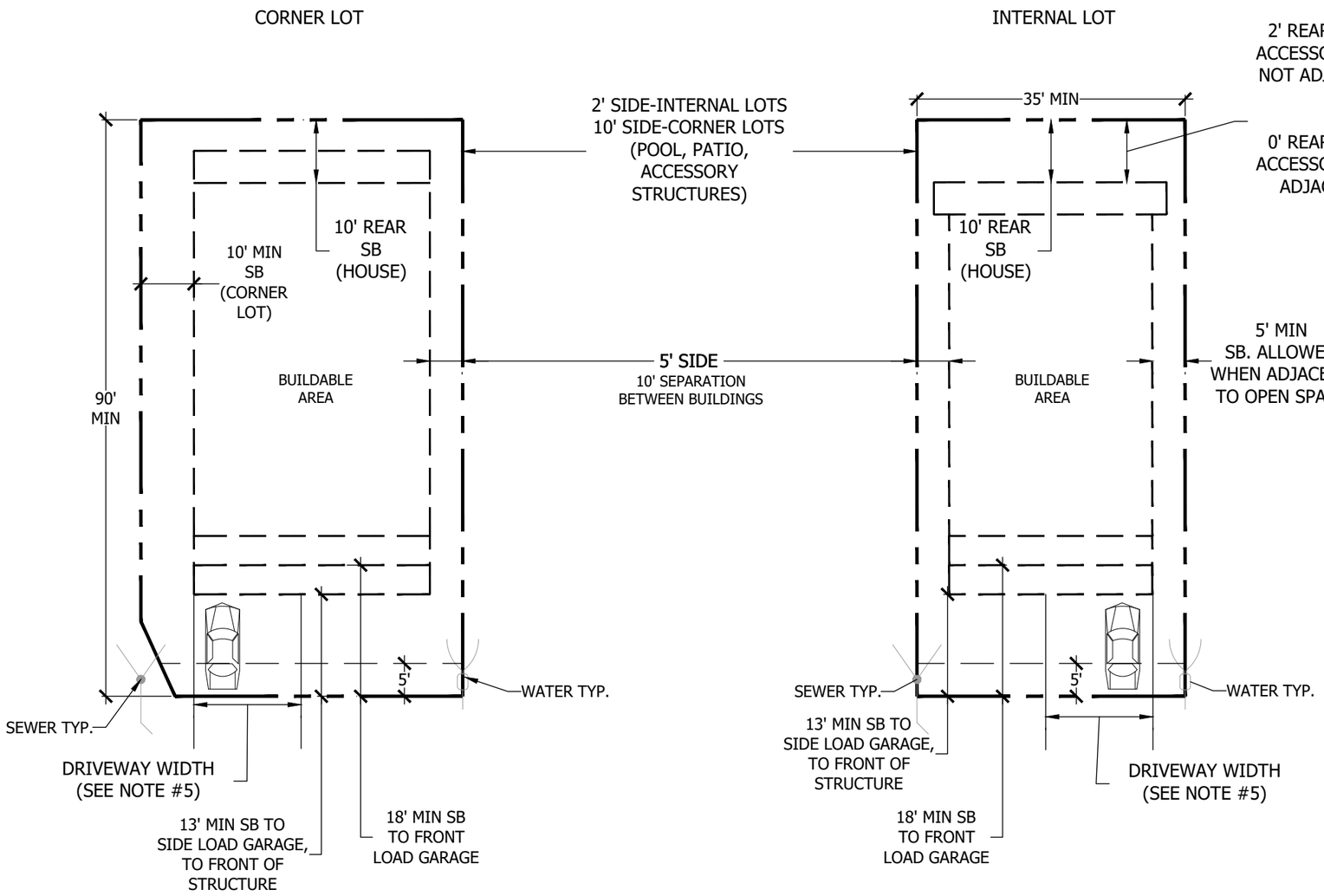
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SHEET 1 OF 1

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EXHIBIT 17A
TYPICAL SINGLE FAMILY

(See next page)



NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET ARE 10'
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 25 FEET.
8. HVAC/POOL EQUIPMENT SHALL BE SCREENED FROM R-O-W.

PSL PROJ# P25-178

~~PSLUSD #11-681-00~~

~~PSL PROJ #P21-148~~

TYPICAL SINGLE FAMILY LOT

NOT TO SCALE

PSL Projec
~~PSLUSD # 11-681-A~~

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Jupiter, Florida 33458
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Lic# LC-C000239

MPUD PARCEL A

Port St. Lucie, Florida

DESIGNED DTS
DRAWN PRP/SCR
APPROVED DTS
JOB NUMBER 20-0518
DATE 10-20-21
REVISIONS 02-16-24

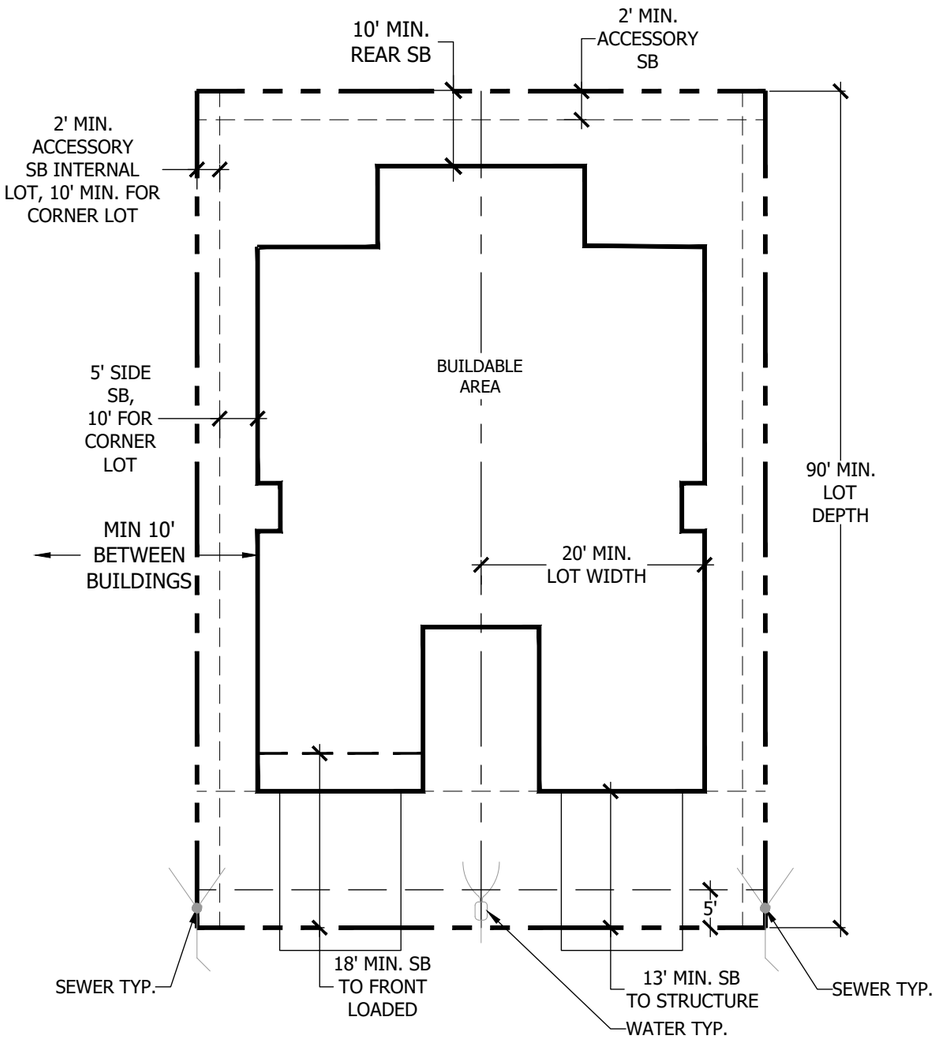
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SHEET 1 OF 1

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EXHIBIT 17B
TYPICAL VILLA LOT

(See next page)



NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 20 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

PSL PROJ# P25-178

PSLUSD #11-681-00

~~PSL PROJ# P21-148~~

TYPICAL VILLA LOT

NOT TO SCALE

Cotleur & Hearing
Landscape Architects
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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

MPUD PARCEL A

Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP/SCR
APPROVED	DTS
JOB NUMBER	20-0518
DATE	10-20-21
REVISIONS	02-16-24

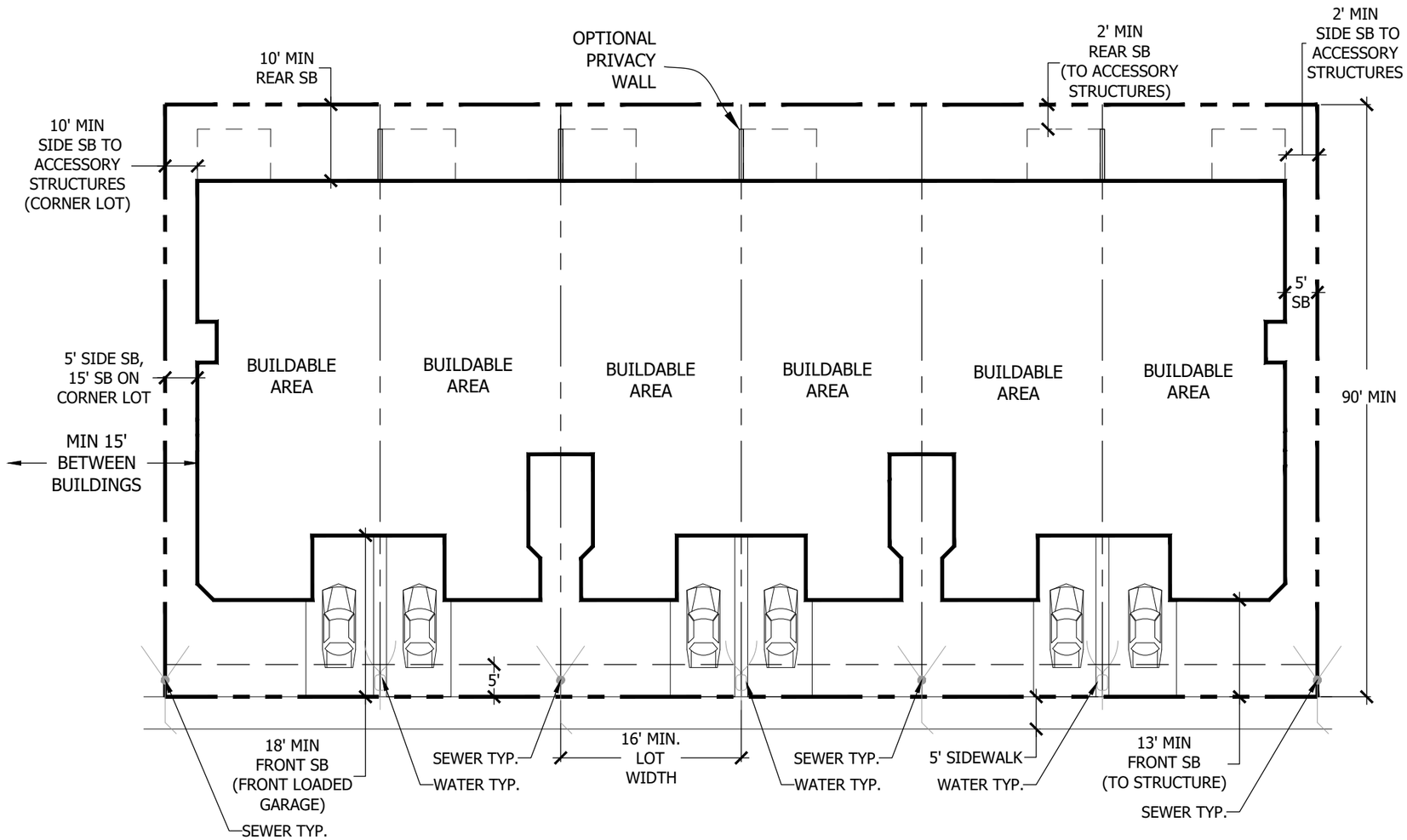
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SHEET 1 OF 1

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EXHIBIT 17C
TYPICAL TOWNHOME LOT

(See next page)



NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%.
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 15'
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 16 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

PSL PROJ# P25-178

PSLUSD #11-681-00

~~PSL PROJ# P21-148~~

TYPICAL 1-CAR TOWNHOME LOT

NOT TO SCALE

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MPUD PARCEL A

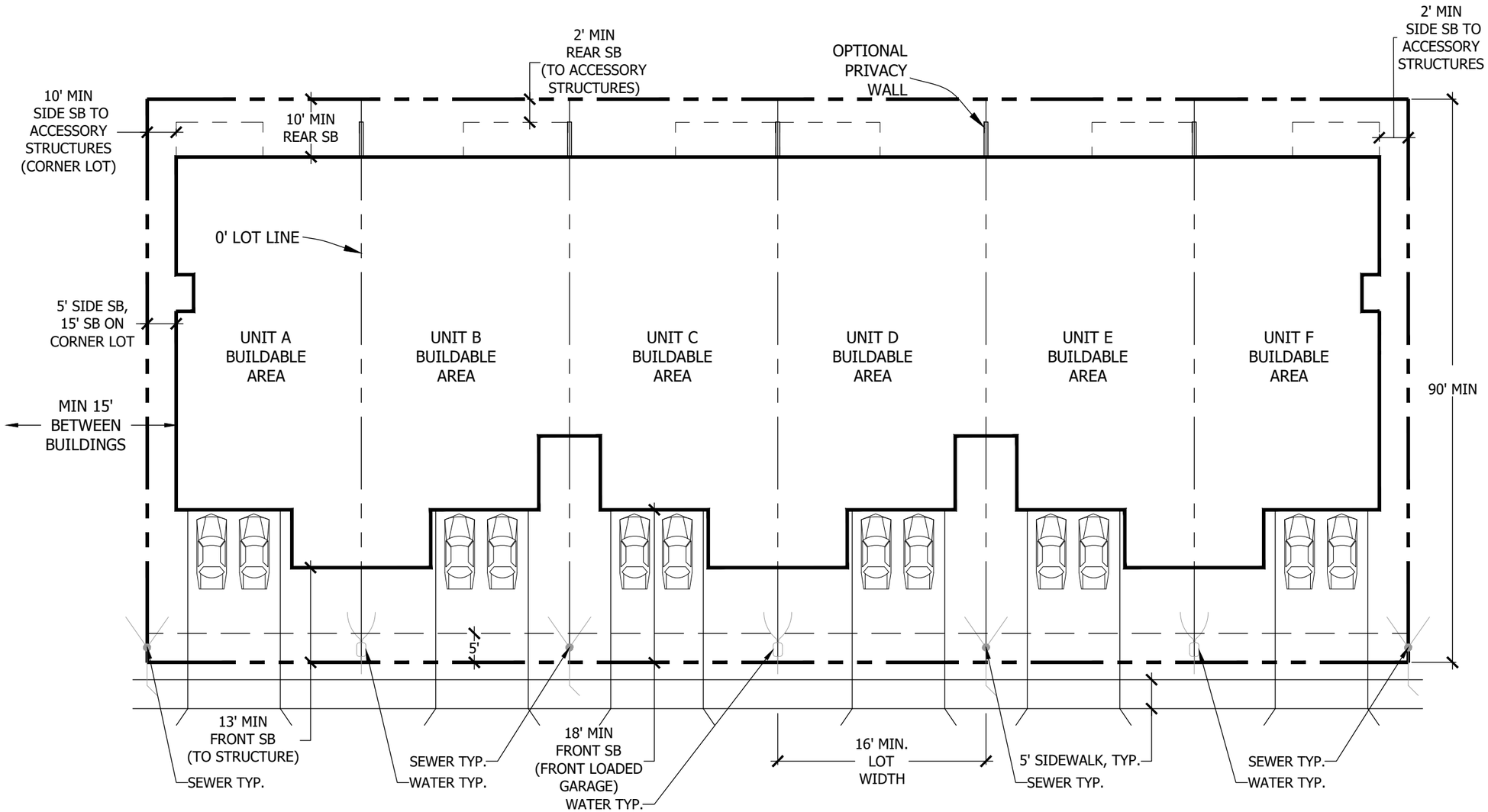
Port St. Lucie, Florida

DESIGNED DTS
DRAWN PRP/SCR
APPROVED DTS
JOB NUMBER 20-0518
DATE 10-20-21
REVISIONS 02-16-24

February 16, 2024 10:55:47 a.m.
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SHEET 1 OF 1

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NOTES:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AND MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 80%.
2. MINIMUM OPEN SPACE SHALL BE 30%
3. NON ALLEY LOTS WITHOUT DETACHED GARAGES.
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 15'.
5. THE MINIMUM DRIVEWAY WIDTH FROM THE STREET TO THE ONE REQUIRED ENCLOSED GARAGE SPACE SHALL BE A MINIMUM OF TEN (10) FEET, AND THE MAXIMUM DRIVEWAY WIDTH FROM THE STREET TO THE GARAGE ENCLOSURES SHALL BE THIRTY (30) FEET.
6. THE SEPARATION FROM EDGE OF DRIVEWAYS TO THE SANITARY/WATER SERVICES SHALL BE IN CONFORMANCE WITH UTILITY SYSTEMS DEPARTMENT STANDARDS.
7. THE MINIMUM FRONT LOT WIDTH AT THE R-O-W LINE SHALL BE 16 FEET.
8. PLACEMENT OF DOORS/ENTRANCES AND GARAGES CAN VARY, PROVIDED ALL THE CRITERIA LISTED IN EXHIBIT 13 (DEVELOPMENT STANDARDS) ARE ADHERED TO.

PSL PROJ# P25-178

PSLUSD #11-681-00

~~PSL PROJ# P21-148~~

TYPICAL 2-CAR TOWNHOME LOT

NOT TO SCALE

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MPUD PARCEL A

Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP/SCR
APPROVED	DTS
JOB NUMBER	20-0518
DATE	10-20-21
REVISIONS	02-16-24

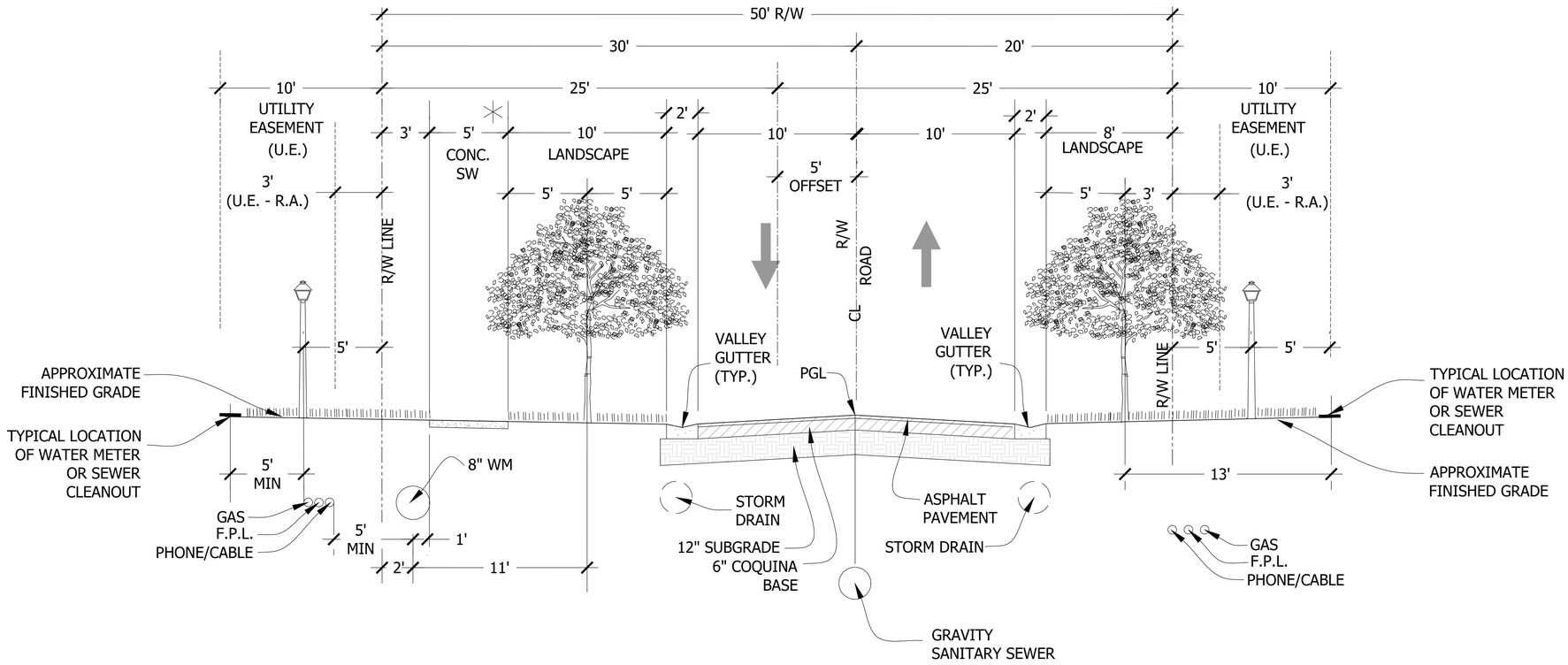
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SHEET 1 OF 1

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EXHIBIT 18A
TYPICAL 50’ ROADWAY SECTION

(See next page)



50' RIGHT-OF-WAY
TYPICAL SECTION

POSTED SPEED 25 MPH

NOTE:

3' SIDEWALK OFFSET AND 2' U.E. - RESTRICTED AREA (R.A.) WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED.
SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200' OR LESS.
TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY.
LOCATION OF SIDEWALKS MAY VARY. SIDEWALK SHALL BE REQUIRED ONLY ON ONE SIDE OF THE ROADWAY.
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

PSL PROJ# P25-178

PSLUSD #11-681-00
PSL PROJ# P21-148

50' ROW SECTION

NOT TO SCALE

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www.cotleurhearing.com
Lic# LC-C000239

MPUD PARCEL A

Port St. Lucie, Florida

DESIGNED DTS
DRAWN PRP/SCR
APPROVED DTS
JOB NUMBER 20-0518
DATE 10-20-21
REVISIONS 02-12-24

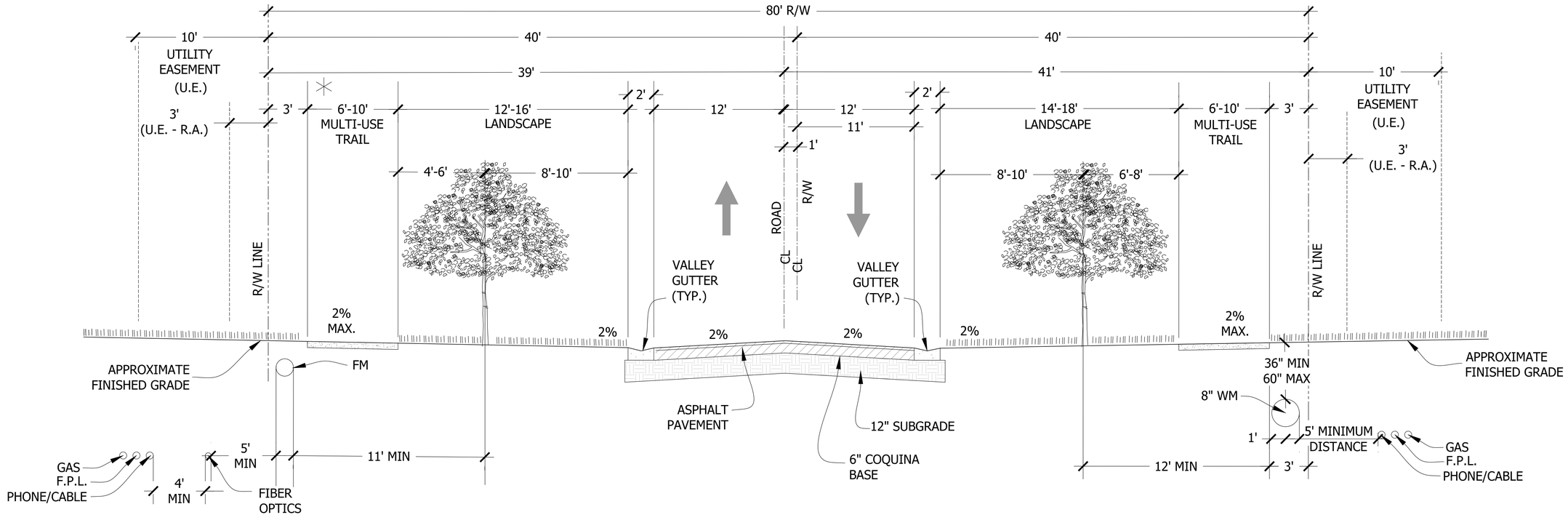
February 12, 2024
Drawing: 20-0518_PUD MASTER PLAN_02-12-24.DWG

SHEET 1 OF 1

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EXHIBIT 18B
TYPICAL 80’ ROADWAY SECTION

(See next page)



80' RIGHT-OF-WAY
TYPICAL SECTION

NOTE:

3' MULTI-USE TRAIL OFFSET AND 2' U.E. - RESTRICTED AREA (R.A.) WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED.
ONE SIDE OF ROAD MAY HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.
LOCATION OF SIDEWALKS MAY VARY.
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

PSL PROJ# P25-178

PSLUSD #11-681-00
~~PSL PROJ# P21-148~~

80' ROW SECTION

NOT TO SCALE

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MPUD PARCEL A
Port St. Lucie, Florida

DESIGNED	DTS
DRAWN	PRP/SCR
APPROVED	DTS
JOB NUMBER	20-0518
DATE	10-20-21
REVISIONS	02-08-24

January 11, 2024
Drawing: 20-0518_PUD MASTER PLAN_01-11-24.DWG

SHEET 1 OF 1

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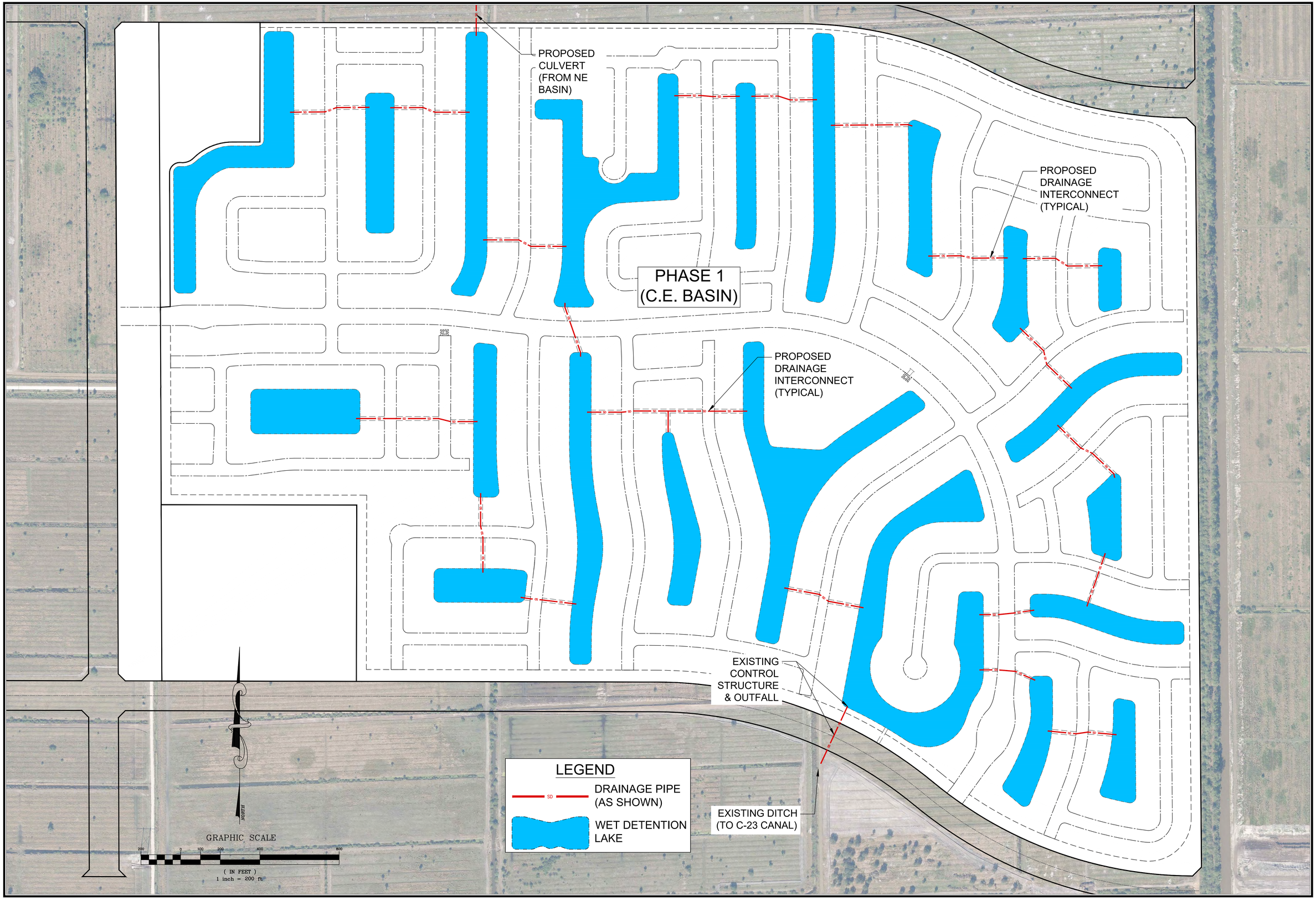
EXHIBIT 19
TRAFFIC GENERATION STATEMENT

(See Traffic Exhibit 1)

EXHIBIT 20

WATER/WASTEWATER PLANS

(See next page)



REVISIONS	DATE	BY
FILE NAME: 4371ENG-PH1 PRELIM.DWG		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

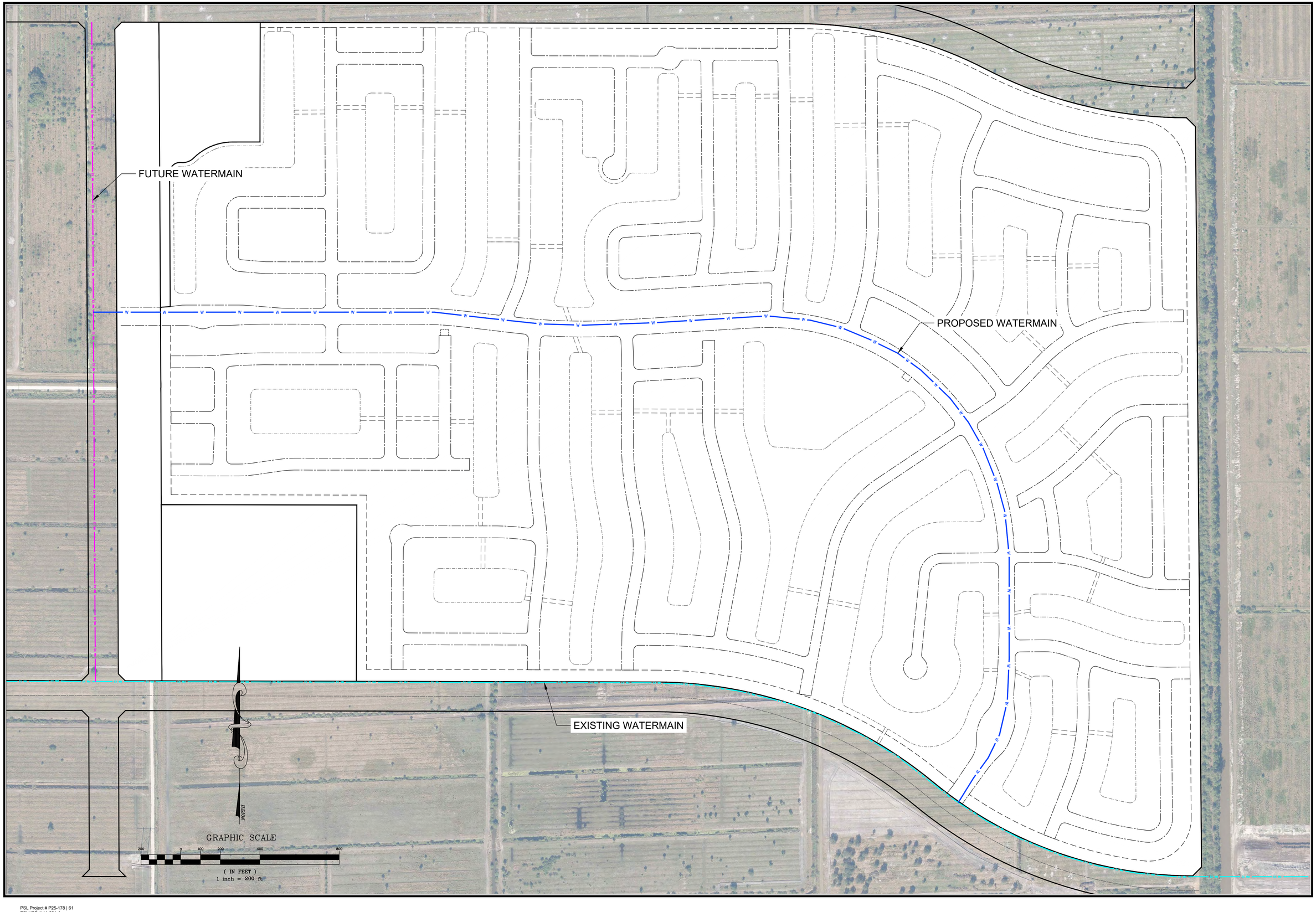
WILSON GROVES MPUD - PARCEL A
CONCEPTUAL STORMWATER MANAGEMENT PLAN
ST. LUCIE COUNTY, FLORIDA

DATE	06/30/2021
DRAWN BY	RHT
F.B./ PG.	N/A
SCALE	1"=200'

RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
– FOR THE FIRM –
DATE

JOB # 4371
SHT.NO.
SD – 01
OF 1 SHEETS

PSL Project # P25-178 | 60
PSLUSD # 11-681-A



REVISIONS	DATE	BY
FILE NAME: 4371ENG-PW1 PRELIM.DWG		

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LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

WILSON GROVES MPUD - PARCEL A
CONCEPTUAL POTABLE WATER DISTRIBUTION PLAN
ST. LUCIE COUNTY, FLORIDA

DATE	06/30/2021
DRAWN BY	RHT
F.B./ PG.	N/A
SCALE	1"=200'

RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
– FOR THE FIRM –
DATE

JOB #	4371
SHT.NO.	PW–01
	OF 1 SHEETS

PSL Project # P25-178 | 61
PSLUSD # 11-681-A

PROPOSED FORCEMAIN

PROP. LIFT STATION NO. LS-02

PROP. LIFT STATION NO. LS-01

PROPOSED FORCEMAIN

EXISTING FORCEMAIN

NORTH

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

REVISIONS	DATE	BY
FILE NAME: 4371ENG-PH1 PRELIM.DWG		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

WILSON GROVES MPUD - PARCEL A
CONCEPTUAL WASTEWATER DISTRIBUTION PLAN

ST. LUCIE COUNTY, FLORIDA

DATE 06/30/2021
DRAWN BY RHT
F.B./ PG. N/A
SCALE 1"=200'

RYAN D. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 71477
STATE OF FLORIDA
– FOR THE FIRM –
DATE

JOB # 4371
SHT.NO.
WW–01
OF 1 SHEETS

PSL Project # P25-178 | 62
PSLUSD # 11-681-A

P25-178 Wilson Grove-Parcel A - MPUD Amendment No. 2 - Sundance

TYPE	STATUS	BUILDING TYPE
PA	CUSTOMER RESPONSED	

ASSIGNED TO

Daniel Robinson; Public Works Engineering; Matthew Reaver; James Graham; Evan Delgado

ADDRESS

SECTION	BLOCK	LOT
	WilsonGrove	Parcel "A"

LEGAL DESCRIPTION

Please see the attached Legal Description.

SITE LOCATION

North of Becker Road in Wilson Groves

PARCEL #

4329-501-0020-000-6

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
390.3748		

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Wilson Groves Parcel A MPUD Amendment No. 2 to introduce an internal review process overseen by the Sundance Architectural Review Committee.

Primary Contact Email

Clane@cotleur-hearing.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Cristina	Lane

Business Name

Cotleur & Hearing

ADDRESS

1934 Commerce Lane, Suite 1

CITY	STATE	ZIP
Jupiter	FL	33458

EMAIL	PHONE
Clane@cotleur-hearing.com	5614061027

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
Sundance PSL I LLC

ADDRESS
7111 Fairway Drive, Suite 210

CITY	STATE	ZIP
Palm Beach Gardens	FL	33418

EMAIL	PHONE
Alex@akelhomes.com	(561) 359-3050

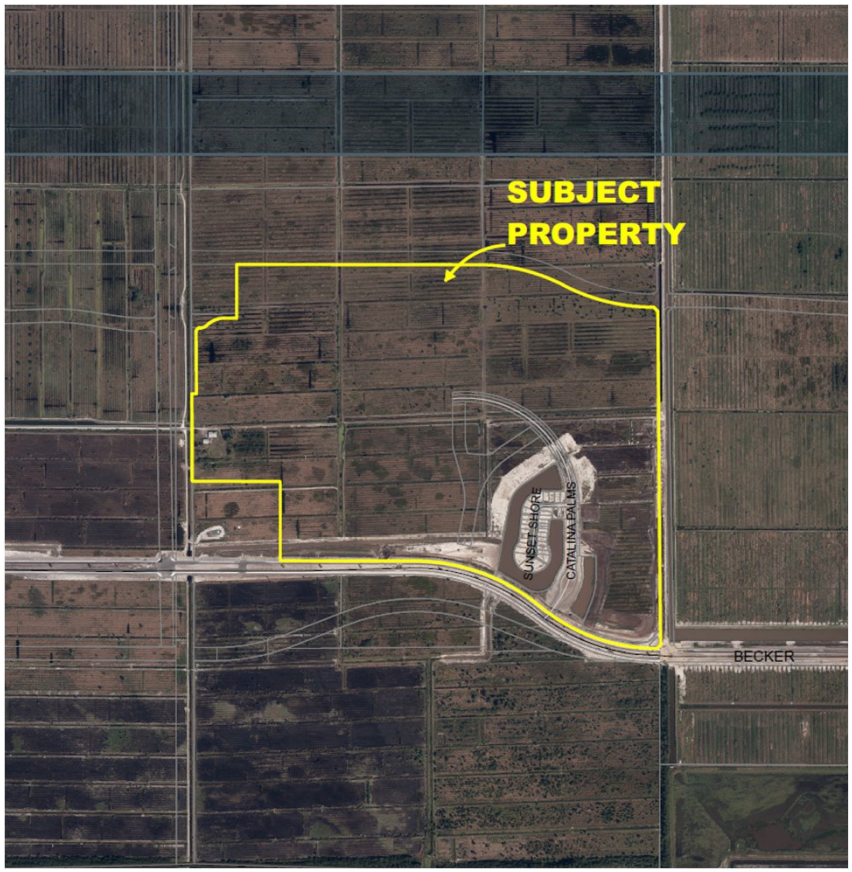
FINAL PERMIT INSPECTION REQUIRED BY:	
Planning & Zoning	NO

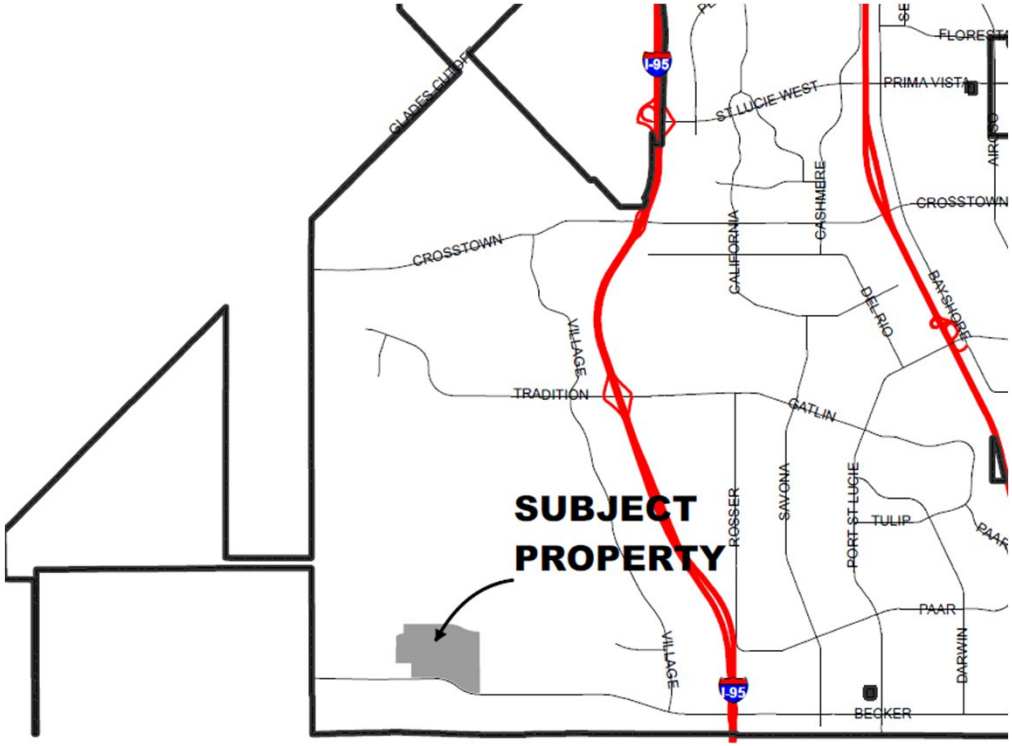
Wilson Groves Parcel A MPUD 2nd Amendment
P25-178
Planning and Zoning Board Meeting
May 5, 2026

Request Summary

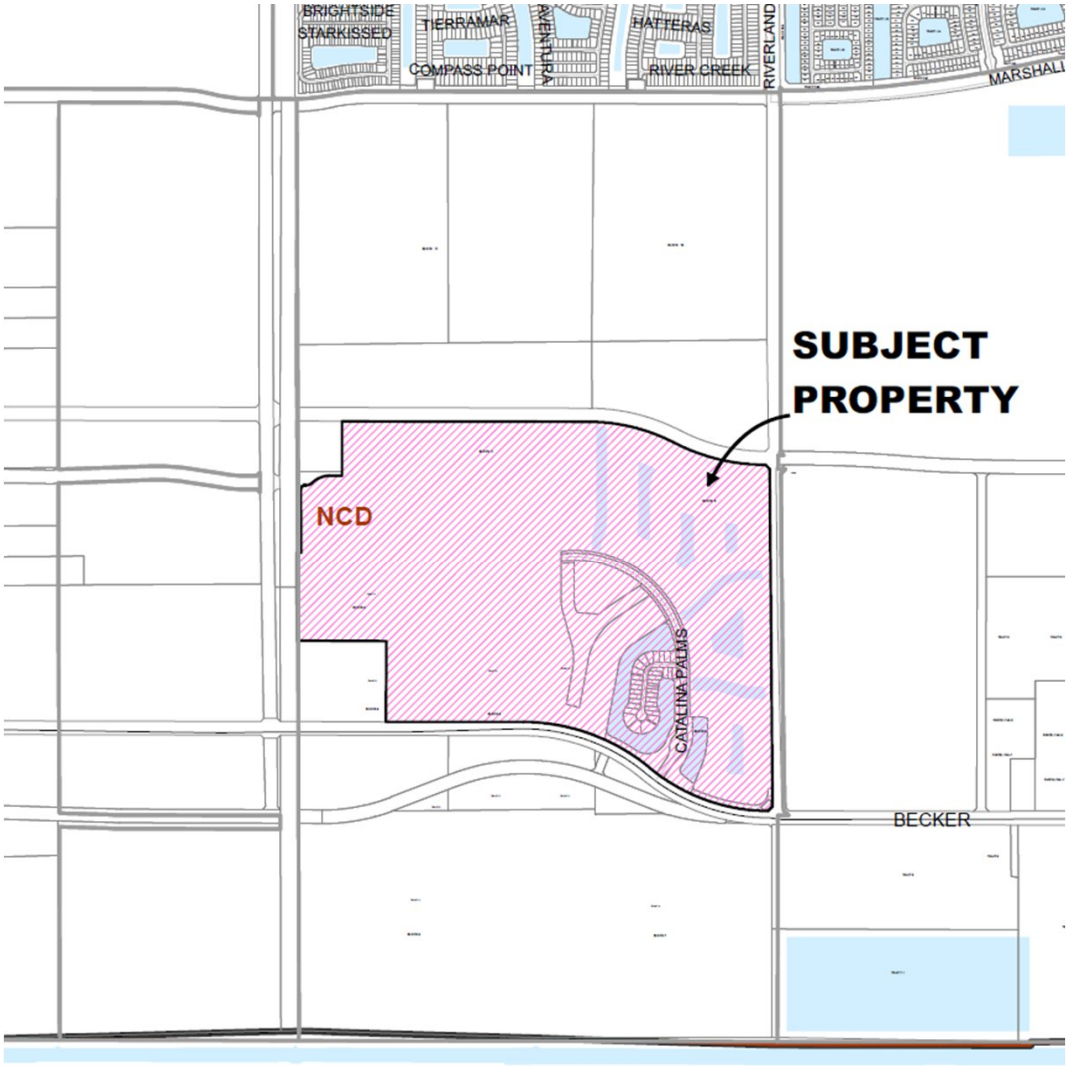
Applicant's Request:	A request for a major amendment (2nd Amendment) to the MPUD zoning regulation book for Wilson Groves Parcel A MPUD.
Agent:	Cotleur and Hearing, Inc.
Applicants:	Sundance PSL I, LLC
Location:	The property is generally located north of Becker Road, west of future roadway N/S B, east of future roadway N/S A and south of the future extension of SW Hegener Drive.

Location Map





Future Land Use Map



Project Background

- 2nd Amendment to the Wilson Groves Parcel A MPUD
- Wilson Groves Parcel A MPUD is located within the Wilson Groves DRI and was first approved in 2006.
- The MPUD is approx. 390.375 acres in size and has been amended.
- The land is within a Residential sub-district.

Proposed Project

- This application is to provide independent design standards and guidelines for this MPUD per the exceptions listed in the Citywide Design Standards.
- The proposed design standards and guidelines are intended to apply to the overall Wilson Groves DRI.
- The applicant has provided proof of a review board (architectural review committee) that will administer their standards .
- Evidence of building elevation approval from the architectural review committee will be provided during the Site Plan Review Board review process.

Sundance Community Standards and Archtectural Design Guidelines



Presented to:

City of Port St. Lucie Planning & Zoning Department

121 SW Port St. Lucie Blvd.

Port St. Lucie, Florida 34984

SUNDANCE

PORT ST. LUCIE

SUNDANCE COMMUNITY

STANDARDS AND ARCHITECTURAL DESIGN GUIDELINES

Prepared by:

Cotleur & Hearing

1934 Commerce Lane, Suite 1

Jupiter, Florida 33458

561-747-6336

City of PSL Project # P25-178 | 1

PORT ST. LUCIE

HEART OF THE TREASURE COAST

Comprehensive Plan Consistency

- Policy 1.1.7.2 For large scale projects, utilize PUD zoning, and design and architectural controls to better intergrade mixed uses into neighborhoods.
- Policy 1.1.7.3: Encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the January 28, 2026, Site Plan Review Committee meeting.

- 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.

Agenda Summary

2026-399

Agenda Date: 5/5/2026 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P26-036 Haredo Realty Advisors, Inc. and Ghanie, John & Joan - Variance

Location: The property is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.

Legal description: Port St. Lucie Section Twenty Three, Block 1616, Lots 6-10 (Plat Book 13, Pages 29, 29A-29D)
A request to grant a variance to the rear building setback requirements and the landscaping requirements for a proposed retail development

Submitted By: Sofia Trail, Planner I, Planning and Zoning Department

Executive Summary: The City of Port St. Lucie has received a request from the applicant, Edward McDonald, Thomas Engineering Group, on behalf of the property owners, Haredo Realty Advisors, Inc., and the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, for the following variances from the City of Port St. Lucie Code of Ordinances: 1. A variance of 14.6 feet from the rear building setback requirements, and, 2. A variance to the requirement of landscaping along the outside of the architectural wall, which is proposed ten (10) feet from the rear property line, and a variance of two (2) trees and 154 shrubs of perimeter landscaping required along the northern boundary of the subject property.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the variance request and make a motion to approve, approve with conditions, or deny.

Background: A rezoning application (P25-217) and a special exception use (SEU) application (P25-219) were submitted concurrently with the variance. The applicant is requesting to rezone the properties to the Limited Mixed Density (LMD) Zoning District and is proposing a retail development that has an approximate gross floor area of 10,062 square feet, which requires SEU approval.

Issues/Analysis: See staff report.

Special Consideration: The conceptual plans associated with the LMD rezoning and SEU are contingent upon the approval of the variance request. Additionally, the variance request is contingent upon the approval of the abandonment of 10 feet of the 20-foot drainage easement along the rear boundary line of lots 6 through 10 by the City Council, at time of site plan application.

Location of Project: The property is generally located on the northwest corner of SW Bougainvillea Avenue and

SW Gatlin Boulevard.

Attachments:

1. Staff Report
2. Preliminary Landscape Plan
3. Application and Agent Authorization Letter
4. Recorded Unity of Control
5. Warranty Deeds
6. Staff Presentation

Haredo Realty Advisors, Inc. and Ghanie, John & Joan
Variance
P26-036



SUMMARY

Applicant's Request:	A request to grant a variance to the rear building setback requirements and the landscaping requirements for a proposed retail development as described in the project description.
Application Type:	Variance, Quasi-Judicial
Applicant/Agent:	Edward McDonald, Thomas Engineering Group, LLC
Property Owners:	Haredo Realty Advisors, Inc. (Lots 7-10) & John Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Lot 6)
Location:	The property is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.
Project Planner:	Sofia Trail, Planner I

Project Description

The City of Port St. Lucie has received a request from the applicant, Edward McDonald, Thomas Engineering Group, on behalf of the property owners, Haredo Realty Advisors, Inc., and the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, for the following variances from the City of Port St. Lucie Code of Ordinances:

1. A variance of 14.6 feet from the rear building setback requirements.
2. A variance to the requirement of landscaping along the outside of the architectural wall, which is proposed ten (10) feet from the rear property line, and a variance of two (2) trees and 154 shrubs of perimeter landscaping required along the northern boundary of the subject property.

The City of Port St. Lucie Code of Ordinances states the following:

- **Section 158.155(J)(1):** The rear setback requirement for buildings within the Limited Mixed Used (LMD) Zoning District for lots adjacent to a residential land use or right-of-way is 25 feet.
- **Section 154.03(I)(5):** Allows landscaping to encroach a maximum of ten (10) feet into a 20-foot drainage easement.
- **Section 154.03(C)(5)(b):** Landscape buffer strips located adjacent to a right-of-way require an area outside of the architectural wall for landscaping and maintenance.
- **Section 154.03(C)(5)(c):** One (1) tree shall be provided for each 30 linear feet of the landscape's buffer strip as well as continuous hedging with one (1) shrub planted for each linear two (2) feet.

The property is located on the northwest corner of SW Gatlin Boulevard and SW Bougainvillea Avenue. The property is legally described as Port St. Lucie, Section 23, Block 1616, Lots 6 through 10. The property owner of lot 6 (the John Mohamed-Ghanie and Joan Davis-Ghanie Living Trust) and the property owner of lots 7 through 10 (Haredo Realty Advisors) have entered into a recorded unified control agreement to rezone and develop lots 5 through 10 as one project which was recorded with St. Lucie County on April 13, 2026.

There is 20-foot-wide drainage easement along the rear of Block 1616. The property owners intend to apply for an abandonment of 10 feet of the easement at time of site plan application. Based on conceptual site plans, lot 5, which is included in the unified control agreement, will remain undeveloped. As a result, this variance application excludes lot 5. A six-foot-high masonry buffer wall will be placed ten feet from the property line. With this application, the additional buffering from the tree canopy will be absent.

Background

The property is located in the conversion area along SW Gatlin Boulevard and SW Bougainvillea Avenue, which allows single-family lots to be rezoned to non-residential uses. A rezoning application (P25-217) and a special exception use (SEU) application (P25-219) were submitted concurrently with the variance. The applicant is requesting to rezone the properties to the Limited Mixed Density (LMD) Zoning District and is proposing a retail development that has an approximate gross floor area of 10,062 square feet, which requires SEU approval. The conceptual plans associated with the LMD rezoning and SEU are contingent upon the approval of the variance request. Additionally, the variance request is contingent upon the approval of the abandonment of 10 feet of the 20-foot drainage easement along the rear boundary line of lots 6 through 10 by the City Council

Review Criteria

An application of a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on April 23, 2026, and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information t

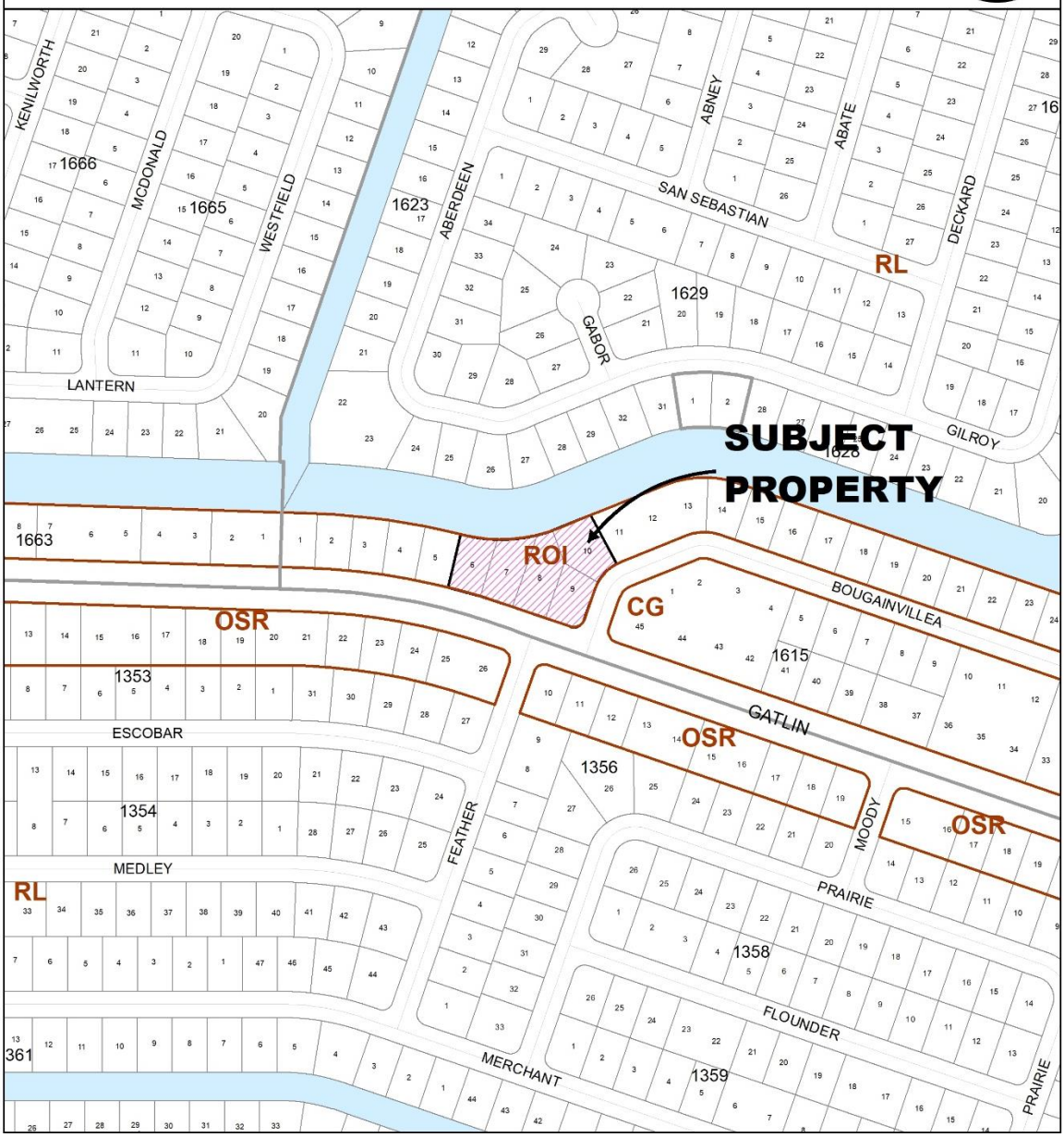
Parcel Numbers:	3420-610-0715-000-7 (Lot 6), 3420-610-0716-000-4 (Lot 7), 3420-610-0717-000-1 (Lot 8), 3420-610-0718-000-8(Lot 9), and 3420-610-0719-000-5 (Lot 10)
Property Size:	1.36-acres
Legal Description:	Port St Lucie, Section 23, Block 1616, Lots 6-10
Future Land Use:	ROI (Residential/Office)
Existing Zoning:	Lot 6 (P – Professional) Lots 7-10 (RS-2 Single-Family Residential)
Existing Use:	Undeveloped

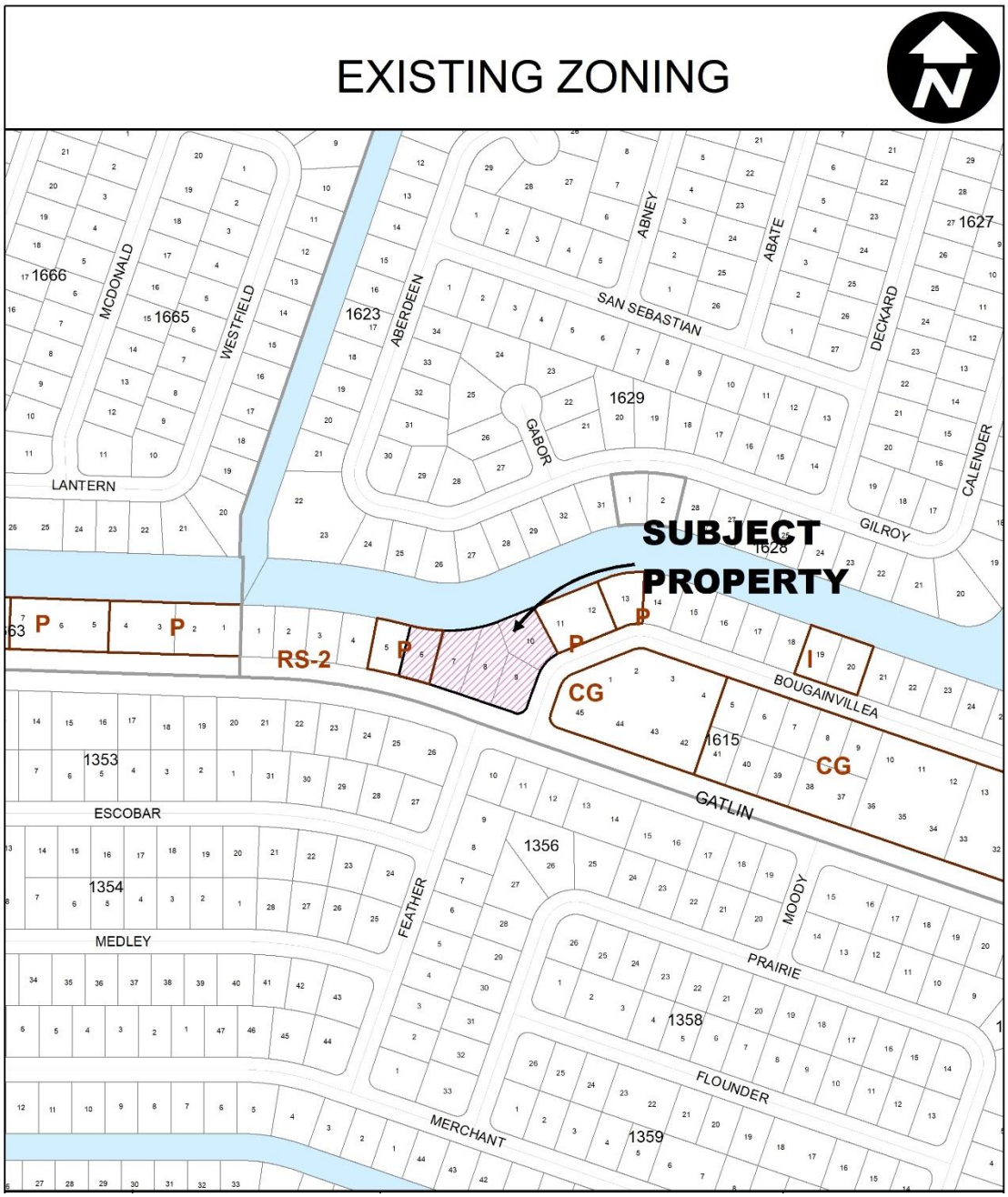
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Drainage right-of-way
South	OSR	RS-2	Pedestrian pathway
East	ROI	P/RS-2	Undeveloped
West	ROI	P	Offices

RL – Low-Density Residential, ROI – Residential/Office, RS-2 – Single Family Residential, OSR – Open Space Recreation, P – Professional

FUTURE LAND USE




EXISTING ZONING
N
SUBJECT PROPERTY
RS-2
P
CG
I
LANTERN
MCDONALD
WESTFIELD
ABERDEEN
SAN SEBASTIAN
ABNEY
ABATE
DECKARD
CALENDER
GABOR
GILROY
BOUGAINVILLEA
GATLIN
ESCOBAR
MEDLEY
FEATHER
MOODY
PRAIRIE
FLOUNDER
MERCHANT
1666
1665
1623
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1356
1358
1359

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize the variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of the structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7). The applicant's response to this criterion is attached to the application. Staff's review is provided below.

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

Compatibility with variance criteria Section 158.295 (B).

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
    - Applicant's Response: *The unique shape of the property relative to the width of the property from Gatlin Boulevard does for majority of typical commercial users. This property has just enough depth if granted to allow for commercial development to occur in line with the LMD Conversion manual and the City Comprehensive Plan.*

    - Staff Findings: There are no unique conditions or circumstances present. Parcels in this conversion area typically have a depth of 125 feet. Those that have been rezoned from single-family to non-residential uses generally position buildings near the front property line, with access driveways at the rear and parking on the sides. These parcels support an approximate maximum building depth of 50 feet without needing variances for setbacks or landscaping. The proposed building has a building depth of 80 feet.

      The subject property's depth ranges from 123 to 226 feet, making it larger than most parcels in the area, and has an approximate width of 440 feet. The proposed building is 10,062 square feet and is surrounded by two-way drive aisles in the front and rear. This building's size and its parking requirement of 50 stalls, do not fit the subject property.

2. That the special conditions and circumstances do not result from any action of the applicant.

    - Applicant's Response: *No.*

    - Staff Findings: No special conditions or circumstances exist. See response 1.

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.
    - Applicant's Response: *The request for this variance is in line with the LMD Zoning District and Conversion Area that looks to promote assembly of single-family residential lots along strategically located segments of major thoroughfares. Granting of this variance allows for future parcels to develop west of the subject parcel and provides for utility infrastructure and cross-access between parcels.*

    - Staff Findings: Granting the variances requested by the applicant will confer special privileges that are denied by other parcels within the LMD Zoning District. All site

plans are required to meet the minimum building setbacks and minimum landscaping requirements as outlined in the City's code. Any proposals that do not meet those requirements would be required to request a variance, regardless of being identified as conversion areas.

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.
    - Applicant's Response: *The unique nature of the LMD Conversion Area requires flexibility and support from the City in order to keep with the City's Comprehensive Plan.*
    - Staff Findings: The literal interpretation of the provisions of the chapter will not deprive the applicant of rights commonly enjoyed by other properties in the LMD Zoning District. In order to meet the intent of the Land Use Conversion Manual, the plan shall designate adequate buffers surrounding the site and remaining properties. With a smaller building, the applicant could provide the required landscape buffering and meet the minimum building setbacks.
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
    - Applicant's Response: *The site plan uses the bare minimum building square footage that this end user has and the site plan provides all other code required foundation planting, landscape buffer, parking and access for a successful development. The site plan is the bare minimum possible and is the result of over a year of working with staff to fine tune.*
    - Staff Findings: The applicant is stating that the building on the conceptual plan for Dollar Tree is the smallest footprint they have. This is the minimum variance that would make this particular project possible as currently designed.
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.
    - Applicant's Response: *The site has the benefit of the canal as acting as a buffer between the residential properties and the subject properties and surrounding properties that are in the LMD Conversion Area. Approving the request promotes the commercial development along the major thoroughfares and allows for the rezoning of the property.*
    - Staff Findings: Granting the variances will not be in harmony with the general intent and purpose of this chapter and will not be injurious to the area or detrimental to the public welfare. The intent is to have a 6-foot-high masonry wall with canopy trees for the buffering of non-residential uses. The applicant is proposing 8 of the 10 required canopy trees to be planted inside of the buffer wall. Additionally, the distances between the trees range from 8' to 150', not providing a continuous tree canopy buffer as required by code.
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 started or completed, or both.

- Applicant's Response: *Yes.*

- Staff Findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance(s). If the Board finds that the variance application(s) are 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 the variance(s)
- Motion to approve the variances with the following condition:
  - The variances to the City of Port St. Lucie Code of Ordinances will expire after one (1) year of approval if 10 feet of the 20-foot drainage easement is not abandoned by the City Council.

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

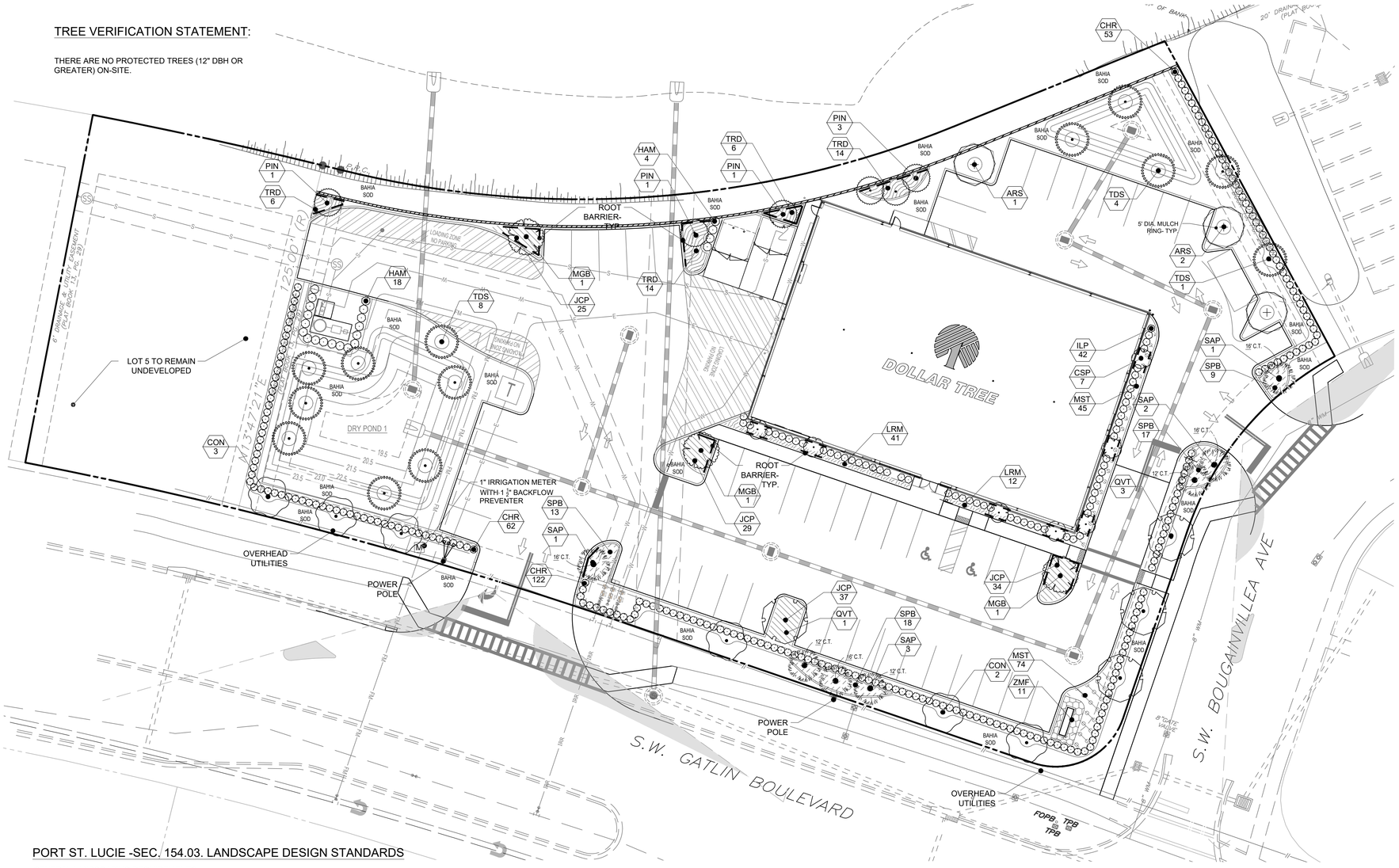
Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- 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).

TREE VERIFICATION STATEMENT:

THERE ARE NO PROTECTED TREES (12" DBH OR GREATER) ON-SITE.



PSLUSD NOTES:

1) 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.
2) ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
3) 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.
4) TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
5) 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.

PORT ST. LUCIE -SEC. 154.03. LANDSCAPE DESIGN STANDARDS

GENERAL LANDSCAPING REQUIREMENTS:

THE FOLLOWING LANDSCAPING REQUIREMENTS SHALL APPLY TO ALL COMMERCIAL AREAS, MULTI-FAMILY RESIDENTIAL AREAS, INSTITUTIONAL AREAS, INDUSTRIAL AREAS, AND PLANNED UNIT DEVELOPMENTS. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO PLATTED SINGLE-FAMILY HOMES UNLESS OTHERWISE SPECIFICALLY STATED HEREIN. SEE SECTION 154.04 FOR REQUIRED LANDSCAPE MATERIAL STANDARDS.

1. SITE PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   a. A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING PROPERTIES, UNLESS INDICATED OTHERWISE.
   b. PROPERTIES WITH A DEPTH IN EXCESS OF 200 FEET HAVING A FRONT OR SIDE FACING PRIMA VISTA BOULEVARD, ST. JAMES DRIVE, OR PORT ST. LUCIE BOULEVARD SHALL PROVIDE A LANDSCAPE STRIP AT LEAST 15 FEET IN DEPTH.
   c. ONE TREE SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF RIGHT-OF-WAY OR ABUTTING PROPERTY, OR FRACTIONAL PART THEREOF. TREES MAY BE PLACED IN ANY ARRANGEMENT WITHIN THE LANDSCAPE STRIP PROVIDED THAT THE SPACING BETWEEN TREE TRUNKS IS NO GREATER THAN 50 FEET. A CONTINUOUS HEDGE SHALL EXTEND THE LENGTH OF THE LANDSCAPE STRIP. ONE SHRUB SHALL BE REQUIRED FOR EACH 2 LINEAR FEET AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.

   SW BOUGAINVILLEA AVE:

   172 L.F. / 30 L.F. = 6 TREES AND CONTINUOUS HEDGE REQUIRED
   6 TREES AND CONTINUOUS HEDGE PROVIDED

   SW GATLIN BLVD:
   (OVERHEAD POWERLINES)

   314 L.F. / 30 L.F. = 10 TREES AND CONTINUOUS HEDGE REQUIRED
   10 TREES AND CONTINUOUS HEDGE PROVIDED

   EAST PROPERTY LINE:

   60 L.F. / 30 L.F. = 2 TREES AND CONTINUOUS HEDGE REQUIRED
   2 TREES AND CONTINUOUS HEDGE PROVIDED

2. LANDSCAPE BUFFER STRIPS ARE AREAS WHERE A WALL OR FENCE IS REQUIRED IN ADDITION TO LANDSCAPING. ONE TREE, AT LEAST 14 FEET IN HEIGHT, SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF THE LANDSCAPED BUFFER STRIP, OR FRACTIONAL PART THEREOF. THE AREA INSIDE THE WALL SHALL HAVE AT LEAST ONE SHRUB FOR EACH 2 LINEAR FEET, OR FRACTIONAL PART THEREOF, AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED.

   NORTH PROPERTY LINE:

   307 L.F. / 30 L.F. = 10 TREES AND REQUIRED
   10 TREES AND PROVIDED

   WEST PROPERTY LINE:

   125 L.F. / 30 L.F. = 4 TREES AND REQUIRED
   4 TREES AND PROVIDED

3. A LANDSCAPE STRIP SHALL BE LOCATED AROUND THE PERIMETER OF A BUILDING THAT IS VISIBLE TO THE GENERAL PUBLIC, PATRONS, OR RESIDENTS, UNLESS NOTED OTHERWISE. LANDSCAPING SHALL BE DESIGNED TO BE COMPLEMENTARY TO THE BUILDING FAÇADE. TREE SPECIES SHALL BE A MINIMUM OF EIGHT FEET OVERALL HEIGHT WHEN PLANTED. SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. MINIMUM WIDTH REQUIREMENTS ARE AS FOLLOWS:

   MIN. 5 FEET WIDTH, ONE TREE OR PALM FOR EVERY 30 LINEAR FEET AND ONE SHRUB FOR EVERY TWO LINEAR FEET OF THE BUILDING'S PERIMETER.

   SOUTH BUILDING FACADE:

   122 L.F. / 30 L.F. = 4 TREES AND 61 SHRUBS REQUIRED
   4 TREES AND 61 SHRUBS PROVIDED

   EAST BUILDING FACADE:

   80 L.F. / 30 L.F. = 3 TREES AND 40 SHRUBS REQUIRED
   3 TREES AND 40 SHRUBS PROVIDED

4. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. WHEN USED FOR SCREENING PURPOSES THEY SHALL BE SPACED A MAXIMUM OF TWENTY-FOUR (24) INCHES ON CENTER AND SHALL BE MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID SCREEN WITHIN A MAXIMUM OF ONE (1) YEAR AFTER TIME OF PLANTING. IF WIDER GROWING PLANTS ARE USED, SPACING MAY BE INCREASED, BUT SHOULD PROVIDE A FULL APPEARANCE WITH ADJACENT PLANTS TOUCHING EACH OTHER. AT LEAST TWENTY-FIVE (25) PERCENT OF ALL SHRUBS SHALL BE NATIVE SPECIES.

   25% NATIVE SHRUBS REQUIRED
   95% NATIVE SHRUBS PROVIDED

5. TREE SPECIES SHALL BE A MINIMUM OF TWELVE (12) FEET OVERALL HEIGHT WHEN PLANTED WITH A MINIMUM FIVE-FOOT CROWN SPREAD. AT PLANTING, THE TREES SHALL HAVE A CALIPER OF AT LEAST TWO AND ONE-HALF (2.5) INCHES. PALM TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF TEN (10) FEET EXCEPT FOR CANARY ISLAND DATE PALM, EDIBLE DATE PALM, AND BISMARK PALM. CANARY ISLAND DATE PALM, EDIBLE DATE PALM, AND BISMARK PALM SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SIX (6) FEET. NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE REQUIRED TREES MAY BE PALM TREES.

   25% OF REQUIRED TREES TO BE PALMS- MAXIMUM
   15% OF PROPOSED TREES ARE PALMS

   USE OF NATIVE SPECIES SHALL BE ENCOURAGED. AT LEAST FIFTY (50) PERCENT OF ALL REQUIRED TREES SHALL BE A NATIVE SPECIES. AT LEAST TWENTY (20) PERCENT OF THE REQUIRED TREES SHALL BE FLOWERING TREES

   50% NATIVE TREES + 20% FLOWERING TREES REQUIRED
   85% NATIVE TREES + 20% FLOWERING TREES PROVIDED

6. PARKING LOT INTERIOR ISLANDS. PARKING BAYS SHALL HAVE A LANDSCAPE ISLAND LOCATED AT EACH END IN ORDER TO BREAK UP EXCESSIVELY LONG RUNS OF PARKING SPACES. EACH LANDSCAPE ISLAND SHALL HAVE AT LEAST ONE (1) SHADE TREE.

   10 PARKING LOT ISLANDS AND 10 TREES REQUIRED
   10 PARKING LOT ISLANDS AND 10 TREES PROVIDED

7. A MINIMUM OF FIFTY (50) PERCENT OF EACH REQUIRED PLANTING MATERIAL SHALL BE DROUGHT TOLERANT AS RECOGNIZED AS DROUGHT TOLERANT [MARKED BY *] IN APPENDIX C: CITY OF PORT ST. LUCIE APPROVED TREE LIST AND IN THE "WATERWISE SOUTH FLORIDA LANDSCAPES" PLANT GUIDE, PUBLISHED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AS AMENDED. EACH TYPE OF REQUIRED PLANTING MATERIAL, TREES, SHRUBS, AND GROUND COVER SHALL BE CALCULATED SEPARATELY, AND EACH TYPE SHALL MEET THE REQUIRED PERCENTAGE MINIMUM.

   50% DROUGHT TOLERANT TREES REQUIRED
   86% DROUGHT TOLERANT TREES PROVIDED

   50% DROUGHT TOLERANT SHRUBS REQUIRED
   95.5% DROUGHT TOLERANT SHRUBS PROVIDED

   50% DROUGHT TOLERANT GROUNDCOVERS REQUIRED
   82% DROUGHT TOLERANT GROUNDCOVERS PROVIDED

8. TREE SPECIES MIX. WHEN MORE THAN TEN (10) TREES ARE REQUIRED TO BE PLANTED TO MEET THE REQUIREMENTS OF THIS CODE, A MIX OF SPECIES SHALL BE PROVIDED. WHEN A MIX OF SPECIES IS REQUIRED, NO SINGLE SPECIES SHALL EXCEED A TWO (2) TO ONE (1) RATIO RELATIVE TO ALL OTHER INDIVIDUAL SPECIES.

   5 TREE SPECIES REQUIRED
   5 TREE SPECIES PROVIDED

Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2026.04.16 16:40:20 -04'00'

P25-217 – LMD Conceptual Landscape Plan
P25-219 SEU Conceptual Landscape Plan P
PSLUSU #11-448-00

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NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	04/16/26	BW

ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE • WATER FEATURES
401-A E. FAIRBANKS AVE. WINTER PARK, FLORIDA 32789
(407) 617-9998 OFFICE ALOHAPACIFICLLC@EMBARQMAIL.COM

STATE OF FLORIDA · GREGORY A. REYNOLDS · FL #LA0001568 · REGISTERED LANDSCAPE ARCHITECT

SCALE	AS NOTED	
DESIGNED BY	GR	
DRAWN BY	BW	
CHECKED BY	GR	

LANDSCAPE PLAN

DOLLAR TREE
SW GATLIN BLVD. & SW BOUGAINVILLEA AVE.
PORT ST. LUCIE FLORIDA

DATE 04/16/26
PROJECT NO. .
SHEET NUMBER L-1.0

PLANT SCHEDULE

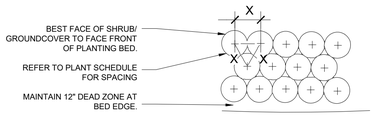
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT
TREES						
	ARS	3	ACER RUBRUM 'SUMMER RED' / SUMMER RED MAPLE	FIELDGROWN, 3.5" CAL., 14` HT. X 5` SPD.	YES	NO
	CSP	7	CALLISTEMON SP. / RED CLUSTER BOTTLEBRUSH	15 GAL., 1.5" CAL., 8'- 9' HT. X 3' SPD., STANDARD	NO	YES
	CON	7	CONOCARPUS ERECTUS / BUTTONWOOD	FIELDGROWN, 2" CAL., 10` HT. X 4` SPD.	YES	YES
	MGB	3	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY" / BRACKEN'S BROWN	45 GAL., 3" CALIPER, 12' HT. X 4' SPD.	YES	YES
	PIN	6	PINUS ELLIOTTII / SLASH PINE	FIELDGROWN, 3" CAL., 12`- 14` HT. X 5` SPD.	YES	YES
	QVT	4	QUERCUS VIRGINIANA 'QVTIA' / HIGHRISE LIVE OAK	FIELDGROWN, 3" CAL., 12`- 14` HT. X 5` SPD.	YES	YES
	SAP	7	SABAL PALMETTO / CABBAGE PALMETTO	FIELDGROWN, 10`- 18` C.T. HT., STAGGERED	YES	YES
	TDS	13	TAXODIUM DISTICHUM 'AUTMN GOLD" / BALD CYPRESS	FIELDGROWN, 3" CAL., 12`- 14` HT. X 5` SPD.	YES	YES
SHRUBS						
	CHR	237	CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM	3 GAL., 24" HT. X 24" SPD., @ 30" O.C. SPACING	YES	YES
	HAM	22	HAMELIA PATENS / FIREBUSH	7 GAL., 30" HT., FULL, @ 30" O.C. SPACING	YES	YES
	ILP	42	ILLICIUM PARVIFLORUM / ANISE	7 GAL., 30"- 36" HT. X 24" SPD., @ 4` O.C. SPACING	YES	YES
	LOR	19	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY" / BURGUNDY FRINGE FLOWER	3 GAL., 24" HT. X 18" SPD.,@ 30" O.C. SPACING	NO	NO
SHRUB AREAS						
	SPB	57	SPARTINA BAKERI / SAND CORDGRASS	3 GAL., 24" HT. X 24" SPD., @ 3` O.C. SPACING	YES	YES
	TRD	40	TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS	3 GAL., 24" HT. X 24" SPD., @ 3` O.C. SPACING	YES	YES
	ZMF	11	ZAMIA FLORIDANA / COONTIE PALM	3 GAL., 24" HT. X 24" SPD., @ 3` O.C. SPACING	YES	YES
GROUND COVERS						
	JCP	125	JUNIPERUS CHINENSIS `PARSONII` / PARSON'S JUNIPER	1 GAL., FULL @ 24" O.C. SPACING	NO	YES
	LRM	53	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL., 12" HT., FULL, @ 18" O.C. SPACING	NO	YES
	MST	119	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA	1 GAL., 12" SPD., FULL, @ 18" O.C. SPACING	YES	YES

SOD

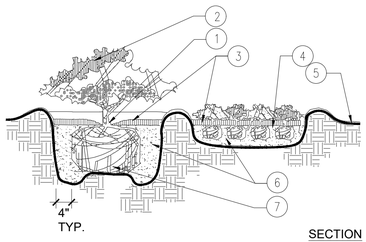
ALL SOD TO BE ARGENTINE BAHIA SOD ; PALLET ONLY- SOLID PANELS (98% WEED FREE)

MULCH

ALL MULCH TO BE DOUBLE-GROUND HARDWOOD MULCH; COLOR COCOA BROWN. INSTALL A MINIMUM 2"- 3" THICK IN ALL PLANTING AREAS.



PLAN



SECTION

NOTES:

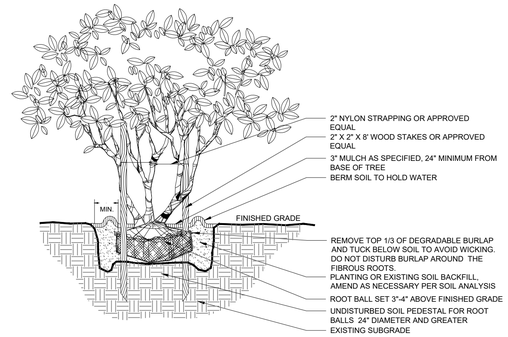
1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MINIMUM MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

1 SHRUB / GROUNDCOVER PLANTING

NOT TO SCALE

NOTES:

1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. ALL TREE PITS SHALL BE APPROXIMATELY 1.5 TIMES LARGER THAN ROOT BALL
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. PRESSURE TREATED PINE TO BE USED FOR ALL WOOD STAKING AND BRACING MEMBERS.



2 MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



PLAN

NOTE:
REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL TREE BALLS.



PLAN

NOTE:
REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL TREE BALLS.

SPECIFICATIONS:

CPU-SERIES: CPU12-2, CPU 24-2, CPU 36-2, CPU 48-2, CPU 60-2

A. THE ROOT BARRIER SHALL BE CPU-UTILITY SERIES PANELS MANUFACTURED BY CENTURY PRODUCTS, 1144 N. GROVE STREET, ANAHEIM, CA 92806 (714) 632-7083 OR APPROVED EQUIVALENT.

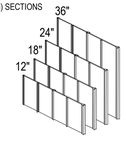
B. BARRIERS ARE BLACK, EXTRUDED, MODULAR PANELS MANUFACTURED USING RECYCLED POLYETHYLENE PLASTIC WITH ULTRAVIOLET INHIBITORS. EACH PANEL HAS FLEXIBLE, EXTRUDED, 90° VERTICAL ROOT DIVERTING RIBS PROTRUDING ½"-⅝" IN HEIGHT WITH A MINIMUM THICKNESS OF 0.080" AND ARE PLACED 6" (15 CM) APART. INTERLOCKING, PANEL TO PANEL JOINING SYSTEM DESIGNED TO FOLD HORIZONTALLY FOR TIGHTER FIT PROVIDES FOR AN INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.

THICKNESS: 0.080"

MATERIAL	POLYETHYLENE	
THICKNESS	0.080"	
PROPERTIES:	ASTM TEST METHOD	VALUE POLYETHYLENE COPOLYMER
TENSILE STRESS @ YIELD	D638	4100 TO 4300 PSI
ELONGATION @ BREAK	D638	40%
TENSILE MODULUS OF ELASTICITY	D638	150,000 PSI
FLEXURAL STIFFNESS	-	-
CANTILEVER BEAM	D747	125,000
TENSILE IMPACT	D1822	PSI 50FT. LBS/IN`
ENVIRONMENTAL STRESS	-	-
CRACK RESISTANCE	D1693	1 HR.
HARDNESS, SHORE D	D2240	68

FEATURES

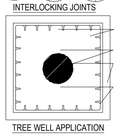
-FLEXIBLE TOP SAFETY EDGE
-VERSATILE BARRIER FOR LINEAR OR TREE WELL APPLICATIONS
-MANUFACTURED WITH RECYCLED PLASTIC
-RAISED 90° EXTRUDED ROOT DEFLECTING RIBS, SPACED APART
- 90° 1/2"- 3/4" RAISED RIB, SIDE INTERLOCKING PANEL TO PANEL JOINING SYSTEM
-ADJUSTABLE ANTI-LIFT POLYETHYLENE PANELS WHICH CAN BE SEPARATED INTO 1' (30CM) SECTIONS



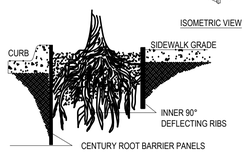
ISOMETRIC VIEW



INTERLOCKING JOINTS



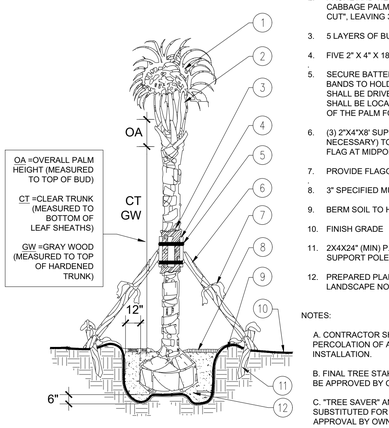
TREE WELL APPLICATION



LINEAR APPLICATION

3 CENTURY ROOT BARRIER DETAIL

NOT TO SCALE



1. MINIMUM OF NINE (9) GOOD PALM FRONDS.
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING 3-4 SMALLER, TRIMMED FRONDS.
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS
5. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING AT MIDPOINT AND BASE
8. 3" SPECIFIED MULCH.
9. BERM SOIL TO HOLD WATER.
10. FINISH GRADE
11. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
12. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

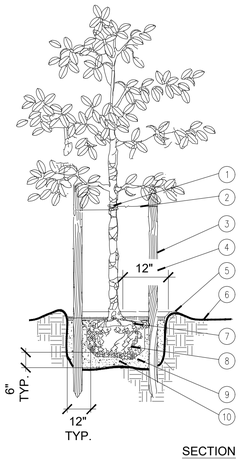
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR THE LANDSCAPE ARCHITECT.

D. DO NOT INSTALL WEED BARRIER ON TOP OF TREE ROOTBALLS AS THE INSPECTOR WILL NOT BE ABLE TO VERIFY THE REMOVAL OF NON-BIODEGRADABLE TREE BALL EQUIPMENT.

4 PALM PLANTING DETAIL

NOT TO SCALE



SECTION

1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.

2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUNK TREES, GUY TO STRONGEST TRUNK AT CENTER).

3. (3) 2" X 8' LODGE POLES SPACE EVENLY AROUND TREE.

4. NO MULCH SHALL BE PLACED WITHIN 12" - 18" OF TRUNK FLARE.

5. SOIL BERM TO HOLD WATER.

6. FINISHED GRADE- SEE CIVIL ENGINEER'S GRADING AND DRAINAGE PLAN.

7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.

8. FIELDGROWN OR CONTAINER- SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS.

9. PREPARED PLANTING SOIL AS SPECIFIED.

10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR THE LANDSCAPE ARCHITECT.

D. DO NOT INSTALL WEED BARRIER ON TOP OF TREE ROOTBALLS AS THE INSPECTOR WILL NOT BE ABLE TO VERIFY THE REMOVAL OF NON-BIODEGRADABLE TREE BALL EQUIPMENT.

5 CANOPY TREE PLANTING DETAIL

NOT TO SCALE

P25-217 – LMD Conceptual Landscape Plan
P25-219 SEU Conceptual Landscape Plan P
PSLUSU #11-448-00

Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2026.04.16 16:41:50 -04'00'

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NO.	DATE	BY
1	04/16/26	BW

PER CITY COMMENTS

REVISIONS

ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE • WATER FEATURES
401-A E. FAIRBANKS AVE. WINTER PARK, FLORIDA 32789
(407) 617-8998 OFFICE ALOHAPACIFICALLC@EMBARQMAIL.COM

REGISTERED LANDSCAPE ARCHITECT GREGORY A. REYNOLDS FL. RLA#0001588 STATE OF FLORIDA

SCALE: AS NOTED
DESIGNED BY: GR
DRAWN BY: BW
CHECKED BY: GR

LANDSCAPE PLANT SCHEDULE & DETAILS

DOLLAR TREE
SW GATLIN BLVD. & SW BOUGAINVILLEA AVE.
PORT ST. LUCIE FLORIDA

DATE 04/16/26
PROJECT NO. -
SHEET NUMBER L-1.1

P26-036 Haredo Realty Advisors, Inc. and Ghanie, John & Joan

TYPE	STATUS	BUILDING TYPE
VAR	P&Z MEETING SCHEDULED	COMM

ASSIGNED TO

Anne-Marie Ludlum; Sofia Trail

ADDRESS

SECTION	BLOCK	LOT
23	1616	6 & 7-10

LEGAL DESCRIPTION

LOT 6, BLOCK 1616, OF PORT ST. LUCIE SECTION TWENTY THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 29, 29A THROUGH 29D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
And LOTS 7 THROUGH 10, BLOCK 1616, PORT ST. LUCIE SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 29, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

SITE LOCATION

NW Corner of SW Gatlin Blvd & SW Bougainvillea Ave

PARCEL #

3420-610-0716-000-4	3420-610-0717-000-1	3420-610-0718-000-8	3420-610-0719-000-5
3420-610-0715-000-7			

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
		RS-2	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
1.59		

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

UTILITY PROVIDER

DESCRIBE REQUEST

The applicant proposes construction of a 10,062 square-foot Dollar Tree retail store. To facilitate this development, the following approvals are requested: (1)LMD Rezoning to permit proposed commercial use; (2) Special Exception to allow a single retail tenant exceeding 5,000 square feet; and
(3) Landscape Variance (submitted under separate cover) to reduce the required buffer from 15 feet to 10 feet and to permit placement of required trees outside the buffer area due to the location of a required 6-foot masonry wall, the 10-foot buffer, and the remaining portion of the existing 10-foot drainage easement.
(4) Setback Variance – North Setback of 25 feet from single family zoned parcels. Minimum rear setback needed is 10 feet.

Primary Contact Email

rsinger@thomaseg.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Edward	McDonald

Business Name

Thomas Engineering Group

ADDRESS			
1502 W Fletcher Ave			
CITY	**STATE**		**ZIP**
Tampa	FL		33612
EMAIL		PHONE	
emcdonald@thomaseg.com		8133794100	

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			
Haredo Realty Advisors Inc.			
ADDRESS			
11232 SW Village CT, Apt 204			
CITY	**STATE**		**ZIP**
Port St Lucie	FL		34987
EMAIL		**PHONE**	
haldodt@me.com		(772) 631-3703	

FINAL PERMIT INSPECTION REQUIRED BY:

January 7, 2026

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Port St. Lucie, St Lucie County, FDEP, and SWFWMD, on behalf of **Sharon Etoria**, for the proposed development located at **Parcel No.: 3420-610-0714-000-0 in the City of Port Saint Lucie.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and **to furnish**, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: Sharon Davis Etoria

Company: _____

Printed Name: Sharon Davis Etoria

Title: _____

Address: 7624 Dave Rd

City: Rosharon State: TX Zip: 77583

Phone: 281-250-2757

Email: sdetoria@gmail.com

STATE OF Texas COUNTY OF Brazoria

On this 13 day of January, 20 26, before me, the undersigned Notary Public of the State of Texas, personally appeared Sharon Davis Etoria and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ___ personally known to me, or ✓ presented the following identification: Driver License

WITNESS my hand and official seal.

Xenia A Romero
Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION: April 14, 2027

XENIA A ROMERO
Notary ID #128487243
My Commission Expires
April 14, 2027

November 26, 2025

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Homosassa, Citrus County, FDEP, and SWFWMD, on behalf of **John Mohamed Ghanie and Joan Davis-Ghanie Living Trust.** for the proposed development located at **Parcel No.: 3420-610-0715-000-7 in The City of Port St. Lucie.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: _____
Company: John Mohamed Ghanie and Joan Davis-Ghanie Living Trust
Printed Name: JOHN M GHANIE
Title: _____
Address: 756 VERNON AVE
City: VENICE State: CA Zip: 90291
Phone: (310) 399-7131
Email: JGHANIE@HOTMAIL.COM

Signature: Joan Davis-Ghanie
Company: John Mohamed Ghanie and Joan Davis-Ghanie Living Trust
Printed Name: Joan Davis Ghanie
Title: _____
Address: 756 Vernon Ave
City: Venice State: CA Zip: 90291
Phone: 310-399-7131
Email: JGhanie@HOT

STATE OF California COUNTY OF Los Angeles
On this 26 day of November, 2025, before me, the undersigned Notary Public of the State of California, personally appeared Joan Davis Ghanie and John M Ghanie and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ___ personally known to me, or X presented the following identification: 2 Drivers Licenses State of California

WITNESS my hand and official seal.

SEE ATTACHED DOCUMENT

Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION:
March 09, 2026

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CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On Nov 26, 2025 before me, Michael Zellner, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Joan Davis-Ghanie and John M Ghanie
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she/~~they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MICHAEL ZELLNER
Notary Public - California
Los Angeles County
Commission # 2396412
My Comm. Expires Mar 9, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michael Zellner
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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HAREDO Realty Advisors, Inc.

November 19, 2025

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Port St. Lucie, St. Lucie County, FDEP, and SWFWMD, on behalf of **Haredo Realty Advisors Inc.** for the proposed development located at **Parcel Number(s): 3420-610-0716-000-4, 3420-610-0717-000-1, 3420-610-0718-000-8, 3420-610-0719-000-5 in The City of Port St. Lucie.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: Harold Dodt

Company: HAREDO Realty Advisors, Inc

Printed Name: Harold Dodt

Title: President

Address: 11232 SW Village Ct # 204

City: ~~Port St Lucie~~ State: FL Zip: 34987

Phone: 772-631-3703

Email: haldodt@me.com

STATE OF Florida COUNTY OF Saint Lucie

On this 21st day of November, 20 25, before me, the undersigned Notary Public of the State of Florida, personally appeared Harold Dodt and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ___ personally known to me, or ✓ presented the following identification: FL-DL.

WITNESS my hand and official seal.

Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION: NOV 27, 2027

NICHOLAS D'AMATO
Notary Public - State of Florida
Commission # HH 467271
My Comm. Expires Nov 27, 2027

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5606279 OR BOOK 5458 PAGE 1607, Recorded 04/13/2026 11:39:37 AM

DECLARATION OF UNITY OF CONTROL

THIS DECLARATION of Unity of Control ("Declaration") is made this 30 day of March 2026, by Haredo Realty Advisors, Inc., the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, UTD. December 28, 2001, and Sharon Etoria (the "Declarants").

RECITALS

A. The Declarants are the owners of separate properties in St. Lucie County, Florida, each such parcel more particularly described and singularly described by the legal descriptions as contained in **Exhibit A**, **Exhibit B**, and **Exhibit C** attached hereto (collectively the "Properties" and singularly as the "Property"), which Properties are intended to be developed as a single property.

B. Declarants are seeking approval from the City of Port St. Lucie (the "City") for P25-218-the Site Plan ("Approval" or "Site Plan") and the City is requiring the execution and recordation of this Declaration as a condition to the Approval and the issuance of permits.

C. It is the desire of the Declarants, in consideration for the receipt of said permits and as a condition of the Approval, to create this Unity of Control, unifying the above-described Properties so that the requirements of the City and the Approval will be satisfied.

D. The Declarants have agreed with the City of Port St. Lucie that, for the intended development of the Properties, the Declarants shall provide for mutual and reciprocal right-of-ways for the purpose of ingress and egress, parking, drainage and utilities of whatsoever nature located within the Properties, the enjoyment of which cross easements shall be shared by the respective parties owning any portion of either Property and their respective heirs, successors, assigns and successors in title to all or part of either Property and to tenants, lessees, agents, employees, guests and invitees of any owner of either Property or any portion thereof and guests and invitees of tenants and lessees legally occupying either Property.

E. The City has a health, safety and welfare interest in safe and efficient traffic circulation on the road and driveway system and the establishment of common drainage and utilities through the establishment of this Unity of Control that covers the Properties.

F. The City is specifically intended to be a direct, third-party beneficiary to this Declaration.

NOW, THEREFORE, in consideration of the grants and agreements herein made and in consideration of ten dollars ($10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarants hereby subject the Properties to the following restrictions:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

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2. Unified Control. All structures, uses and parking areas on the Properties are and will be part of a single unified planned development, regardless of ownership. In furtherance of the foregoing, the Properties shall be developed in accordance with the Site Plan attached to this Declaration as **Exhibit D**, and shall meet all building, zoning and land development requirements as if they are one lot.
3. Easements. The Declarants hereby dedicate, grant and establish for the benefit of the Properties, and the owners of any portion thereof (as well as their employees, agents, guests, invitees, mortgagees, tenants, lessees, subtenants, licensees, heirs, successors and assigns) the following reciprocal easements, covenants, conditions and restrictions:

   a. A non-exclusive easement for the right-of-way of pedestrians and vehicular ingress and egress over, on and across the areas within the Properties constituting driveways and roadways, as shown on the Site Plan.
   b. A non-exclusive easement for the parking of vehicles over, on and across areas within the Properties constituting parking areas.
   c. A non-exclusive easement over, above and across the Properties for the discharge, drainage, use, detention and retention of storm water runoff pursuant to the approved drainage plans.
   d. A non-exclusive easement for the installation, operation and maintenance of utilities necessary to serve all portions of the Properties, including but not limited to, the right to install, maintain, use, repair and replace underground pipes, ducts, conduits and cables as necessary to transmit and distribute electricity, gas, water, sewer, cable television, drainage, telephone, lighting and other utilities and common public services under such present and future areas of the Properties constituting parking areas, driveways and roadways, and through the other portions of the Properties provided the same does not materially interfere with the use and enjoyment of any portion of the Properties.
   e. A non-exclusive easement for surface water management and drainage necessary to serve all portions of the Properties over, under and across such areas within the Properties constituting parking areas, driveways and roadways, provided the same does not materially interfere with the use and enjoyment of any portion of the Properties.
   f. A non-exclusive easement over such areas of the Properties reasonably necessary for the development of the improvements depicted on the Site Plan: for (i) the construction of buildings and improvements as permitted by the Site Plan; (ii) installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations; and (iii) attachment of buildings and building overhangs and other overhangs and projections encroaching upon either Property such as, by way of example, but not a limitation, marquees, canopies, lights, lighting devices, awnings, wing walls and the like to the extent set forth on the Site Plan.
   g. The owners of the Properties shall provide for the perpetual operation and maintenance of all shared/common facilities and improvements which are not

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provided, operated or maintained at public expense.

4. Covenants Run with the Land. All the covenants, easements and restrictions herein will be perpetual and will constitute covenants running with the land, will be binding upon any and all persons and entities, their respective successors in interests, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in and to all or any portion of the Property, and all benefits deriving therefrom will accrue to the benefit of all persons and entities, and their respective successors in interest, tenants, licensees, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in all or any portion of the Property. If any easement created or intended to be created by this Declaration would be found ineffective as a matter of law on account of the fact that it is purported to be created at a time when both the burdened and benefited properties are owned by the same party, such easement shall instead be deemed a contractual obligation and license having the same terms for the duration of the period that the burdened and benefited properties are owned by the same party, which shall automatically be converted to an easement on such future date as the burdened and benefited properties become owned by different parties, without requiring the execution or recordation of any further instruments, so as to preserve the intent and purpose of this Declaration. The Declarant acknowledges and agrees that this Declaration, is not intended by the Declarant to be subject to the legal doctrine of merger, in that it is the intention that all the covenants, easements and restrictions shall apply to the land and all current and future owners and occupants thereof.

5. Termination and Modification. This Declaration may not be terminated or modified in any way except by means of an instrument executed by the owners of the Properties after the prior written consent of the City of Port St. Lucie. In the event a request is made in the future that this Unity of Control be terminated, should the Properties otherwise be in compliance with the City's comprehensive plan, zoning ordinances and the regulations of the City, the City shall, upon written request by the Owners, their successors or assigns, execute a recordable termination of this Unity of Control.

6. Owners' Restrictions. No owner of any portion of the Properties shall take or fail to take any action or do or fail to do anything which would, or have the effect of, impeding, obstructing or preventing any other person or entity having rights under this Declaration from their full and complete use and enjoyment of the easements herein granted. Without limiting the generality of the foregoing, free and full access to, from and across all portions of the Properties which constitute parking areas, driveways, and roadways on the Site Plan shall not be blocked, obstructed or impeded. No owner of the Properties may amend the Site Plan without the prior written consent of the City and the owners of all of the Properties unless such Site Plan amendment (i) affects only the property of the owner seeking to amend the Site Plan, (ii) does not adversely affect the easement rights of other owners, and (iii) does not violate any applicable law or regulation.

7. Miscellaneous

a. Each covenant in this Declaration is an independent and separate covenant. If any term or provision of this Declaration or the application thereof to any person or circumstance should to any extent be invalid or unenforceable, the remainder of this Declaration and application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable will not be affected thereby, and each term and provision of this Declaration will be valid and enforceable to the fullest extent permitted by law.

b. This Declaration shall be recorded in the Public Records of St. Lucie County, Florida and shall run with the land as set forth herein.

c. Failure of any party to insist upon or enforce its rights under this Declaration will not constitute a future waiver of such rights.

d. This Declaration and the rights created hereby shall be paramount and superior to all leases, conveyances, transfers, assignments, contracts, mortgages, deeds of trust and other encumbrances affecting the Property after the date of recording this Declaration. Any persons acquiring possession to, title of, or interest in the Property or any portion thereof shall do so subject to this Declaration. Any transferee of any interest in any portion of the Property by any means whatsoever shall be deemed, by acceptance of such interest, to have agreed to be bound by all of the provisions of this Declaration.

e. The City, as a third-party beneficiary to this Declaration, has the right but not the obligation to enforce the Declaration through legal, equitable or administrative proceedings. The owners of the Properties shall also have the right to enforce this Declaration against each other and any successors in interest.

f. The venue for any legal action or legal proceeding regarding this Agreement shall be in St. Lucie County, Florida.

8. The Declarants agree to indemnify, defend, and hold harmless the City, its officials, officers, attorneys, consultants, agents and employees from and against all claims, damages, losses, and expenses, direct, indirect or consequential (including but not limited to fees and charges of attorneys and other professionals and court and/or arbitration costs) arising out of or resulting, in whole or in part, from (i) the execution of this Declaration, (ii) any breach of this Declaration by any Declarant, (iii) the development, use, or operation of the Properties, or (iv) any act or omission of any Declarant in connection with the Properties or this Declaration, except to the extent caused by the sole negligence or willful misconduct of the City. Moreover, the Declarants agree that nothing in this indemnification and hold harmless provision shall be considered to increase or otherwise waive any limits of liability, or to waive any immunity, as established by

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Florida Statutes, case law, or any other source of applicable governing law afforded to the City.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "A"

HAREDO REALTY ADVISORS, INC.,
a Florida corporation

By: Harold Dodt
Its: Pres.

Witness: Chandler Sullivan
Address: 6911 w St Lucie Blvd PSL, FL, 34986

Witness: Caitlin Miller
Address: 1911 NW St Lucie W Blvd PSL FL 34986

STATE OF Florida)
) ss
COUNTY OF St Lucie)

On the 14 day of March, 2026, before me, a notary public in and for said state, personally appeared Harold Dodt, known to me to be the person who execute the within Agreement and acknowledged to me that he executed the same for the purposes therein stated. Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

My commission expires: 08/29/2027

Notary Public

MIA FAUNTLEROY
Notary Public - State of Florida
Commission # HH 437161
My Comm. Expires Aug 23, 2027
Bonded through National Notary Assn.

[Remainder of page intentionally left blank. Additional signature pages follow.]

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "B"

JOHN MOHAMED GHANIE AND JOAN DAVIS-GHANIE LIVING TRUST, UTD DECEMBER 28, 2021

Witness: Sharon Ghanie
Address: 7624 Dare Rd.
Pearland, TX 77584

By:
Its:

By:
Its:

Witness: Brian P. Zumpet-Keating
Address: 3264 Overland Ave, Rear
Los Angeles, CA 90034

STATE OF _____)
) ss
COUNTY OF _____)

On the ___ day of _____, 2026, before me, a notary public in and for said state, personally appeared _____, known to me to be the person who execute the within Agreement and acknowledged to me that he executed the same for the purposes therein stated. Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

My commission expires: _____ _____
Notary Public

SEE ATTACHMENT

[Remainder of page intentionally left blank. Additional signature pages follow.]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On March 30, 2026 before me, Christi naMontanez, Notary Public
(insert name and title of the officer)

personally appeared John Mohamed Ghanie and Joan Elizabeth Ghanie,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTINA MONTANEZ
Notary Public - California
Los Angeles County
Commission # 2432419
My Comm. Expires Dec 25, 2026

Signature _____ (Seal)

Scanned with CamScanner

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "C"

Sharon Etoria

Joan Chanie
Witness: JOAN Chanie
Address: 756 VERNON AVE
Venice CA 90291

Witness: [illegible]
Address: [illegible]
Los Angeles, CA 90034

STATE OF California)
) ss
COUNTY OF Los Angeles)

On the 30th day of March, 2026, before me, a notary public in and for said state, personally appeared Sharon Etoria, known to me to be the person who execute the within Agreement and acknowledged to me that he executed the same for the purposes therein stated. Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

My commission expires: Dec 25, 2026

Notary Public

CHRISTINA MONTANEZ
Notary Public - California
Los Angeles County
Commission # 2432419
My Comm. Expires Dec 25, 2026

Scanned with CamScanner

EXHIBIT A

Legal Description

Lots 7 through 10, Block 1616, PORT ST. LUCIE SECTION TWENTY THREE, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

EXHBIT B

Legal Description

Lot 6, Block 1616, of Port St. Lucie section TWENTY THREE, a subdivision according to the plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

Scanned with CamScanner

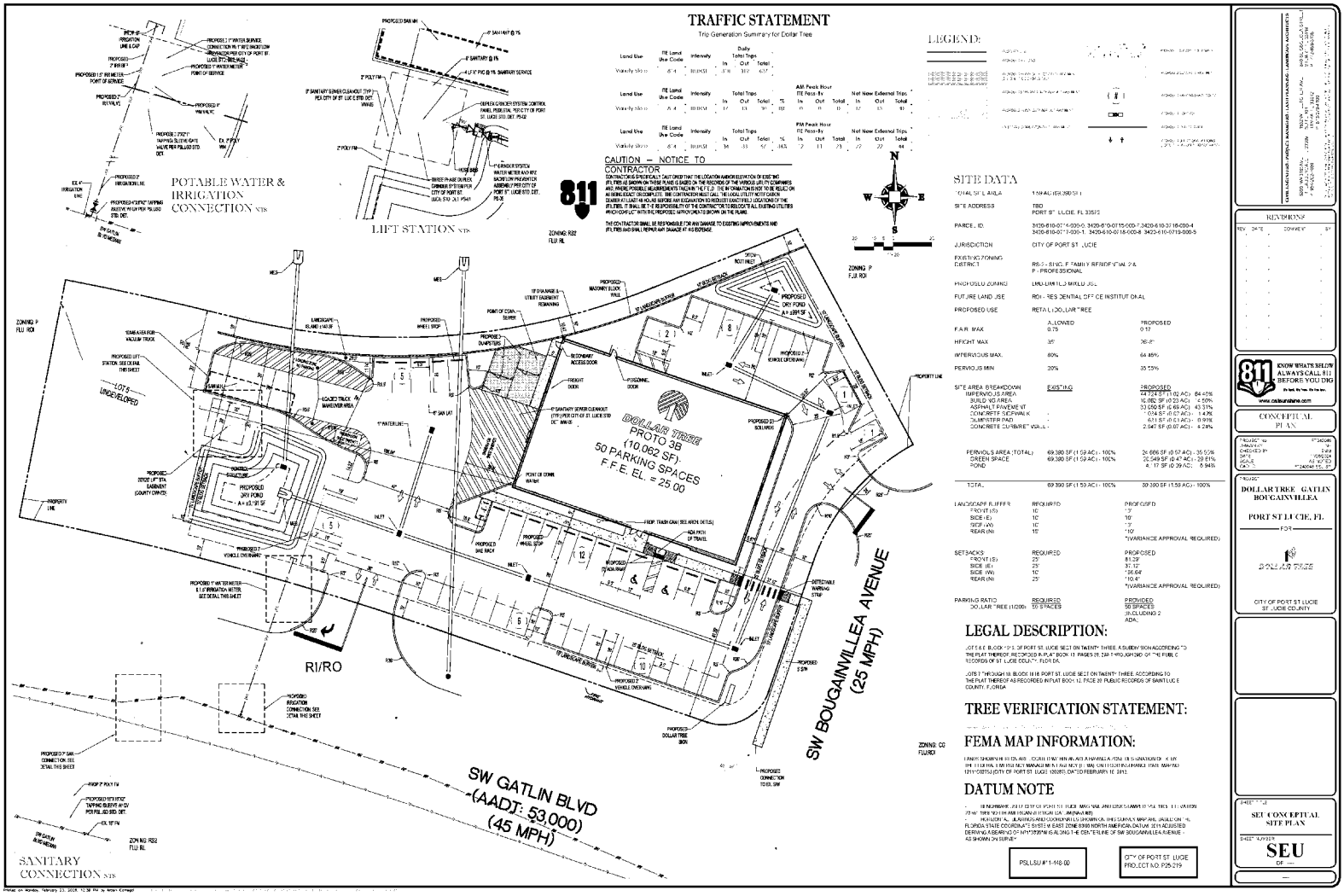
EXHIBIT C

Legal Description

Lot 5, Block 1616, of Port St. Lucie section TWENTY THREE, a subdivision according to the plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

EXHBIT D
Site Plan

Scanned with CamScanner


TRAFFIC STATEMENT
Trip Generation Summary for Dollar Tree
LEGEND:
SITE DATA
LEGAL DESCRIPTION:
TREE VERIFICATION STATEMENT:
FEMA MAP INFORMATION:
DATUM NOTE
POTABLE WATER & IRRIGATION CONNECTION NTS
LIFT STATION NTS
SANITARY CONNECTION NTS
DOLLAR TREE PROTO 3B (10,062 SF) 50 PARKING SPACES F.F.E. EL. = 25.00
SW GATLIN BLVD (AADT: 53,000) (45 MPH)
SW BOUGAINVILLEA AVENUE (25 MPH)
RI/RO
CAUTION – NOTICE TO CONTRACTOR
811
PROPOSED DRY POND A = ±0.91 SF
PROPOSED DRY POND A = ±0.67 SF
PROPERTY LINE
ZONING: RS2 FLU: RL
ZONING: P FLU: ROI
ZONING: CG FLU: ROI
REVISIONS
CONCEPTUAL PLAN
DOLLAR TREE GATLIN BOUGAINVILLEA
PORT ST LUCIE, FL
FOR
DOLLAR TREE
CITY OF PORT ST LUCIE ST. LUCIE COUNTY
SET CONCEPTUAL SITE PLAN
SEU
PSLUSU # 1-148-00
CITY OF PORT ST. LUCIE PROJECT NO. P25-219

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3402416 OR BOOK 3137 PAGE 2712, Recorded 10/20/2009 at 11:26 AM
Doc Tax: $0.70

After Recording, Mail To:

Sharon Etoria
11407 gnarlwood
Houston TX 77089

This document prepared by:

TEAM Legal Document Services
800 E. Thousand Oaks blvd.
Thousand Oaks, California 91360
805-371-7575

QUITCLAIM DEED

THIS DEED, made the 15th day of October, 2009, by JOHN MOHAMED GHANIE and JOAN ELIZABETH DAVIS-GHANIE, the GRANTORS, as Co-Trustees of the John Mohamed Ghanie and Joan Elizabeth Davis-Ghanie Living Trust UTD December 28, 2001.

Whose mailing address is 756 Vernon Ave., Venice , CA 90291;

TO

SHARON ETORIA, a married woman as her sole and separate property

The Grantors, for and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00) and other good and valuable considerations to Grantors paid by Grantee, the receipt of which is hereby acknowledged, hereby convey and quitclaim to the Grantee all of that property situate in St. Lucie County, State of **Florida**, viz:

Lot 5, Block 1616, of Port St. Lucie, Section Twenty Three, a Subdivision according to the Plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida. Assessor's Parcel Number: 3420-610-0714-000/0

MORE commonly known as: 1525 S.W. Gatlin Blvd., Port St. Lucie, FL.

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

The land described herein (You must make a selection):

_____ is homestead property of the said Grantors

__X__ is ***NOT*** homestead property of the said Grantors

Full power and authority are conferred upon the then-acting Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustee full rights of ownership as authorized and contemplated by §689.071, Florida Statutes.

In witness whereof, the said Grantors have signed and sealed these presents the day and year first above written.

John Mohamed Ghanie, Trustee
JOHN MOHAMED GHANIE

Joan Elizabeth Davis-Ghanie, Trustee
JOAN ELIZABETH DAVIS-GHANIE

Signed, sealed and delivered in the presence of:

Printed Name: RICK NELSON

Printed Name: JANI NELSON

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

The foregoing instrument was acknowledged before me on this 15 day of October, 2009, by JOHN MOHAMED GHANIE and JOAN ELIZABETH DAVIS-GHANIE.

NOTARY PUBLIC (State of California)

Personally Known _____ OR Produced Identification X

Type of Identification Produced: Calif D.L.

RICHARD D. NELSON
Commission # 1860082
Notary Public - California
Ventura County
My Comm. Expires Aug 31, 2013

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2989940 OR BOOK 2738 PAGE 632, Recorded 01/11/2007 at 09:19 AM
Doc Tax: $0.70

Return to:
John Ghanie and Joan Ghanie
756 Vernon Avenue
Venice, CA 90291
This instrument was prepared by:
John Ghanie and Joan Ghanie
756 Vernon Avenue
Venice, CA 90291

Parcel ID #: 3420-610-0714-000/0 and 3420-610-0715-000/7

QUITCLAIM DEED

THIS INDENTURE, executed this 4TH day of JANUARY 200 7 by the Grantors, **John Ghanie** and **Joan Ghanie, his Wife**, whose address is 756 Vernon Avenue, Venice, CA 90291; hereby remise, release and forever quitclaim all interest (100%) to **The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, UTD, December 28, 2001, John Mohamed Ghanie** and **Joan Elizabeth Davis-Ghanie, Trustees**, Grantee, whose mailing address is 756 Vernon Avenue, Venice, CA 90291.

WITNESSETH

That the said Grantor, for and in consideration of the sum of ten dollars ($10.00) in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said Grantee and Grantee's heirs, successors forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in County of **St. Lucie**, State of Florida, to wit:

Lots 5 and 6, Block 1616, of PORT ST. LUCIE SECTION TWENTY THREE, a Subdivision according to the Plat thereof, recorded in Plat Book 13, pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

Commonly known as: Unimproved parcels at 1517 and 1525 S.W. Savage Boulevard, in the County of St. Lucie, State of Florida

Subject to easements, restrictions, reservations, and limitations of record, if any.

This deed confers and the Grantee named herein, pursuant to F.S. 689.071, is hereby vested with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Print: J.E. DeCarlo

Print: Estella Burnett

John Ghanie, Grantor

Joan Ghanie, Grantor

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On 1-4-07 (Date) before me, BRUCE MICHAEL FRIEDMAN NOTARY PUBLIC (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared JOHN GHANIE AND JOAN GHANIE (Name(s) of Signer(s))

—

☐ personally known to me

☑ (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

BRUCE MICHAEL FRIEDMAN
Commission # 1673457
Notary Public - California
Los Angeles County
My Comm. Expires Jun 8, 2010

Place Notary Seal Above

Bruce Michael Friedman
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: QUIT CLAIM DEED

Document Date: 1-4-07 Number of Pages: 1

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: JOHN GHANIE AND JOAN GHANIE

☑ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing: SELVES

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name:

☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 2006 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 Item No. 5907 Reorder: Call Toll-Free 1-800-876-6827

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4829460 OR BOOK 4568 PAGE 1553, Recorded 03/10/2021 10:19:08 AM Doc Tax: $420.00

Prepared by and return to:

Warren & Grant, PA
4800 N. Federal Hwy Suite A-205
Boca Raton, FL 33431
561-681-9494
File Number: **1653.0037**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **February, 2021** between **William M. Kenney and Gayle A. Kenney, husband and wife** whose post office address is **1719 Azul Vista, San Marcos, CA 92078**, grantor, and **HAREDO Realty Advisors, Inc.a Florida corporation** whose post office address is **2539 SW Greenwich Way, Palm City, FL 34990**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

PORT ST LUCIE-SECTION 23- BLK 1616 LOT 7 (MAP 43/12S) (OR 263-200)

Parcel Identification Number: 3420-610-0716-000-4

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Noelle Kenney

Witness Name: Kim Murphy

Witness Name: Kim Murphy

Witness Name: Noelle Kenney

William M. Kenney (Seal)

Gayle A. Kenney (Seal)

State of _____
County of _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 22nd day of February, 2021 by William M. Kenney and Gayle A. Kenney, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

PLEASE SEE ATTACHED CALIFORNIA CERTIFICATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On Feb. 23rd, 2021 before me, Raul Martinez - Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared William M. Kenney
Name(s) of Signer(s)
Gayle A. Kenney,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RAUL MARTINEZ
Commission No. 2299360
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires July 29, 2023

Signature Raul Martinez
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Ack.
Document Date: 02/23/2021 Number of Pages: 1
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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Prepared by and Return to: (enclosed self addressed stamped envelope)
2003-5-217

Name: Stewart Title of Martin County, Inc.
Courthouse Box 6452
Address: 1111 SE Federal Hwy. Suite 128
Stuart, FL 34994

Property Appraisers Parcel Identification (Folio) Number(s):
3420-610-0717-000/1

WARRANTY DEED
INDIVID. TO INDIVID.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 31st day of May A.D. 2003 by JAMES F. ROONEY, as Trustee of the James F. Rooney Revocable Living Trust dated 4-23-99 and individually hereinafter called the grantor, to HAREDO REALTY ADVISORS, INC., a Florida Corporation whose post office address is, 5332 SW Orchid Bay Dr PalmCity Fl 34990 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $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, State of Florida, viz:

Lot 8, Block 1616, PORT ST. LUCIE SECTION TWENTY THREE, according to the Plat thereof, recorded in Plat Book 13, page 29, 29A through 29D, Public Records of St. Lucie County, Florida.
Grantor hereby certifies that subject property is vacant and unimproved

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Renata R Marelk
Witness:

Renate R Marelk
Printed Name:

Jennifer A Remington
Witness:

Jennifer A. Remington
Printed Name:

James F. Rooney
JAMES F. ROONEY as Trustee and Individually
Seller
Address:

Seller
Address:

STATE OF RI
COUNTY OF Providence

The foregoing instrument was acknowledged before me this 4th day of June 2003 by JAMES F. ROONEY, as Trustee of the James F. Rooney Revocable Living Trust dated 4-23-99 who produced RI DRIV95416 22536 as identification and who did not take an oath.

Notary Public, State and County Aforesaid

Vivian Woolf-Marella
Notary Signature
VIVIAN WOOLF-MARELLA, Notary Public
My Commission Expires 8/5/2006
Printed Notary Signature
My Commission Expires:

SEAL

Doc Assump: $ 0.00
Doc Tax : $ 115.50
Int Tax : $ 0.00

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2227540 OR BOOK 1742 PAGE 2703
Recorded:06/27/03 15:55

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5116846 OR BOOK 4909 PAGE 2805, Recorded 11/01/2022 03:13:42 PM Doc Tax: $1400.00

Prepared by and return to:

Warren & Grant, P.A.
4800 N. Federal Hwy Suite A-205
Boca Raton, FL 33431
561-681-9494
File Number: **1653.0038-3**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **27th** day of **October, 2022** between **Beate Ajjan an unremarried widow** whose post office address is **352 16th Street, Brooklyn, NY 11215**, grantor, and **HAREDO Realty Advisors, Inc., a Florida corporation** whose post office address is **2539 SW Greenwich Way, Palm City, FL 34990**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Parcel Identification Number: 3420-610-0718-000-8

and

Lot 9, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

and

Lot 10, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 3420-610-0719-000-5

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: NANCY DENNIGAN

Witness Name: Marta Guay

Beate Ajjan (Seal)

State of NEW YORK
County of KINGS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 27th day of October, 2022 by Beate Ajjan, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Richard Guay

My Commission Expires: March 8, 2026

RICHARD GUAY
Notary Public, State of New York
No. 02GU4961717
Qualified in Kings County
Commission Expires MAR 8, 2026

CITY OF
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Haredo Realty Advisors, Inc. and Ghanie, John & Joan

Variance

Project No. P26-036

Planning and Zoning Board Meeting
Sofia Trail, Planner I
May 5, 2026

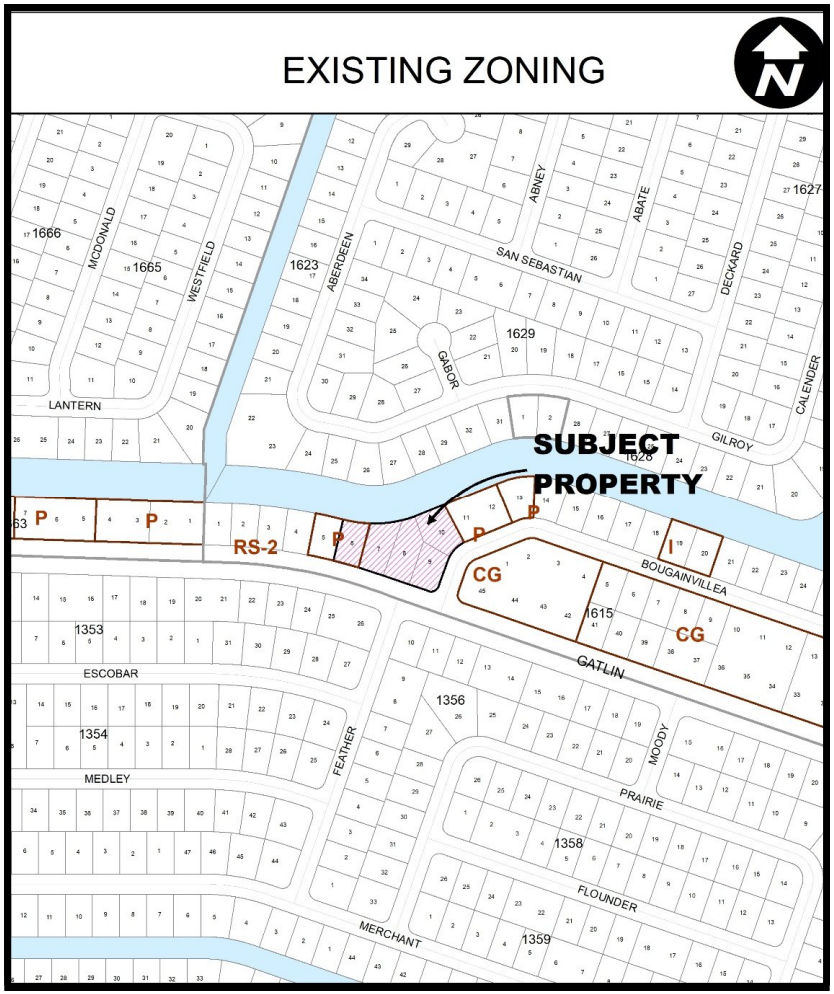
Request Summary

Applicant/Agent:	Edward McDonald, Thomas Engineering Group
Property Owners:	The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Lot 6) Haredo Realty Advisors, Inc. (Lots 7-10)
Location:	Northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard
Request:	A request to grant a variance to the building rear setback requirements and the landscaping requirements for a proposed retail development.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Drainage right-of-way	RL	RS-2
South	Pedestrian pathway	OSR	RS-2
East	Undeveloped	ROI	P/RS-2
West	Offices	ROI	P

RL – Low-Density Residential, ROI – Residential/Office, RS-2 – Single-Family Residential, OSR – Open Space Recreation, P – Professional



Variance Requests

1. A variance of 14.6 feet from the building rear setback requirements.
2. A variance to the requirement of landscaping along the outside of the architectural wall, which is proposed 10 feet from the rear property line, and a variance of 2 trees and 154 shrubs of perimeter landscaping required along the northern boundary of the subject property.

Code Requirements

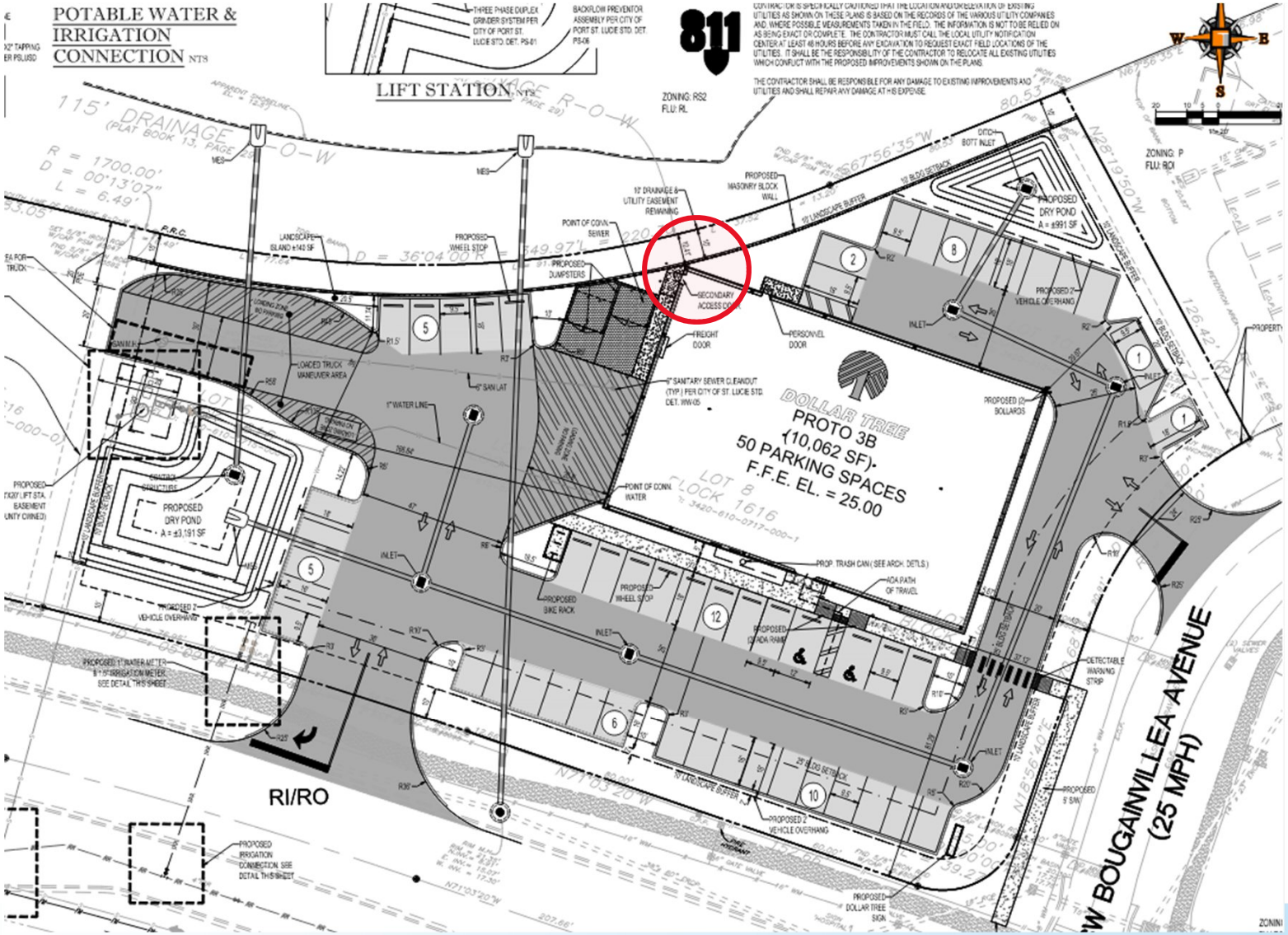
- *Section 158.155(J)(1) – min. rear building setback is 25 feet*
- *Section 154.03(I)(5) – landscaping may encroach max. 10 feet into a 20-foot drainage easement*
- *Section 154.03(C)(5)(b) – landscape buffers adjacent to a right-of-way require an area outside of the wall for landscaping/maintenance*
- *Section 154.03(C)(5)(c) – each landscape buffer strip shall have 1 tree planted every 30 feet and 1 shrub planted every 2 feet*

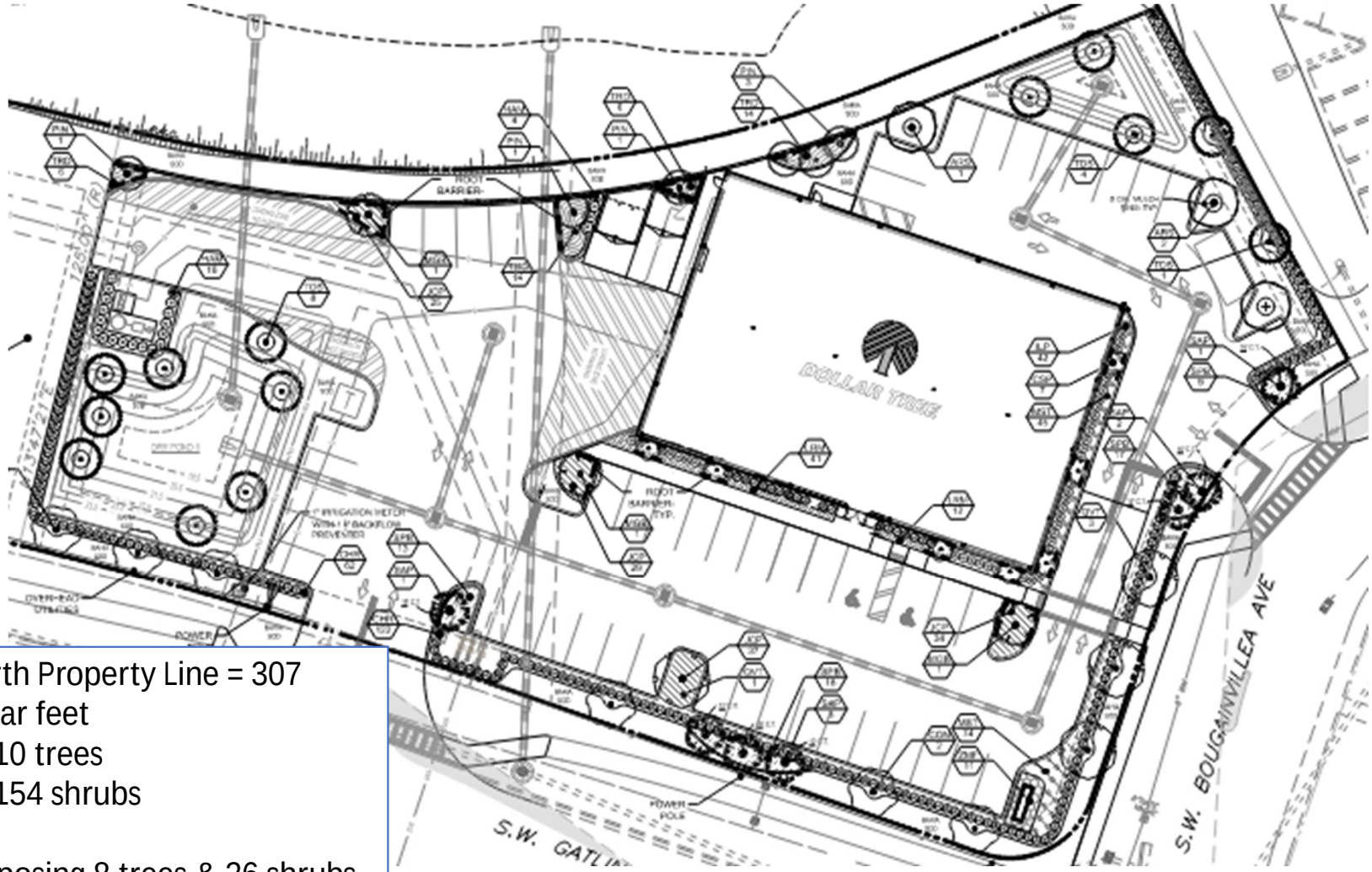
Project Background

- The following applications were submitted concurrently with the variance request:
  - (P25-217) – request to rezone lots 5-10 to the Limited Mixed Density (LMD) Zoning District
  - (P25-219) – request for a special exception use to allow a retail use that exceeds 50% of the buildings gross floor areas and exceeds 5,000 square feet

- The property owners have entered into a unified control agreement to rezone and develop all 6 lots. The proposed conceptual plans indicate that there are currently no development plans for lot 5.

- At time of site plan, the owners will need to submit an application to the City Council to abandon 10 feet of the 20-foot drainage easement along the rear boundary of the subject property and lot 5.


POTABLE WATER & IRRIGATION CONNECTION NTS
LIFT STATION NTS
811
ZONING: RS2
FLU: RL
115' DRAINAGE (PLAT BOOK 13, PAGE 28) R-O-W
12' DRAINAGE & UTILITY EASEMENT REMAINING
PROPOSED MASONRY BLOCK WALL
PROPOSED DRY POND A = ±931 SF
PROPOSED WHEEL STOP
PROPOSED DUMPSTERS
SECONDARY ACCESS GATE
FREIGHT DOOR
PERSONNEL DOOR
LOADED TRUCK MANEUVER AREA
4" SAN LAT
1" WATER LINE
4" SANITARY SEWER CLEANOUT (TYP.) PER CITY OF ST. LUCIE STD. DET. WW-05
DOLLAR TREE
PROTO 3B
(10,062 SF)-
50 PARKING SPACES
F.F.E. EL. = 25.00
PROPOSED (2) BOLLARDS
PROPOSED DRY POND A = ±3,191 SF
PROP. TRASH CAN (SEE ARCH. DETLS.)
ADA PATH OF TRAVEL
PROPOSED BIKE RACK
PROPOSED 2' VEHICLE OVERHANG
PROPOSED 1" WATER METER & 1" IRRIGATION METER SEE DETAIL THIS SHEET
PROPOSED IRRIGATION CONNECTION SEE DETAIL THIS SHEET
RI/RO
DETECTABLE WARNING STRIP
PROPOSED 5' SW
PROPOSED DOLLAR TREE SIGN
W BOUGAINVILLEA AVENUE (25 MPH)
ZONING: P
FLU: RCI



North Property Line = 307 linear feet

- 10 trees
- 154 shrubs

Proposing 8 trees & 26 shrubs

Planning and Zoning Board Action Options

If the Board finds that the variance application(s) are consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to approve the variance(s)
- Motion to approve the variance(s) with the following condition:
  - *The variances will expire one (1) year of approval if 10 feet of the 20-foot drainage easement is not abandoned by the City Council.*

If the Board finds that the variance application(s) are 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.

Outlook

Variance opposition P26-036

From signaturemom <signaturemom@comcast.net>
Date Wed 4/29/2026 3:39 PM
To Sofia Trail <strail@cityofpsl.com>

My husband and I have lived in the same home in Port St. Lucie for 37 years. Our home is about a block south of Gatlin Boulevard, so we have witnessed the many changes and projects in this area. Most of the growth along this corridor is attractive and was designed in compliance with planning and zoning laws in place ar the time.

These applicable laws were developed to insure a seamless transition from existing residential properties to a more diverse set of uses along the Gatlin corridor. But variances should be granted only if there are special, unique and sometimes unavoidable circumstances- not just for convenience.

A variance to eliminate approximately 15 feet of a required 25 foot setback requirement is a SUBSTANTIAL request and is truly divergent from what planners envisioned necessary for this type of construction. Since this project has not even broken ground, there is ample opportunity to redesign the Dollar Tree structure to comply with current setback requirements.

Over the decades, many businesses have had to come into compliance with our requirements. Our past planning boards have insisted that unless there is a very compelling argument, variances are not just handed out to all that apply.

Please oppose this variance and require compliance with the existing setback requirement. Thank you for reading.

Signe Goodnough
Resident of Port St. Lucie since 1989

Sent from my Galaxy

Agenda Summary

2026-402

Agenda Date: 5/5/2026 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-217 Dollar Tree - Gatlin and Bougainvillea - Limited Mixed Density (LMD) Rezoning

Location: The project is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.

Legal Description: Port St. Lucie Section Twenty Three, Block 1616, Lots 5-10 (Plat Book 13, Pages 29, 29A-29D)

This is a request to rezone lots 5 through 10 to the Limited Mixed Density (LMD) Zoning District.

Submitted By: Sofia Trail, Planner I, Planning and Zoning Department

Executive Summary: The applicant Edward McDonald of Thomas Engineering Group has submitted a request on behalf of the property owners to rezone lots 5 through 10 to the Limited Mixed Density (LMD) Zoning District. The parcels have a Residential/Office (ROI) future land use designation and are within Conversion Area 2. The owner of lot 5, Sharon Etoria, the owner of lot 6, the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, and the owner of lots 7 through 10, the Haredo Realty Advisors, Inc., have entered into a recorded unified control agreement to rezone and develop all six parcels as one project.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the rezoning request and vote to recommend approval, approval with conditions, or denial to the City Council.

Background: Refer to the staff report.

Issues/Analysis: The rezoning request complies with the direction and intent of the City's Comprehensive Plan and Conversion Manual. The LMD Zoning District is compatible with the ROI future land use classification per Policy 1.1.4.13 of the Future Land Use Element.

Special Consideration: The LMD concept plan does not comply with the building setback and landscaping requirements as stated in the City's Code of Ordinances. A concurrent variance application (P26-036) to these requirements was submitted with the rezoning application.

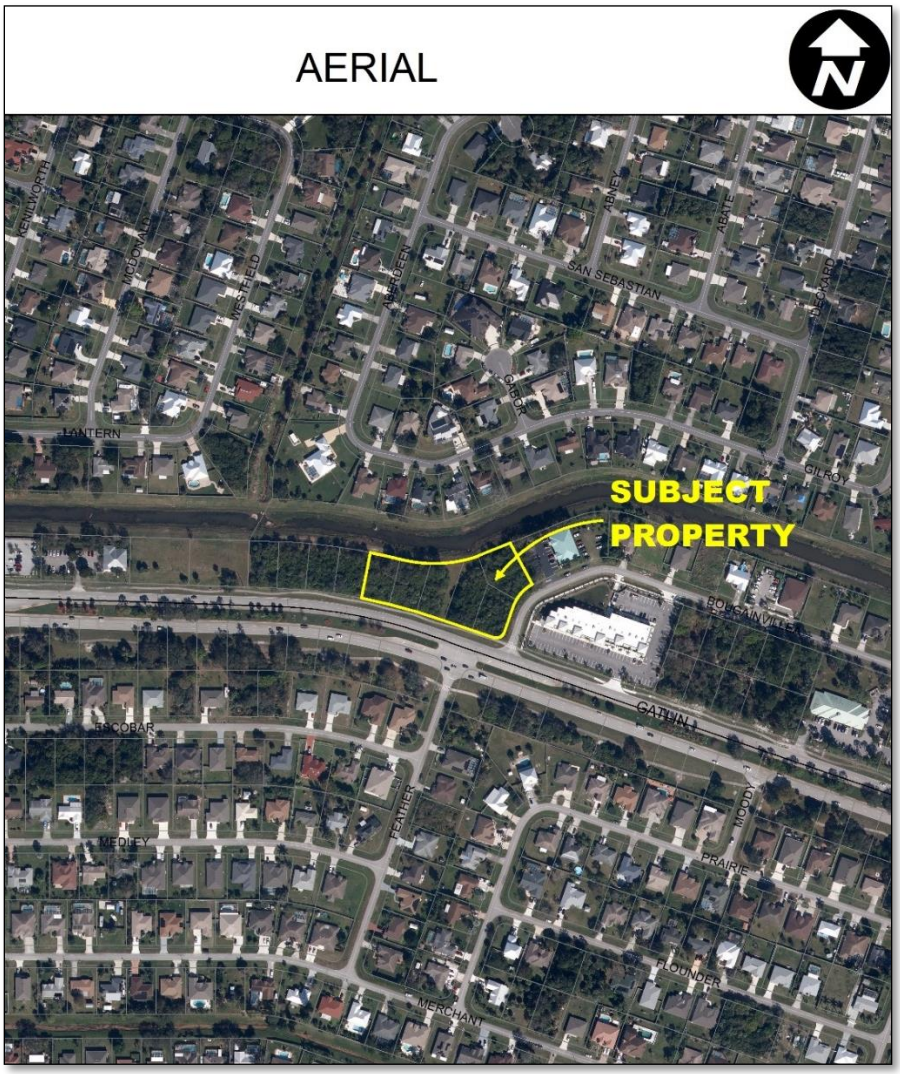
Location of Project: The project is generally located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard.

Attachments:

1. Staff Report

2. LMD Concept Plan
3. Preliminary Landscape Plan
4. Building Elevations
5. Recorded Unity of Control
6. Application and Agent Authorization Letters
7. Warranty Deeds
8. Staff Presentation

Dollar Tree – Gatlin and Bougainvillea
Rezoning
P25-217



SUMMARY

Applicant's Request:	An application to rezone lots 5 through 10 to the Limited Mixed Density (LMD) Zoning District.
Applicant/Agent:	Edward McDonald, Thomas Engineering Group, LLC
Property Owners:	Sharon Etoria (Lot 5) The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Lot 6) Haredo Realty Advisors, Inc. (Lots 7-10)
Location:	Northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard
Project Planner:	Sofia Trail, Planner I

Project Description

Edward McDonald of Thomas Engineering Group has submitted a rezoning application on behalf of Haredo Realty Advisors, Inc., the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Ghanie Living Trust), and Sharon Etoria. The proposal seeks to change the zoning of the subject properties to Limited Mixed Density (LMD). Currently, Lots 5 and 6, owned by Sharon Etoria and the Ghanie Living Trust, are designated as Professional (P) Zoning District, while Lots 7 through 10 are under the Single-Family Residential (RS-2) Zoning District. The property owners have entered into a recorded unified control agreement to rezone the properties and develop them as one project. The properties are located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard and are legally described as Port St. Lucie, Section 23, Block 1616, Lots 5 through 10.

The properties are located within Conversion Area 2 and meet all the depth, frontage, and curb-cut requirements as outlined in the Conversion Manual. The LMD concept plan proposes a 10,062-square-foot Dollar Tree building and 50 parking spaces on the site. Access to the property is planned via SW Bougainvillea Avenue and SW Gatlin Boulevard, with the main patron entrance positioned at the front of the building facing south. Lot 5 is to remain undeveloped, however a driveway to lot 5 is proposed on the concept plan for future development.

The proposed development plan does not meet the rear building setback requirement and there is no 10-foot-wide perimeter landscape buffer along the rear of the property. A variance application (P26-036) to these requirements has been submitted concurrently with this application, along with a special exception use (P25-219) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on April 23, 2026, and the file was included in the ad for the Planning & Zoning Board's agenda.

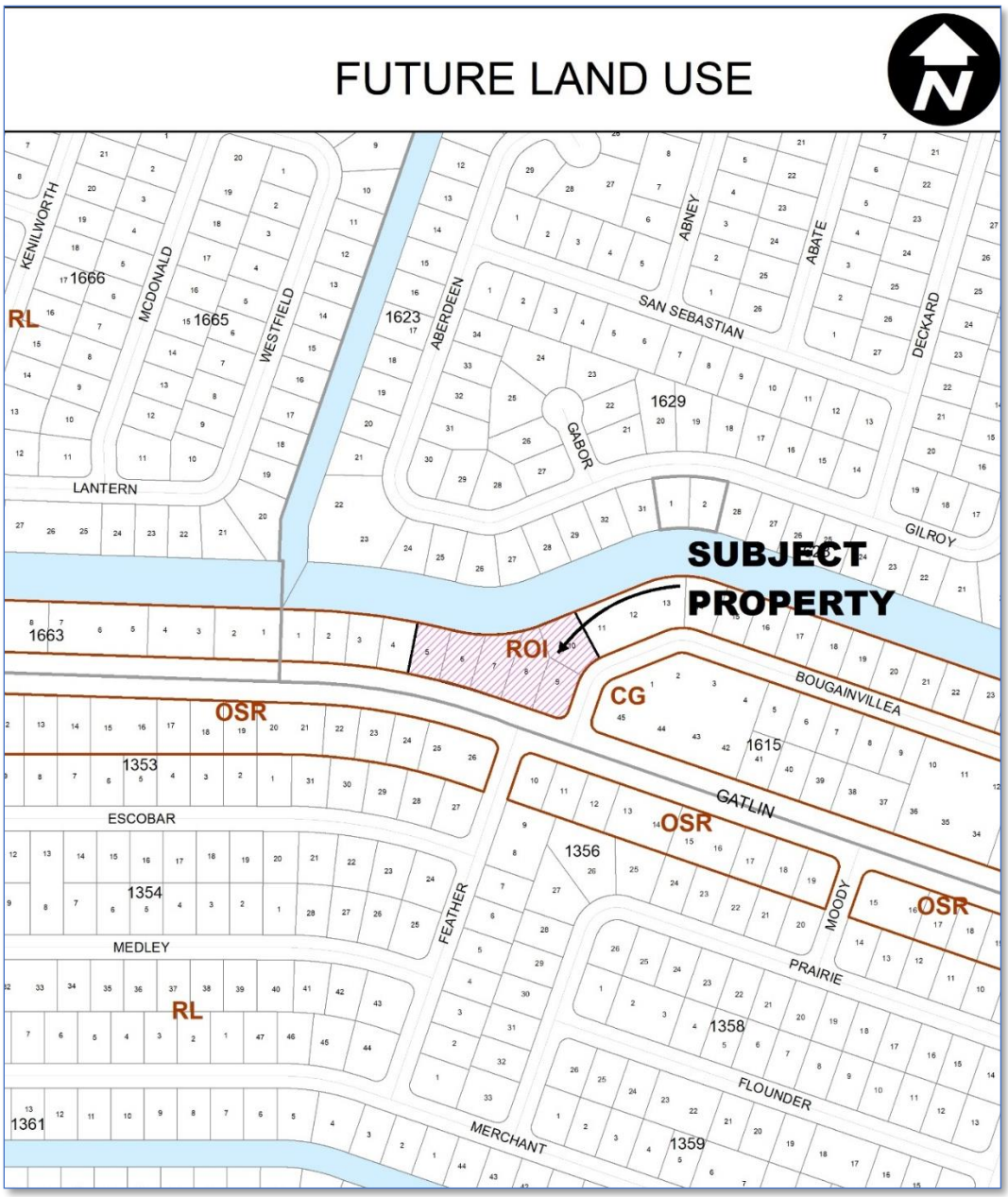
Location and Site Information

Parcel Number(s):	3420-610-0714-000-0 (Lot 5) 3420-610-0715-000-7 (Lot 6), 3420-610-0716-000-4 (Lot 7), 3420-610-0717-000-1 (Lot 8), 3420-610-0718-000-8(Lot 9), and 3420-610-0719-000-5 (Lot 10)
Property Size:	+/- 1.59 acres
Legal Description:	Port St. Lucie Section 23, Block 1616, Lots 5-10
Future Land Use:	ROI (Residential/Office)
Existing Zoning:	Lots 5-6 (P – Professional) Lots 7-10 (RS-2 – Single-Family Residential)
Existing Use:	Undeveloped
Requested Zoning:	LMD (Limited Mixed Density)
Proposed Use:	Retail

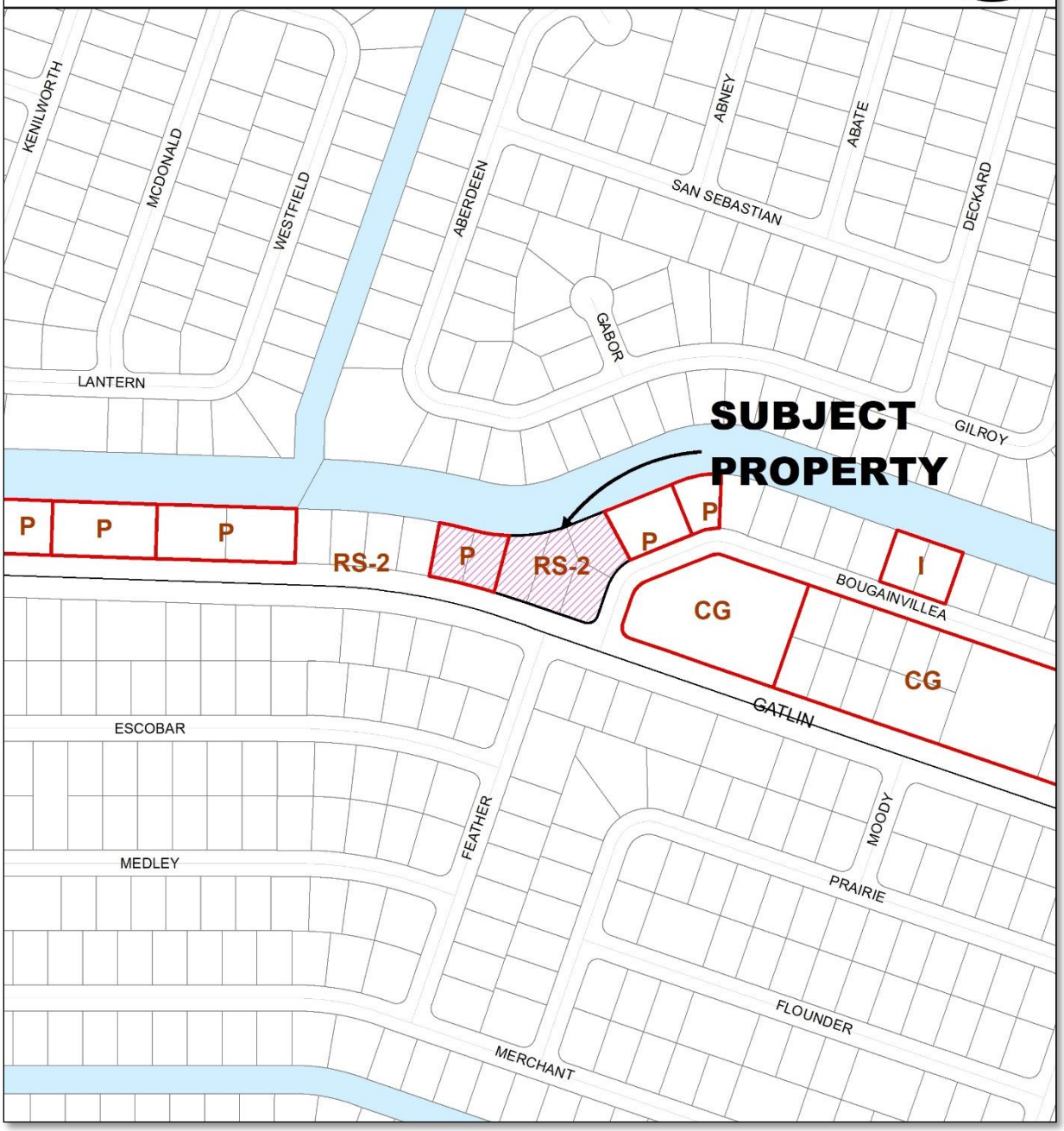
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Drainage right-of-way
South	OSR	RS-2	Pedestrian pathway
East	ROI	RS-2	Undeveloped
West	ROI	P	Offices

RL – Low-Density Residential, ROI – Residential/Office, RS-2 – Single Family Residential, OSR – Open Space Recreation, P – Professional



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policies 1.1.4.2 and 1.1.4.13): Policy 1.1.4.2 of the Future Land Use Element states the City shall provide the ROI Future Land Use Designation as a mixed-use category to serve along major corridors as transitional land uses between more intensive commercial areas. In addition, the proposed rezoning is consistent with Policy 1.1.4.13 in which the Limited Mixed Density (LMD) Zoning District is listed as a compatible zoning district under the Residential/Office (ROI) Future Land Use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
ROI (Residential/Office)	P (Professional), **LMD (Limited Mixed Density)**, RM-5 (Multiple-Family Residential), or Residential PUD (Planned Unit Development) between 5-11 units per acre

ZONING REVIEW

***Applicant's Justification Statement*:** The applicant requests to rezone from RS-2 (Single-Family Residential) and P (Professional) zoning districts to LMD (Limited Mixed Density) for retail use on the parcel.

Staff Analysis: The applicant's request to rezone the subject properties to the LMD zoning district aligns with the Future Land Use Element of the City's Comprehensive Plan, as well as the Conversion Manual. The entirety of the block carries a ROI land use designation and the current zoning of lots 7 through 10 does not correspond with the future land use designation. While lots 5 and 6 are presently consistent with the future land use classification, they must be rezoned to LMD to accommodate the proposed development.

The LMD concept plan includes the development of lots 6 through 10, with lot 5 reserved as an undeveloped parcel for potential future development. Rezoning only lot 6 to LMD would create a nonconforming parcel within the P Zoning District; however, lot 6 is integral to the building footprint and overall design concept. Incorporating lot 5 under unified control and within the project scope would ensure consistency with both the Future Land Use Element of the City's Comprehensive Plan and the Conversion Manual.

Four parcels to the west have retained RS-2 zoning, while the remainder of the block, extending toward SW Import Drive, is zoned P. Block 1615, situated between SW Gatlin Boulevard and SW Bougainvillea Avenue, holds a CG (General Commercial) zoning classification. The area north of SW Bougainvillea Avenue features an office building, daycare center, and single-family residences.

Although the rezoning request is consistent with the City's Comprehensive Plan, the conceptual plan does not meet the City's Code in regard to building setback and landscaping requirements. The conceptual plan is contingent upon the granting of variances.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	2	
Is all property within planning area?	Yes	
Type of Conversion Area	ROI	
Proposed rezoning	LMD	
Will rezoning result in isolation of lots?	No	
Has Unity of Title or Unity of Control been submitted?	Yes, a unified control agreement between all property owners was recorded with St. Lucie County.	
	Required	**Proposed**
Minimum Frontage	160'	+/- 395' southern frontage and +/- 90' eastern frontage
Minimum Depth	Entire conversion area perpendicular to the street	Entire depth of lots 5-10
Landscape Buffer Wall	An architectural wall is proposed 10 feet from the rear property line. The wall encroaches a 20-foot drainage easement and will require the applicant to apply for an abandonment of 10 feet of the easement at time of site plan application.	

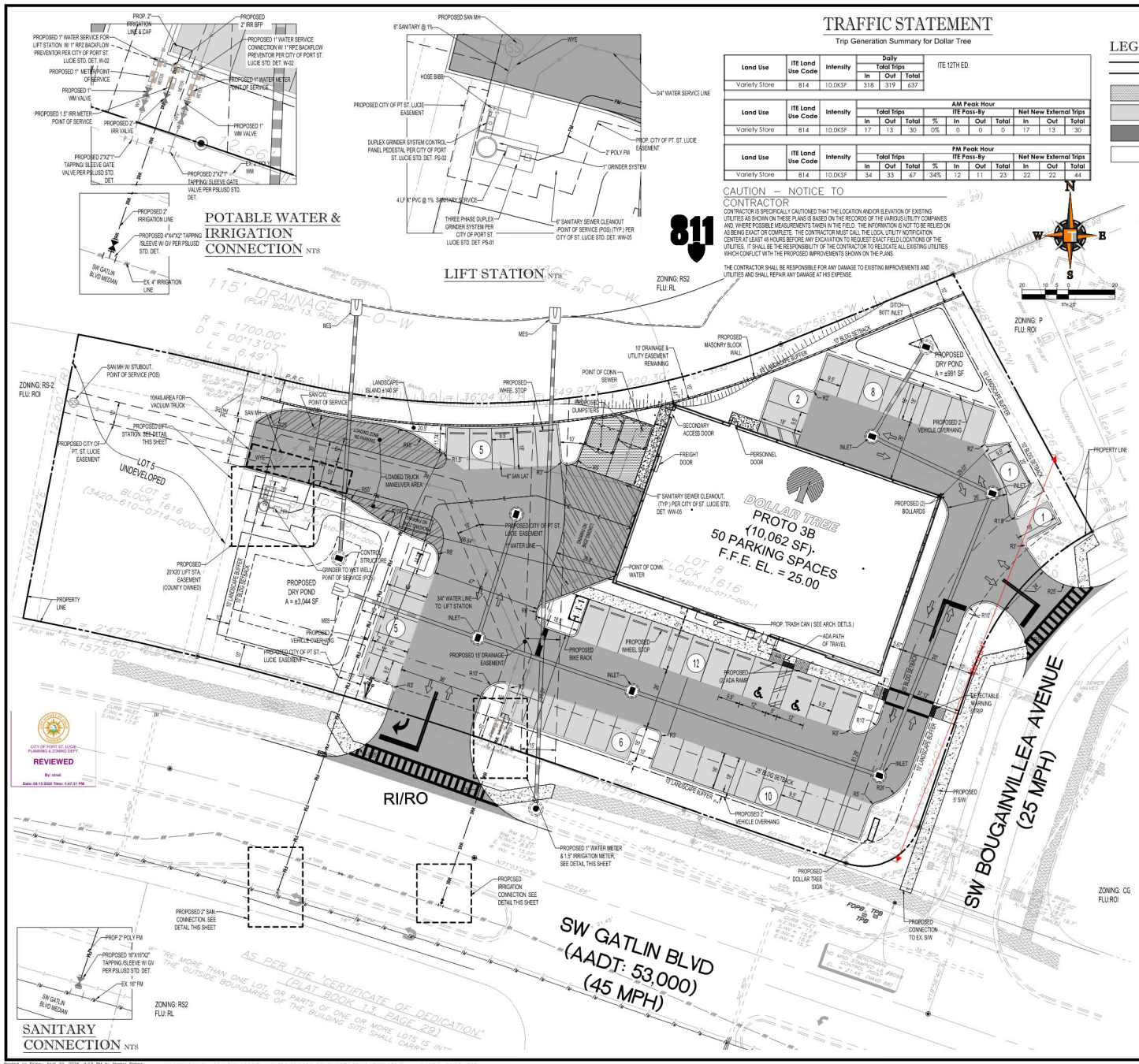
STAFF RECOMMENDATION

Staff finds the application to be consistent with policies 1.1.4.2. and 1.1.4.13. of the City's Comprehensive Plan and the Conversion Manual.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with the following condition:
  At time of site plan application, documentation confirming that the abandonment of easement application has been submitted must be provided.
- 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.



TRAFFIC STATEMENT

Trip Generation Summary for Dollar Tree

Land Use	ITE Land Use Code	Intensity	Daily Total Trips In	Daily Total Trips Out	Daily Total Trips Total
Variety Store	814	10.0KSF	318	319	637

ITE 12TH ED.

Land Use	ITE Land Use Code	Intensity	AM Peak Hour Total Trips In	Out	Total	%	ITE Pass-By In	Out	Total	Net New External Trips In	Out	Total
Variety Store	814	10.0KSF	17	13	30	0%	0	0	0	17	13	30

Land Use	ITE Land Use Code	Intensity	PM Peak Hour Total Trips In	Out	Total	%	ITE Pass-By In	Out	Total	Net New External Trips In	Out	Total
Variety Store	814	10.0KSF	34	33	67	34%	12	11	23	22	22	44

LEGEND:

PROPERTY LINE
PROPOSED BUILDING
PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C4-0 FOR DETAIL)
PROPOSED STANDARD-DUTY ASPHALT PAVEMENT
PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
EXISTING SIDEWALK CONCRETE PAVEMENT
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE PAVEMENT
PROPOSED PARKING SPACE COUNT
PROPOSED LIGHT POLE
PROPOSED TYPE "D" CURB
PROPOSED DIRECTIONAL ARROWS (FOR SITE PLAN ONLY. DO NOT PAINT)

SITE DATA

TOTAL SITE AREA:	1.59 AC (69,390 SF)
SITE ADDRESS:	TBD PORT ST. LUCIE, FL 33572
PARCEL ID:	3420-610-0714-000-0, 3420-610-0715-000-7,3420-610-0716-000-4, 3420-610-0717-000-1, 3420-610-0718-000-8, 3420-610-0719-000-5
JURISDICTION:	CITY OF PORT ST. LUCIE
EXISTING ZONING DISTRICT:	RS-2 - SINGLE FAMILY RESIDENTIAL 2 & P - PROFESSIONAL
PROPOSED ZONING:	LMD-LIMITED MIXED USE
FUTURE LAND USE:	ROI - RESIDENTIAL OFFICE INSTITUTIONAL
PROPOSED USE:	RETAIL (DOLLAR TREE

	ALLOWED	PROPOSED
F.A.R. MAX:	0.75	0.17
HEIGHT MAX:	35'	26'-8"
IMPERVIOUS MAX:	80%	64.45%
PERVIOUS MIN:	20%	35.55%

SITE AREA BREAKDOWN:	EXISTING	PROPOSED
IMPERVIOUS AREA:	-	43,109 SF (0.99 AC) - 62.13%
BUILDING AREA	-	10,062 SF (0.23 AC) - 14.50%
ASPHALT PAVEMENT	-	30,050 SF (0.69 AC) - 43.31%
CONC. S/W, DUMPSTER	-	1,754 SF (0.04 AC) - 2.53%
CONCRETE CURB/RET WALL	-	1,243 SF (0.02 AC) - 1.79%
PERVIOUS AREA (TOTAL):	69,390 SF (1.59 AC) - 100%	26,281 SF (0.60 AC) - 37.87%
GREEN SPACE	69,390 SF (1.59 AC) - 100%	22,163 SF (0.51 AC) - 31.94%
POND	-	4,118 SF (0.09 AC) - 5.93%
TOTAL	69,390 SF (1.59 AC) - 100%	69,390 SF (1.59 AC) - 100%

LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT (S)	10'	10'
SIDE (E)	10'	10'
SIDE (W)	10'	10'
REAR (N)	15'	*10'
		*(VARIANCE APPROVAL REQUIRED)

SETBACKS:	REQUIRED	PROPOSED
FRONT (S)	25'	81.29'
SIDE (E)	25'	37.12'
SIDE (W)	10'	166.64'
REAR (N)	25'	*10.41'
		*(VARIANCE APPROVAL REQUIRED)

PARKING RATIO:	REQUIRED	PROVIDED
DOLLAR TREE (1/200)	50 SPACES	50 SPACES (INCLUDING 2 ADA)

LEGAL DESCRIPTION:

LOT 5 & 6, BLOCK 1616, OF PORT ST. LUCIE SECTION TWENTY THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 29, 29A THROUGH 29D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOTS 7 THROUGH 10, BLOCK 1616, PORT ST. LUCIE SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 29, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA

TREE VERIFICATION STATEMENT:

THERE ARE NO PROTECTED TREES (12" DBH OR GREATER) ON-SITE.

FEMA MAP INFORMATION:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0275J (CITY OF PORT ST. LUCIE 120287), DATED FEBRUARY 16, 2012.

DATUM NOTE

- BENCHMARK USED: CITY OF PORT ST. LUCIE MAG NAIL AND DISK STAMPED "PSL 1905", ELEVATION 23.55', 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88).
- HORIZONTAL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY MAP ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM, EAST ZONE 83/90 NORTH AMERICAN DATUM, 2011 ADJUSTED, DERIVING A BEARING OF N71°03'20"W IS ALONG THE CENTERLINE OF SW BOUGAINVILLEA AVENUE. - AS SHOWN ON SURVEY

PSLUSU #11-448-00

CITY OF PORT ST. LUCIE PROJECT NO. P25-217

THOMAS ENGINEERING GROUP
CIVIL ENGINEERING - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309
1502 W. FLETCHER AVE. SUITE 101 TAMPA, FL 33612
840 SE OSCEOLA STREET STUART, FL 34994
P: 772-888-3138
P: 813-379-4100
P: 954-202-7000

THE INFORMATION, DATA OR OBJECT OF THIS PLAN ARE PROPRIETARY AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THOMAS ENGINEERING GROUP, LLC

REVISIONS

REV	DATE	COMMENT	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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www.callsunshine.com

CONCEPTUAL PLAN

PROJECT No.:	FT240046
DRAWN BY:	NR
CHECKED BY:	EMM
DATE:	11/05/2024
SCALE:	AS NOTED
CAD I.D.:	FT240046 LMD SP

PROJECT:
DOLLAR TREE - GATLIN BOUGAINVILLEA
PORT ST LUCIE, FL
FOR
DOLLAR TREE
CITY OF PORT ST LUCIE
ST LUCIE COUNTY

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

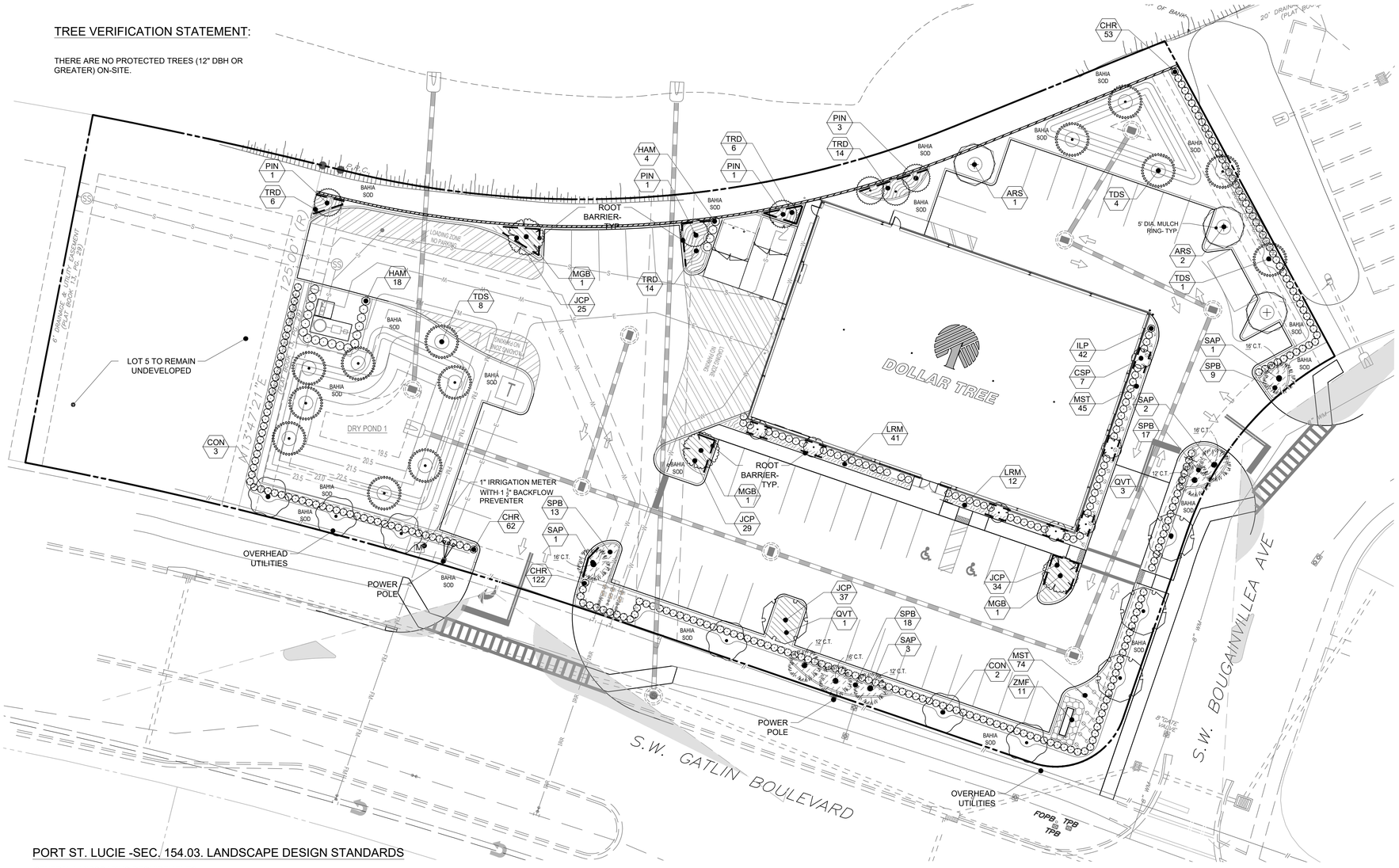
EDWARD M. McDONALD, P.E.
No. 71615
STATE OF FLORIDA
PROFESSIONAL ENGINEER
April 10, 2026
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27526

SHEET TITLE:
LMD CONCEPTUAL SITE PLAN
SHEET NUMBER:
LMD
OF ----

Printed on Friday, April 10, 2026, 4:13 PM by Nestor Palma

TREE VERIFICATION STATEMENT:

THERE ARE NO PROTECTED TREES (12" DBH OR GREATER) ON-SITE.



PSLUSD NOTES:

1) 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.
2) ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
3) 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.
4) TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
5) 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.

PORT ST. LUCIE -SEC. 154.03. LANDSCAPE DESIGN STANDARDS

GENERAL LANDSCAPING REQUIREMENTS:

THE FOLLOWING LANDSCAPING REQUIREMENTS SHALL APPLY TO ALL COMMERCIAL AREAS, MULTI-FAMILY RESIDENTIAL AREAS, INSTITUTIONAL AREAS, INDUSTRIAL AREAS, AND PLANNED UNIT DEVELOPMENTS. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO PLATTED SINGLE-FAMILY HOMES UNLESS OTHERWISE SPECIFICALLY STATED HEREIN. SEE SECTION 154.04 FOR REQUIRED LANDSCAPE MATERIAL STANDARDS.

1. SITE PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   a. A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING PROPERTIES, UNLESS INDICATED OTHERWISE.
   b. PROPERTIES WITH A DEPTH IN EXCESS OF 200 FEET HAVING A FRONT OR SIDE FACING PRIMA VISTA BOULEVARD, ST. JAMES DRIVE, OR PORT ST. LUCIE BOULEVARD SHALL PROVIDE A LANDSCAPE STRIP AT LEAST 15 FEET IN DEPTH.
   c. ONE TREE SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF RIGHT-OF-WAY OR ABUTTING PROPERTY, OR FRACTIONAL PART THEREOF. TREES MAY BE PLACED IN ANY ARRANGEMENT WITHIN THE LANDSCAPE STRIP PROVIDED THAT THE SPACING BETWEEN TREE TRUNKS IS NO GREATER THAN 50 FEET. A CONTINUOUS HEDGE SHALL EXTEND THE LENGTH OF THE LANDSCAPE STRIP. ONE SHRUB SHALL BE REQUIRED FOR EACH 2 LINEAR FEET AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.

   SW BOUGAINVILLEA AVE:

   172 L.F. / 30 L.F. = 6 TREES AND CONTINUOUS HEDGE REQUIRED
   6 TREES AND CONTINUOUS HEDGE PROVIDED

   SW GATLIN BLVD:
   (OVERHEAD POWERLINES)

   314 L.F. / 30 L.F. = 10 TREES AND CONTINUOUS HEDGE REQUIRED
   10 TREES AND CONTINUOUS HEDGE PROVIDED

   EAST PROPERTY LINE:

   60 L.F. / 30 L.F. = 2 TREES AND CONTINUOUS HEDGE REQUIRED
   2 TREES AND CONTINUOUS HEDGE PROVIDED

2. LANDSCAPE BUFFER STRIPS ARE AREAS WHERE A WALL OR FENCE IS REQUIRED IN ADDITION TO LANDSCAPING. ONE TREE, AT LEAST 14 FEET IN HEIGHT, SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF THE LANDSCAPED BUFFER STRIP, OR FRACTIONAL PART THEREOF. THE AREA INSIDE THE WALL SHALL HAVE AT LEAST ONE SHRUB FOR EACH 2 LINEAR FEET, OR FRACTIONAL PART THEREOF, AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED.

   NORTH PROPERTY LINE:

   307 L.F. / 30 L.F. = 10 TREES AND REQUIRED
   10 TREES AND PROVIDED

   WEST PROPERTY LINE:

   125 L.F. / 30 L.F. = 4 TREES AND REQUIRED
   4 TREES AND PROVIDED

3. A LANDSCAPE STRIP SHALL BE LOCATED AROUND THE PERIMETER OF A BUILDING THAT IS VISIBLE TO THE GENERAL PUBLIC, PATRONS, OR RESIDENTS, UNLESS NOTED OTHERWISE. LANDSCAPING SHALL BE DESIGNED TO BE COMPLEMENTARY TO THE BUILDING FAÇADE. TREE SPECIES SHALL BE A MINIMUM OF EIGHT FEET OVERALL HEIGHT WHEN PLANTED. SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. MINIMUM WIDTH REQUIREMENTS ARE AS FOLLOWS:

   MIN. 5 FEET WIDTH, ONE TREE OR PALM FOR EVERY 30 LINEAR FEET AND ONE SHRUB FOR EVERY TWO LINEAR FEET OF THE BUILDING'S PERIMETER.

   SOUTH BUILDING FACADE:

   122 L.F. / 30 L.F. = 4 TREES AND 61 SHRUBS REQUIRED
   4 TREES AND 61 SHRUBS PROVIDED

   EAST BUILDING FACADE:

   80 L.F. / 30 L.F. = 3 TREES AND 40 SHRUBS REQUIRED
   3 TREES AND 40 SHRUBS PROVIDED

4. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. WHEN USED FOR SCREENING PURPOSES THEY SHALL BE SPACED A MAXIMUM OF TWENTY-FOUR (24) INCHES ON CENTER AND SHALL BE MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID SCREEN WITHIN A MAXIMUM OF ONE (1) YEAR AFTER TIME OF PLANTING. IF WIDER GROWING PLANTS ARE USED, SPACING MAY BE INCREASED, BUT SHOULD PROVIDE A FULL APPEARANCE WITH ADJACENT PLANTS TOUCHING EACH OTHER. AT LEAST TWENTY-FIVE (25) PERCENT OF ALL SHRUBS SHALL BE NATIVE SPECIES.

   25% NATIVE SHRUBS REQUIRED
   95% NATIVE SHRUBS PROVIDED

5. TREE SPECIES SHALL BE A MINIMUM OF TWELVE (12) FEET OVERALL HEIGHT WHEN PLANTED WITH A MINIMUM FIVE-FOOT CROWN SPREAD. AT PLANTING, THE TREES SHALL HAVE A CALIPER OF AT LEAST TWO AND ONE-HALF (2.5) INCHES. PALM TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF TEN (10) FEET EXCEPT FOR CANARY ISLAND DATE PALM, EDIBLE DATE PALM, AND BISMARK PALM. CANARY ISLAND DATE PALM, EDIBLE DATE PALM, AND BISMARK PALM SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SIX (6) FEET. NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE REQUIRED TREES MAY BE PALM TREES.

   25% OF REQUIRED TREES TO BE PALMS- MAXIMUM
   15% OF PROPOSED TREES ARE PALMS

   USE OF NATIVE SPECIES SHALL BE ENCOURAGED. AT LEAST FIFTY (50) PERCENT OF ALL REQUIRED TREES SHALL BE A NATIVE SPECIES. AT LEAST TWENTY (20) PERCENT OF THE REQUIRED TREES SHALL BE FLOWERING TREES

   50% NATIVE TREES + 20% FLOWERING TREES REQUIRED
   85% NATIVE TREES + 20% FLOWERING TREES PROVIDED

6. PARKING LOT INTERIOR ISLANDS. PARKING BAYS SHALL HAVE A LANDSCAPE ISLAND LOCATED AT EACH END IN ORDER TO BREAK UP EXCESSIVELY LONG RUNS OF PARKING SPACES. EACH LANDSCAPE ISLAND SHALL HAVE AT LEAST ONE (1) SHADE TREE.

   10 PARKING LOT ISLANDS AND 10 TREES REQUIRED
   10 PARKING LOT ISLANDS AND 10 TREES PROVIDED

7. A MINIMUM OF FIFTY (50) PERCENT OF EACH REQUIRED PLANTING MATERIAL SHALL BE DROUGHT TOLERANT AS RECOGNIZED AS DROUGHT TOLERANT [MARKED BY *] IN APPENDIX C: CITY OF PORT ST. LUCIE APPROVED TREE LIST AND IN THE "WATERWISE SOUTH FLORIDA LANDSCAPES" PLANT GUIDE, PUBLISHED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AS AMENDED. EACH TYPE OF REQUIRED PLANTING MATERIAL, TREES, SHRUBS, AND GROUND COVER SHALL BE CALCULATED SEPARATELY, AND EACH TYPE SHALL MEET THE REQUIRED PERCENTAGE MINIMUM.

   50% DROUGHT TOLERANT TREES REQUIRED
   86% DROUGHT TOLERANT TREES PROVIDED

   50% DROUGHT TOLERANT SHRUBS REQUIRED
   95.5% DROUGHT TOLERANT SHRUBS PROVIDED

   50% DROUGHT TOLERANT GROUNDCOVERS REQUIRED
   82% DROUGHT TOLERANT GROUNDCOVERS PROVIDED

8. TREE SPECIES MIX. WHEN MORE THAN TEN (10) TREES ARE REQUIRED TO BE PLANTED TO MEET THE REQUIREMENTS OF THIS CODE, A MIX OF SPECIES SHALL BE PROVIDED. WHEN A MIX OF SPECIES IS REQUIRED, NO SINGLE SPECIES SHALL EXCEED A TWO (2) TO ONE (1) RATIO RELATIVE TO ALL OTHER INDIVIDUAL SPECIES.

   5 TREE SPECIES REQUIRED
   5 TREE SPECIES PROVIDED

Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2026.04.16 16:40:20 -04'00'

P25-217 – LMD Conceptual Landscape Plan
P25-219 SEU Conceptual Landscape Plan P
PSLUSU #11-448-00

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NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	04/16/26	BW

ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE • WATER FEATURES
401-A E. FAIRBANKS AVE. WINTER PARK, FLORIDA 32789
(407) 617-9998 OFFICE ALOHAPACIFICLLC@EMBARQMAIL.COM

STATE OF FLORIDA · GREGORY A. REYNOLDS · FL #LA0001568 · REGISTERED LANDSCAPE ARCHITECT

SCALE	AS NOTED	
DESIGNED BY	GR	
DRAWN BY	BW	
CHECKED BY	GR	

LANDSCAPE PLAN

DOLLAR TREE
SW GATLIN BLVD. & SW BOUGAINVILLEA AVE.
PORT ST. LUCIE FLORIDA

DATE 04/16/26
PROJECT NO. .
SHEET NUMBER L-1.0

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT
TREES						
	ARS	3	ACER RUBRUM 'SUMMER RED' / SUMMER RED MAPLE	FIELDGROWN, 3.5" CAL., 14` HT. X 5` SPD.	YES	NO
	CSP	7	CALLISTEMON SP. / RED CLUSTER BOTTLEBRUSH	15 GAL., 1.5" CAL., 8'- 9' HT. X 3' SPD., STANDARD	NO	YES
	CON	7	CONOCARPUS ERECTUS / BUTTONWOOD	FIELDGROWN, 2" CAL., 10` HT. X 4` SPD.	YES	YES
	MGB	3	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY" / BRACKEN'S BROWN	45 GAL., 3" CALIPER, 12' HT. X 4' SPD.	YES	YES
	PIN	6	PINUS ELLIOTTII / SLASH PINE	FIELDGROWN, 3" CAL., 12`- 14` HT. X 5` SPD.	YES	YES
	QVT	4	QUERCUS VIRGINIANA 'QVTIA' / HIGHRISE LIVE OAK	FIELDGROWN, 3" CAL., 12`- 14` HT. X 5` SPD.	YES	YES
	SAP	7	SABAL PALMETTO / CABBAGE PALMETTO	FIELDGROWN, 10`- 18` C.T. HT., STAGGERED	YES	YES
	TDS	13	TAXODIUM DISTICHUM 'AUTMN GOLD" / BALD CYPRESS	FIELDGROWN, 3" CAL., 12`- 14` HT. X 5` SPD.	YES	YES
SHRUBS						
	CHR	237	CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM	3 GAL., 24" HT. X 24" SPD., @ 30" O.C. SPACING	YES	YES
	HAM	22	HAMELIA PATENS / FIREBUSH	7 GAL., 30" HT., FULL, @ 30" O.C. SPACING	YES	YES
	ILP	42	ILLICIUM PARVIFLORUM / ANISE	7 GAL., 30"- 36" HT. X 24" SPD., @ 4` O.C. SPACING	YES	YES
	LOR	19	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY" / BURGUNDY FRINGE FLOWER	3 GAL., 24" HT. X 18" SPD.,@ 30" O.C. SPACING	NO	NO
SHRUB AREAS						
	SPB	57	SPARTINA BAKERI / SAND CORDGRASS	3 GAL., 24" HT. X 24" SPD., @ 3` O.C. SPACING	YES	YES
	TRD	40	TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS	3 GAL., 24" HT. X 24" SPD., @ 3` O.C. SPACING	YES	YES
	ZMF	11	ZAMIA FLORIDANA / COONTIE PALM	3 GAL., 24" HT. X 24" SPD., @ 3` O.C. SPACING	YES	YES
GROUND COVERS						
	JCP	125	JUNIPERUS CHINENSIS `PARSONII` / PARSON'S JUNIPER	1 GAL., FULL @ 24" O.C. SPACING	NO	YES
	LRM	53	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL., 12" HT., FULL, @ 18" O.C. SPACING	NO	YES
	MST	119	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA	1 GAL., 12" SPD., FULL, @ 18" O.C. SPACING	YES	YES

SOD

ALL SOD TO BE ARGENTINE BAHIA SOD ; PALLET ONLY- SOLID PANELS (98% WEED FREE)

MULCH

ALL MULCH TO BE DOUBLE-GROUND HARDWOOD MULCH; COLOR COCOA BROWN. INSTALL A MINIMUM 2"- 3" THICK IN ALL PLANTING AREAS.

3 CENTURY ROOT BARRIER DETAIL

NOT TO SCALE

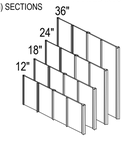
SPECIFICATIONS:

CPU-SERIES: CPU12-2, CPU 24-2, CPU 36-2, CPU 48-2, CPU 60-2
A. THE ROOT BARRIER SHALL BE CPU-UTILITY SERIES PANELS MANUFACTURED BY CENTURY PRODUCTS, 1144 N. GROVE STREET, ANAHEIM, CA 92806 (714) 632-7083 OR APPROVED EQUIVALENT.
B. BARRIERS ARE BLACK, EXTRUDED, MODULAR PANELS MANUFACTURED USING RECYCLED POLYETHYLENE PLASTIC WITH ULTRAVIOLET INHIBITORS. EACH PANEL HAS FLEXIBLE, EXTRUDED, 90° VERTICAL ROOT DIVERTING RIBS PROTRUDING ½"-⅝" IN HEIGHT WITH A MINIMUM THICKNESS OF 0.080" AND ARE PLACED 6" (15 CM) APART. INTERLOCKING, PANEL TO PANEL JOINING SYSTEM DESIGNED TO FOLD HORIZONTALLY FOR TIGHTER FIT PROVIDES FOR AN INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.
THICKNESS: 0.080"

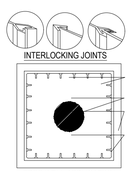
MATERIAL	POLYETHYLENE	
THICKNESS	0.080"	
PROPERTIES:	ASTM TEST METHOD	VALUE POLYETHYLENE COPOLYMER
TENSILE STRESS @ YIELD	D638	4100 TO 4300 PSI
ELONGATION @ BREAK	D638	40%
TENSILE MODULUS OF ELASTICITY	D638	150,000 PSI
FLEXURAL STIFFNESS	-	-
CANTILEVER BEAM	D747	125,000
TENSILE IMPACT	D1822	PSI 50FT. LBS/IN`
ENVIRONMENTAL STRESS	-	-
CRACK RESISTANCE	D1693	1 HR.
HARDNESS, SHORE D	D2240	68

FEATURES

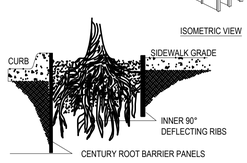
-FLEXIBLE TOP SAFETY EDGE
-VERSATILE BARRIER FOR LINEAR OR TREE WELL APPLICATIONS
-MANUFACTURED WITH RECYCLED PLASTIC
-RAISED 90° EXTRUDED ROOT DEFLECTING RIBS, SPACED APART
- 90° 1/2"- 3/4" RAISED RIB, SIDE INTERLOCKING PANEL TO PANEL JOINING SYSTEM
-ADJUSTABLE ANTI-LIFT POLYETHYLENE PANELS WHICH CAN BE SEPARATED INTO 1' (30CM) SECTIONS



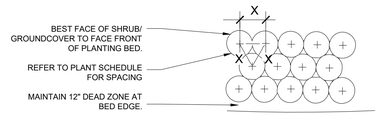
ISOMETRIC VIEW



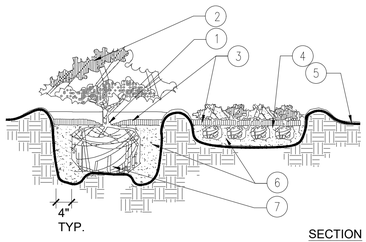
TREE WELL APPLICATION



LINEAR APPLICATION



PLAN



SECTION

NOTES:

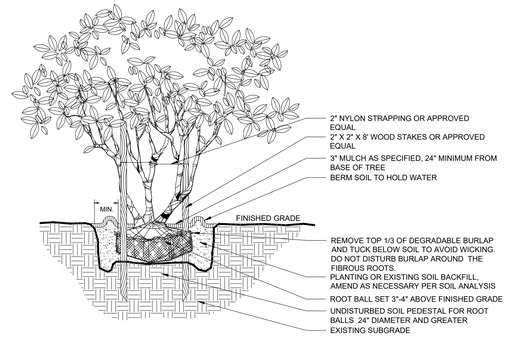
1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1"- 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MINIMUM MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

1 SHRUB / GROUNDCOVER PLANTING

NOT TO SCALE

NOTES:

1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. ALL TREE PITS SHALL BE APPROXIMATELY 1.5 TIMES LARGER THAN ROOT BALL
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. PRESSURE TREATED PINE TO BE USED FOR ALL WOOD STAKING AND BRACING MEMBERS.



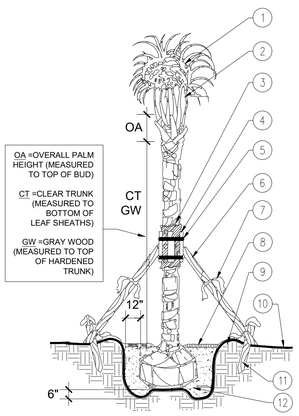
2 MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



PLAN

NOTE:
REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL TREE BALLS.



OA =OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

CT =CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW =GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS.
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING 3-4 SMALLER, TRIMMED FRONDS.
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS
5. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING AT MIDPOINT AND BASE
8. 3" SPECIFIED MULCH.
9. BERM SOIL TO HOLD WATER.
10. FINISH GRADE
11. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
12. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR THE LANDSCAPE ARCHITECT.

D. DO NOT INSTALL WEED BARRIER ON TOP OF TREE ROOTBALLS AS THE INSPECTOR WILL NOT BE ABLE TO VERIFY THE REMOVAL OF NON-BIODEGRADABLE TREE BALL EQUIPMENT.

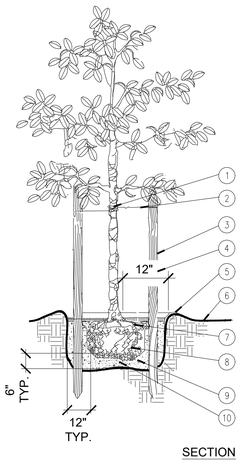
4 PALM PLANTING DETAIL

NOT TO SCALE



PLAN

NOTE:
REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL TREE BALLS.



SECTION

1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.

2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUNK TREES, GUY TO STRONGEST TRUNK AT CENTER).

3. (3) 2" X 8' LODGE POLES SPACE EVENLY AROUND TREE.

4. NO MULCH SHALL BE PLACED WITHIN 12" - 18" OF TRUNK FLARE.

5. SOIL BERM TO HOLD WATER.

6. FINISHED GRADE- SEE CIVIL ENGINEER'S GRADING AND DRAINAGE PLAN.

7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.

8. FIELDGROWN OR CONTAINER- SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS.

9. PREPARED PLANTING SOIL AS SPECIFIED.

10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR THE LANDSCAPE ARCHITECT.

D. DO NOT INSTALL WEED BARRIER ON TOP OF TREE ROOTBALLS AS THE INSPECTOR WILL NOT BE ABLE TO VERIFY THE REMOVAL OF NON-BIODEGRADABLE TREE BALL EQUIPMENT.

5 CANOPY TREE PLANTING DETAIL

NOT TO SCALE

P25-217 – LMD Conceptual Landscape Plan
P25-219 SEU Conceptual Landscape Plan P
PSLUSU #11-448-00

Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2026.04.16 16:41:50 -04'00'

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1	04/16/26	BW

PER CITY COMMENTS

REVISIONS

ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE • WATER FEATURES
401-A E. FAIRBANKS AVE. WINTER PARK, FLORIDA 32789
(407) 617-8998 OFFICE ALOHAPACIFICALLC@EMBARQMAIL.COM

STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT GREGORY A. REYNOLDS FL. RLA#2001568

SCALE	AS NOTED	
DESIGNED BY	GR	
DRAWN BY	BW	
CHECKED BY	GR	

LANDSCAPE PLANT SCHEDULE & DETAILS

DOLLAR TREE
SW GATLIN BLVD. & SW BOUGAINVILLEA AVE.
PORT ST. LUCIE FLORIDA

DATE 04/16/26
PROJECT NO. -
SHEET NUMBER L-1.1



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Canopy to be supplied and installed by Dollar Tree's sign vendor

- SW 6925 ENVY GREEN
- SW 7006 EXTRA WHITE
- SW 2849 WESTCHESTER GRAY
- SW 9166 DRIFT OF MIST
- SW 7060 ALTITUDE GRAY
- SW 7075 WEB GRAY
- SW 0045 ANTIQUARIAN BROWN

P25-217 – LMD Conceptual Landscape Plan

P25-219 - SEU Conceptual Landscape Plan

PSLUSU #11-448-00

0' 4' 8' 16'

PORT ST. LUCIE, FL

Dollar Tree - Gatlin Ave & Bougainvillea Ave.

RRMM ARCHITECTS

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5606279 OR BOOK 5458 PAGE 1607, Recorded 04/13/2026 11:39:37 AM

DECLARATION OF UNITY OF CONTROL

THIS DECLARATION of Unity of Control ("Declaration") is made this 30 day of March 2026, by Haredo Realty Advisors, Inc., the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, UTD. December 28, 2001, and Sharon Etoria (the "Declarants").

RECITALS

A. The Declarants are the owners of separate properties in St. Lucie County, Florida, each such parcel more particularly described and singularly described by the legal descriptions as contained in **Exhibit A**, **Exhibit B**, and **Exhibit C** attached hereto (collectively the "Properties" and singularly as the "Property"), which Properties are intended to be developed as a single property.

B. Declarants are seeking approval from the City of Port St. Lucie (the "City") for P25-218-the Site Plan ("Approval" or "Site Plan") and the City is requiring the execution and recordation of this Declaration as a condition to the Approval and the issuance of permits.

C. It is the desire of the Declarants, in consideration for the receipt of said permits and as a condition of the Approval, to create this Unity of Control, unifying the above-described Properties so that the requirements of the City and the Approval will be satisfied.

D. The Declarants have agreed with the City of Port St. Lucie that, for the intended development of the Properties, the Declarants shall provide for mutual and reciprocal right-of-ways for the purpose of ingress and egress, parking, drainage and utilities of whatsoever nature located within the Properties, the enjoyment of which cross easements shall be shared by the respective parties owning any portion of either Property and their respective heirs, successors, assigns and successors in title to all or part of either Property and to tenants, lessees, agents, employees, guests and invitees of any owner of either Property or any portion thereof and guests and invitees of tenants and lessees legally occupying either Property.

E. The City has a health, safety and welfare interest in safe and efficient traffic circulation on the road and driveway system and the establishment of common drainage and utilities through the establishment of this Unity of Control that covers the Properties.

F. The City is specifically intended to be a direct, third-party beneficiary to this Declaration.

NOW, THEREFORE, in consideration of the grants and agreements herein made and in consideration of ten dollars ($10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarants hereby subject the Properties to the following restrictions:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Scanned with CamScanner

2. Unified Control. All structures, uses and parking areas on the Properties are and will be part of a single unified planned development, regardless of ownership. In furtherance of the foregoing, the Properties shall be developed in accordance with the Site Plan attached to this Declaration as **Exhibit D**, and shall meet all building, zoning and land development requirements as if they are one lot.
3. Easements. The Declarants hereby dedicate, grant and establish for the benefit of the Properties, and the owners of any portion thereof (as well as their employees, agents, guests, invitees, mortgagees, tenants, lessees, subtenants, licensees, heirs, successors and assigns) the following reciprocal easements, covenants, conditions and restrictions:

   a. A non-exclusive easement for the right-of-way of pedestrians and vehicular ingress and egress over, on and across the areas within the Properties constituting driveways and roadways, as shown on the Site Plan.
   b. A non-exclusive easement for the parking of vehicles over, on and across areas within the Properties constituting parking areas.
   c. A non-exclusive easement over, above and across the Properties for the discharge, drainage, use, detention and retention of storm water runoff pursuant to the approved drainage plans.
   d. A non-exclusive easement for the installation, operation and maintenance of utilities necessary to serve all portions of the Properties, including but not limited to, the right to install, maintain, use, repair and replace underground pipes, ducts, conduits and cables as necessary to transmit and distribute electricity, gas, water, sewer, cable television, drainage, telephone, lighting and other utilities and common public services under such present and future areas of the Properties constituting parking areas, driveways and roadways, and through the other portions of the Properties provided the same does not materially interfere with the use and enjoyment of any portion of the Properties.
   e. A non-exclusive easement for surface water management and drainage necessary to serve all portions of the Properties over, under and across such areas within the Properties constituting parking areas, driveways and roadways, provided the same does not materially interfere with the use and enjoyment of any portion of the Properties.
   f. A non-exclusive easement over such areas of the Properties reasonably necessary for the development of the improvements depicted on the Site Plan: for (i) the construction of buildings and improvements as permitted by the Site Plan; (ii) installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations; and (iii) attachment of buildings and building overhangs and other overhangs and projections encroaching upon either Property such as, by way of example, but not a limitation, marquees, canopies, lights, lighting devices, awnings, wing walls and the like to the extent set forth on the Site Plan.
   g. The owners of the Properties shall provide for the perpetual operation and maintenance of all shared/common facilities and improvements which are not

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provided, operated or maintained at public expense.

4. Covenants Run with the Land. All the covenants, easements and restrictions herein will be perpetual and will constitute covenants running with the land, will be binding upon any and all persons and entities, their respective successors in interests, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in and to all or any portion of the Property, and all benefits deriving therefrom will accrue to the benefit of all persons and entities, and their respective successors in interest, tenants, licensees, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in all or any portion of the Property. If any easement created or intended to be created by this Declaration would be found ineffective as a matter of law on account of the fact that it is purported to be created at a time when both the burdened and benefited properties are owned by the same party, such easement shall instead be deemed a contractual obligation and license having the same terms for the duration of the period that the burdened and benefited properties are owned by the same party, which shall automatically be converted to an easement on such future date as the burdened and benefited properties become owned by different parties, without requiring the execution or recordation of any further instruments, so as to preserve the intent and purpose of this Declaration. The Declarant acknowledges and agrees that this Declaration, is not intended by the Declarant to be subject to the legal doctrine of merger, in that it is the intention that all the covenants, easements and restrictions shall apply to the land and all current and future owners and occupants thereof.

5. Termination and Modification. This Declaration may not be terminated or modified in any way except by means of an instrument executed by the owners of the Properties after the prior written consent of the City of Port St. Lucie. In the event a request is made in the future that this Unity of Control be terminated, should the Properties otherwise be in compliance with the City's comprehensive plan, zoning ordinances and the regulations of the City, the City shall, upon written request by the Owners, their successors or assigns, execute a recordable termination of this Unity of Control.

6. Owners' Restrictions. No owner of any portion of the Properties shall take or fail to take any action or do or fail to do anything which would, or have the effect of, impeding, obstructing or preventing any other person or entity having rights under this Declaration from their full and complete use and enjoyment of the easements herein granted. Without limiting the generality of the foregoing, free and full access to, from and across all portions of the Properties which constitute parking areas, driveways, and roadways on the Site Plan shall not be blocked, obstructed or impeded. No owner of the Properties may amend the Site Plan without the prior written consent of the City and the owners of all of the Properties unless such Site Plan amendment (i) affects only the property of the owner seeking to amend the Site Plan, (ii) does not adversely affect the easement rights of other owners, and (iii) does not violate any applicable law or regulation.

7. Miscellaneous

a. Each covenant in this Declaration is an independent and separate covenant. If any term or provision of this Declaration or the application thereof to any person or circumstance should to any extent be invalid or unenforceable, the remainder of this Declaration and application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable will not be affected thereby, and each term and provision of this Declaration will be valid and enforceable to the fullest extent permitted by law.

b. This Declaration shall be recorded in the Public Records of St. Lucie County, Florida and shall run with the land as set forth herein.

c. Failure of any party to insist upon or enforce its rights under this Declaration will not constitute a future waiver of such rights.

d. This Declaration and the rights created hereby shall be paramount and superior to all leases, conveyances, transfers, assignments, contracts, mortgages, deeds of trust and other encumbrances affecting the Property after the date of recording this Declaration. Any persons acquiring possession to, title of, or interest in the Property or any portion thereof shall do so subject to this Declaration. Any transferee of any interest in any portion of the Property by any means whatsoever shall be deemed, by acceptance of such interest, to have agreed to be bound by all of the provisions of this Declaration.

e. The City, as a third-party beneficiary to this Declaration, has the right but not the obligation to enforce the Declaration through legal, equitable or administrative proceedings. The owners of the Properties shall also have the right to enforce this Declaration against each other and any successors in interest.

f. The venue for any legal action or legal proceeding regarding this Agreement shall be in St. Lucie County, Florida.

8. The Declarants agree to indemnify, defend, and hold harmless the City, its officials, officers, attorneys, consultants, agents and employees from and against all claims, damages, losses, and expenses, direct, indirect or consequential (including but not limited to fees and charges of attorneys and other professionals and court and/or arbitration costs) arising out of or resulting, in whole or in part, from (i) the execution of this Declaration, (ii) any breach of this Declaration by any Declarant, (iii) the development, use, or operation of the Properties, or (iv) any act or omission of any Declarant in connection with the Properties or this Declaration, except to the extent caused by the sole negligence or willful misconduct of the City. Moreover, the Declarants agree that nothing in this indemnification and hold harmless provision shall be considered to increase or otherwise waive any limits of liability, or to waive any immunity, as established by

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Florida Statutes, case law, or any other source of applicable governing law afforded to the City.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "A"

HAREDO REALTY ADVISORS, INC.,
a Florida corporation

By: Harold Dodt
Its: Pres.

Witness: Chandler Sullivan
Address: 1391 NW St Lucie W Blvd
PSL, FL, 34986

Witness: Caitlin Miller
Address: 1391 NW St Lucie W Blvd
PSL FL 34986

STATE OF Florida)
) ss
COUNTY OF St Lucie)

On the 14 day of March, 2026, before me, a notary public in and for said state, personally appeared Harold Dodt, known to me to be the person who execute the within Agreement and acknowledged to me that he executed the same for the purposes therein stated. Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

My commission expires: 08/29/2027

Notary Public

MIA FAUNTLEROY
Notary Public - State of Florida
Commission # HH 437161
My Comm. Expires Aug 23, 2027
Bonded through National Notary Assn.

[Remainder of page intentionally left blank. Additional signature pages follow.]

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "B"

JOHN MOHAMED GHANIE AND JOAN DAVIS-GHANIE LIVING TRUST, UTD DECEMBER 28, 2021

Witness: Sharon Ghanie
Address: 7624 Dare Rd.
Pearland, TX 77584

By:
Its:

By:
Its:

Witness: Brian P. Zumpet-Keating
Address: 3264 Overland Ave, Rear
Los Angeles, CA 90034

STATE OF _____)
) ss
COUNTY OF _____)

On the ___ day of _____, 2026, before me, a notary public in and for said state, personally appeared _____, known to me to be the person who execute the within Agreement and acknowledged to me that he executed the same for the purposes therein stated. Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

My commission expires: _____ _____
Notary Public

SEE ATTACHMENT

[Remainder of page intentionally left blank. Additional signature pages follow.]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On March 30, 2026 before me, Christi naMontanez, Notary Public
(insert name and title of the officer)

personally appeared John Mohamed Ghanie and Joan Elizabeth Ghanie,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTINA MONTANEZ
Notary Public - California
Los Angeles County
Commission # 2432419
My Comm. Expires Dec 25, 2026

Signature _____ (Seal)

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IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "C"

Sharon Etoria

Joan Chanie
Witness: JOAN Chanie
Address: 756 VERNON AVE
Venice CA 90291

Witness: [illegible]
Address: [illegible]
Los Angeles, CA 90034

STATE OF California)
) ss
COUNTY OF Los Angeles)

On the 30th day of March, 2026, before me, a notary public in and for said state, personally appeared Sharon Etoria, known to me to be the person who execute the within Agreement and acknowledged to me that he executed the same for the purposes therein stated. Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

My commission expires: Dec 25, 2026

Notary Public

CHRISTINA MONTANEZ
Notary Public - California
Los Angeles County
Commission # 2432419
My Comm. Expires Dec 25, 2026

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EXHIBIT A

Legal Description

Lots 7 through 10, Block 1616, PORT ST. LUCIE SECTION TWENTY THREE, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

EXHBIT B

Legal Description

Lot 6, Block 1616, of Port St. Lucie section TWENTY THREE, a subdivision according to the plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

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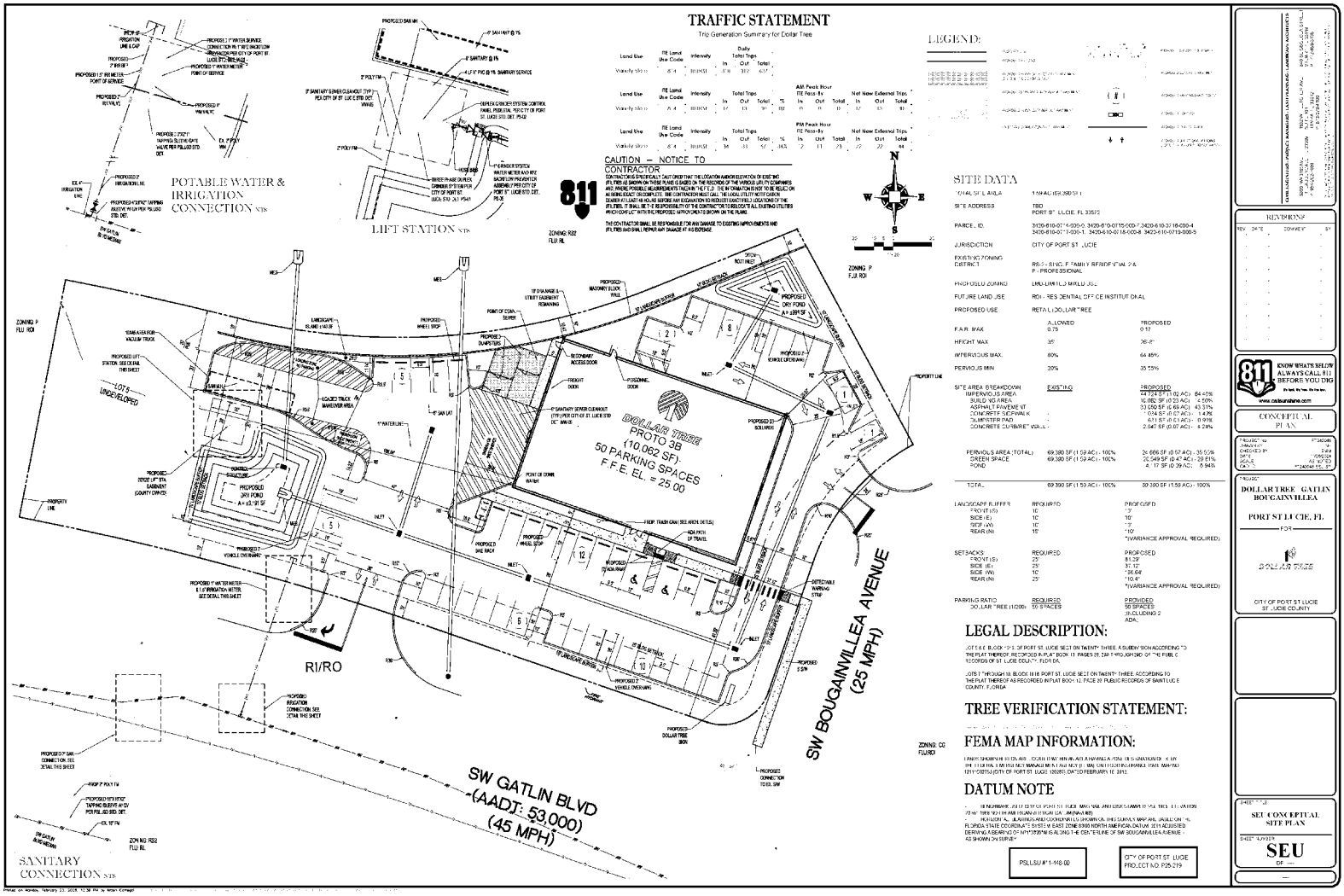
EXHIBIT C

Legal Description

Lot 5, Block 1616, of Port St. Lucie section TWENTY THREE, a subdivision according to the plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

EXHBIT D
Site Plan

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TRAFFIC STATEMENT
Trip Generation Summary for Dollar Tree
LEGEND:
SITE DATA
LEGAL DESCRIPTION:
TREE VERIFICATION STATEMENT:
FEMA MAP INFORMATION:
DATUM NOTE
CAUTION – NOTICE TO CONTRACTOR
811
POTABLE WATER & IRRIGATION CONNECTION NTS
LIFT STATION NTS
SANITARY CONNECTION NTS
DOLLAR TREE PROTO 3B (10,062 SF) 50 PARKING SPACES F.F.E. EL. = 25.00
SW GATLIN BLVD (AADT: 53,000) (45 MPH)
SW BOUGAINVILLEA AVENUE (25 MPH)
RI/RO
LOTS UNDEVELOPED
PROPOSED DRY POND A= ±0.91 SF
PROPOSED DRY POND A= ±0.99 SF
PROPOSED 6' VEHICLE OVERHANG
PROPOSED DOLLAR TREE SIGN
PROPOSED CONNECTION TO EX. SW
ZONING: RS2 FLU: RL
ZONING: P FLU: ROI
ZONING: CG FLU: ROI
PROPOSED DUMPSTER
PROPOSED MASONRY BLOCK WALL
PROPOSED WHEEL STOP
PROPOSED 5' SIDEWALK
PROPOSED DETECTABLE WARNING STRIP
PROPOSED 5' VEHICLE OVERHANG
PROPOSED 6' VEHICLE OVERHANG
PROPOSED 5' SAW CONNECTION SEE DETAIL THIS SHEET
PROPOSED IRRIGATION CONNECTION SEE DETAIL THIS SHEET
PROPOSED 1" WATER METER & 5' IRRIGATION METER SEE DETAIL THIS SHEET
PROPOSED 1" WATER SERVICE CONNECTION IN 1" SST ENCASTRUM IRRIGATION PER CITY OF PORT ST. LUCIE STD. DET. 1445
PROPOSED 1" WATER METER POINT OF SERVICE
PROPOSED 1" RPZ VALVE
PROPOSED 1" WM VALVE
EX. 2" POLY WM
PROPOSED 2" IRRIGATION LINE
PROPOSED HDPE TAPPING SLEEVE IN DRY POT PULL BOX PER PSL LSSD STD. DET.
EX. 10" FM
SW GATLIN BLVD MEDIAN
ZON NG: RS2 FLU: RL
PROPOSED 8" SAN MH @ 1%
8" SANITARY @ 1%
4" LIFT PIC @ 1% SANITARY SERVICE
2" POLY FM
COOPER CANCER SYSTEM CONTROL PANEL PER DETAIL PER CITY OF PORT ST. LUCIE STD. DET. PS-02
4" GREASE SYSTEM WATER METER AND RPZ BACKFLOW PREVENTER ASSEMBLY PER CITY OF PORT ST. LUCIE STD. DET. PS-06
SINGLE PHASE DUPLEX CANNIBUS SYSTEM PER CITY OF PORT ST. LUCIE STD. DET. PS-04
PROPOSED SANITARY SEWER CLEANOUT (TYP.) PER CITY OF ST. LUCIE STD DET. WW-05
PROPOSED 4" SAN LAT
PROPOSED 1" WATERLINE
PROPOSED 6" SAN LAT
PROPOSED 6" SAN LAT
PROPOSED 6" SAN LAT

P25-217 Dollar Tree - Gatlin & Bougainvillea

TYPE	STATUS	BUILDING TYPE
REZ	P&Z MEETING SCHEDULED	

ASSIGNED TO

Public Works Engineering; Anne-Marie Ludlum; Sofia Trail; Kaitlynn Larrivee

ADDRESS

1491 SW Bougainvillea Ave

SECTION	BLOCK	LOT
23	1616	5-10

LEGAL DESCRIPTION

LOT 5-10, BLOCK 1616, OF PORT ST. LUCIE SECTION TWENTY THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 29, 29A THROUGH 29D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. And LOTS 7 THROUGH 10, BLOCK 1616, PORT ST. LUCIE SECTION TWENTY THREE,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 29, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

SITE LOCATION

Northwest corner of SW Gatlin Blvd and SW Bougainvillea Avenue

PARCEL #

3420-610-0715-000-7	3420-610-0716-000-4	3420-610-0717-000-1	3420-610-0718-000-8
3420-610-0719-000-5	3420-610-0714-000-0		

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
ROI		RS-2	CG

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
1.363		

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

We are submitting for LMD Rezoning, Special Exception and Landscape Variance for the approximately 1.363-acre subject property located at the northwest corner of SW Gatlin Boulevard and SW Bougainvillea Avenue. The site currently consists of five separate parcels under two ownerships and is zoned RS-2 and P. We are proposing construction of a 9,977 square-foot Dollar Tree retail store.

Primary Contact Email

emcdonald@thomaseg.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Edward	McDonald

Business Name

Thomas Engineering Group

ADDRESS

1502 W Fletcher Ave

CITY	STATE	ZIP

Tampa	FL		33612
EMAIL		PHONE	
emcdonald@thomaseg.com		8133794100	

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
Haredo Realty Advisors Inc.

ADDRESS
11232 SW Village CT, Apt 204

CITY	**STATE**	**ZIP**
Port St Lucie	FL	34987
EMAIL	**PHONE**	
haldodt@me.com	(772) 631-3703	

FINAL PERMIT INSPECTION REQUIRED BY:

January 7, 2026

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Port St. Lucie, St. Lucie County, FDEP, and SWFWMD, on behalf of **Sharon Etoria**, for the proposed development located at **Parcel No.: 3420-610-0714-000-0 in the City of Port Saint Lucie.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and **to furnish**, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: Sharon Davis Etoria

Company: _____

Printed Name: Sharon Davis Etoria

Title: _____

Address: 7624 Dave Rd

City: Rosharon State: TX Zip: 77583

Phone: 281-250-2757

Email: sdetoria@gmail.com

STATE OF Texas COUNTY OF Brazoria

On this 13 day of January, 20 26, before me, the undersigned Notary Public of the State of Texas, personally appeared Sharon Davis Etoria and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ___ personally known to me, or ✓ presented the following identification: Driver License

WITNESS my hand and official seal.

Xenia A Romero
Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION: April 14, 2027

XENIA A ROMERO
Notary ID #128487243
My Commission Expires
April 14, 2027

November 26, 2025

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Homosassa, Citrus County, FDEP, and SWFWMD, on behalf of **John Mohamed Ghanie and Joan Davis-Ghanie Living Trust.** for the proposed development located at **Parcel No.: 3420-610-0715-000-7 in The City of Port St. Lucie.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: _____
Company: John Mohamed Ghanie and Joan Davis-Ghanie Living Trust
Printed Name: JOHN M GHANIE
Title: _____
Address: 756 VERNON AVE
City: VENICE State: CA Zip: 90291
Phone: (310) 399-7131
Email: JGHANIE@HOTMAIL.COM

Signature: Joan Davis-Ghanie
Company: John Mohamed Ghanie and Joan Davis-Ghanie Living Trust
Printed Name: Joan Davis Ghanie
Title: _____
Address: 756 Vernon Ave
City: Venice State: CA Zip: 90291
Phone: 310-399-7131
Email: jghanie@hot

STATE OF California COUNTY OF Los Angeles
On this 26 day of November, 2025, before me, the undersigned Notary Public of the State of California, personally appeared Joan Davis Ghanie and John M Ghanie and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ___ personally known to me, or X presented the following identification: 2 Drivers Licenses State of California

WITNESS my hand and official seal.
SEE ATTACHED DOCUMENT

NOTARY SEAL & COMMISSION EXPIRATION:
March 09, 2026

_____
Notary Signature

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CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On Nov 26, 2025 before me, Michael Zellner, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Joan Davis-Ghanie and John M Ghanie
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she/~~they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MICHAEL ZELLNER
Notary Public - California
Los Angeles County
Commission # 2396412
My Comm. Expires Mar 9, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michael Zellner
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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HAREDO Realty Advisors, Inc.

November 19, 2025

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Port St. Lucie, St. Lucie County, FDEP, and SWFWMD, on behalf of **Haredo Realty Advisors Inc.** for the proposed development located at **Parcel Number(s): 3420-610-0716-000-4, 3420-610-0717-000-1, 3420-610-0718-000-8, 3420-610-0719-000-5 in The City of Port St. Lucie.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: Harold Dodt

Company: HAREDO Realty Advisors, Inc

Printed Name: Harold Dodt

Title: President

Address: 11232 SW Village Ct # 204

City: Port St Lucie State: FL Zip: 34987

Phone: 772-631-3703

Email: haldodt@me.com

STATE OF Florida COUNTY OF Saint Lucie

On this 21st day of November, 20 25, before me, the undersigned Notary Public of the State of Florida, personally appeared Harold Dodt and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ___ personally known to me, or ✓ presented the following identification: FL-DL.

WITNESS my hand and official seal.

Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION: NOV 27, 2027

NICHOLAS D'AMATO
Notary Public - State of Florida
Commission # HH 467271
My Comm. Expires Nov 27, 2027

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3402416 OR BOOK 3137 PAGE 2712, Recorded 10/20/2009 at 11:26 AM
Doc Tax: $0.70

After Recording, Mail To:

Sharon Etoria
11407 gnarlwood
Houston TX 77089

This document prepared by:

TEAM Legal Document Services
800 E. Thousand Oaks blvd.
Thousand Oaks, California 91360
805-371-7575

QUITCLAIM DEED

THIS DEED, made the 15th day of October, 2009, by JOHN MOHAMED GHANIE and JOAN ELIZABETH DAVIS-GHANIE, the GRANTORS, as Co-Trustees of the John Mohamed Ghanie and Joan Elizabeth Davis-Ghanie Living Trust UTD December 28, 2001.

Whose mailing address is 756 Vernon Ave., Venice , CA 90291;

TO

SHARON ETORIA, a married woman as her sole and separate property

The Grantors, for and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00) and other good and valuable considerations to Grantors paid by Grantee, the receipt of which is hereby acknowledged, hereby convey and quitclaim to the Grantee all of that property situate in St. Lucie County, State of **Florida**, viz:

Lot 5, Block 1616, of Port St. Lucie, Section Twenty Three, a Subdivision according to the Plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida. Assessor's Parcel Number: 3420-610-0714-000/0

MORE commonly known as: 1525 S.W. Gatlin Blvd., Port St. Lucie, FL.

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

The land described herein (You must make a selection):

_____ is homestead property of the said Grantors

__X__ is ***NOT*** homestead property of the said Grantors

Full power and authority are conferred upon the then-acting Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustee full rights of ownership as authorized and contemplated by §689.071, Florida Statutes.

In witness whereof, the said Grantors have signed and sealed these presents the day and year first above written.

John Mohamed Ghanie, Trustee
JOHN MOHAMED GHANIE

Joan Elizabeth Davis-Ghanie, Trustee
JOAN ELIZABETH DAVIS-GHANIE

Signed, sealed and delivered in the presence of:

Printed Name: RICK NELSON

Printed Name: JANI NELSON

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

The foregoing instrument was acknowledged before me on this 15 day of October, 2009, by JOHN MOHAMED GHANIE and JOAN ELIZABETH DAVIS-GHANIE.

NOTARY PUBLIC (State of California)

Personally Known _____ OR Produced Identification X

Type of Identification Produced: Calif D.L.

RICHARD D. NELSON
Commission # 1860082
Notary Public - California
Ventura County
My Comm. Expires Aug 31, 2013

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2989940 OR BOOK 2738 PAGE 632, Recorded 01/11/2007 at 09:19 AM
Doc Tax: $0.70

Return to:
John Ghanie and Joan Ghanie
756 Vernon Avenue
Venice, CA 90291
This instrument was prepared by:
John Ghanie and Joan Ghanie
756 Vernon Avenue
Venice, CA 90291

Parcel ID #: 3420-610-0714-000/0 and 3420-610-0715-000/7

QUITCLAIM DEED

THIS INDENTURE, executed this 4TH day of JANUARY 200 7 by the Grantors, **John Ghanie** and **Joan Ghanie, his Wife**, whose address is 756 Vernon Avenue, Venice, CA 90291; hereby remise, release and forever quitclaim all interest (100%) to **The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, UTD, December 28, 2001, John Mohamed Ghanie** and **Joan Elizabeth Davis-Ghanie, Trustees**, Grantee, whose mailing address is 756 Vernon Avenue, Venice, CA 90291.

WITNESSETH

That the said Grantor, for and in consideration of the sum of ten dollars ($10.00) in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said Grantee and Grantee's heirs, successors forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in County of **St. Lucie**, State of Florida, to wit:

Lots 5 and 6, Block 1616, of PORT ST. LUCIE SECTION TWENTY THREE, a Subdivision according to the Plat thereof, recorded in Plat Book 13, pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

Commonly known as: Unimproved parcels at 1517 and 1525 S.W. Savage Boulevard, in the County of St. Lucie, State of Florida

Subject to easements, restrictions, reservations, and limitations of record, if any.

This deed confers and the Grantee named herein, pursuant to F.S. 689.071, is hereby vested with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Print: J.E. DeCarlo

Print: Estella Burnett

John Ghanie, Grantor

Joan Ghanie, Grantor

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On 1-4-07 (Date) before me, BRUCE MICHAEL FRIEDMAN NOTARY PUBLIC (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared JOHN GHANIE AND JOAN GHANIE (Name(s) of Signer(s))

—

☐ personally known to me

☑ (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

BRUCE MICHAEL FRIEDMAN
Commission # 1673457
Notary Public - California
Los Angeles County
My Comm. Expires Jun 8, 2010

Place Notary Seal Above

Bruce Michael Friedman
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: QUIT CLAIM DEED

Document Date: 1-4-07 Number of Pages: 1

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: JOHN GHANIE AND JOAN GHANIE

☑ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing: SELVES

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name:

☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 2006 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 Item No. 5907 Reorder: Call Toll-Free 1-800-876-6827

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4829460 OR BOOK 4568 PAGE 1553, Recorded 03/10/2021 10:19:08 AM Doc
Tax: $420.00

Prepared by and return to:

Warren & Grant, PA
4800 N. Federal Hwy Suite A-205
Boca Raton, FL 33431
561-681-9494
File Number: **1653.0037**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **February, 2021** between **William M. Kenney and Gayle A. Kenney, husband and wife** whose post office address is **1719 Azul Vista, San Marcos, CA 92078**, grantor, and **HAREDO Realty Advisors, Inc.a Florida corporation** whose post office address is **2539 SW Greenwich Way, Palm City, FL 34990**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

PORT ST LUCIE-SECTION 23- BLK 1616 LOT 7 (MAP 43/12S) (OR 263-200)

Parcel Identification Number: 3420-610-0716-000-4

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Noelle Kenney

Witness Name: Kim Murphy

Witness Name: Kim Murphy

Witness Name: Noelle Kenney

William M. Kenney (Seal)

Gayle A. Kenney (Seal)

State of _____
County of _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 22nd day of February, 2021 by William M. Kenney and Gayle A. Kenney, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

PLEASE SEE ATTACHED CALIFORNIA CERTIFICATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On Feb. 23rd, 2021 before me, Raul Martinez - Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared William M. Kenney
Name(s) of Signer(s)
Gayle A. Kenney,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RAUL MARTINEZ
Commission No. 2299360
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires July 29, 2023

Signature Raul Martinez
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Ack.
Document Date: 02/23/2021 Number of Pages: 1
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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Prepared by and Return to: (enclosed self addressed stamped envelope)
2003-5-217

Name: Stewart Title of Martin County, Inc.
Courthouse Box 6452
Address: 1111 SE Federal Hwy. Suite 128
Stuart, FL 34994

Property Appraisers Parcel Identification (Folio) Number(s):
3420-610-0717-000/1

WARRANTY DEED
INDIVID. TO INDIVID.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 31st day of May A.D. 2003 by JAMES F. ROONEY, as Trustee of the James F. Rooney Revocable Living Trust dated 4-23-99 and individually hereinafter called the grantor, to HAREDO REALTY ADVISORS, INC., a Florida Corporation whose post office address is, 5332 SW Orchid Bay Dr PalmCity Fl 34990 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $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, State of Florida, viz:

Lot 8, Block 1616, PORT ST. LUCIE SECTION TWENTY THREE, according to the Plat thereof, recorded in Plat Book 13, page 29, 29A through 29D, Public Records of St. Lucie County, Florida.
Grantor hereby certifies that subject property is vacant and unimproved

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:

Renata R Marelk
Witness:

Renate R Marelk
Printed Name:

Jenifer A Remington
Witness:

Jennifer A. Remington
Printed Name:

James F. Rooney
JAMES F. ROONEY as Trustee and Individually

Seller
Address:

Seller
Address:

STATE OF RI
COUNTY OF Providence

The foregoing instrument was acknowledged before me this 4th day of June 2003 by JAMES F. ROONEY, as Trustee of the James F. Rooney Revocable Living Trust dated 4-23-99 who produced RI DRIV95416223536 as identification and who did not take an oath.

Notary Public, State and County Aforesaid

Vivian Woolf-Marella
Notary Signature

VIVIAN WOOLF-MARELLA, Notary Public
My Commission Expires 8/15/2006
Printed Notary Signature
My Commission Expires:

SEAL

* Doc Assump: $ 0.00
* * Doc Tax : $ 115.50
* Int Tax : $ 0.00

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2227540 OR BOOK 1742 PAGE 2703
Recorded:06/27/03 15:55

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5116846 OR BOOK 4909 PAGE 2805, Recorded 11/01/2022 03:13:42 PM Doc Tax: $1400.00

Prepared by and return to:

Warren & Grant, P.A.
4800 N. Federal Hwy Suite A-205
Boca Raton, FL 33431
561-681-9494
File Number: **1653.0038-3**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **27th** day of **October, 2022** between **Beate Ajjan an unremarried widow** whose post office address is **352 16th Street, Brooklyn, NY 11215**, grantor, and **HAREDO Realty Advisors, Inc., a Florida corporation** whose post office address is **2539 SW Greenwich Way, Palm City, FL 34990**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Parcel Identification Number: 3420-610-0718-000-8

and

Lot 9, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

and

Lot 10, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 3420-610-0719-000-5

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: NANCY DENNIGAN

Witness Name: Marta Guay

Beate Ajjan (Seal)

State of NEW YORK
County of KINGS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 27th day of October, 2022 by Beate Ajjan, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Richard Guay

My Commission Expires: March 8, 2026

RICHARD GUAY
Notary Public, State of New York
No. 02GU4961717
Qualified in Kings County
Commission Expires MAR 8, 2026

CITY OF
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Dollar Tree – Gatlin and Bougainvillea

Rezoning

Project No. P25-217

Planning and Zoning Board Meeting
Sofia Trail, Planner I
May 5, 2026

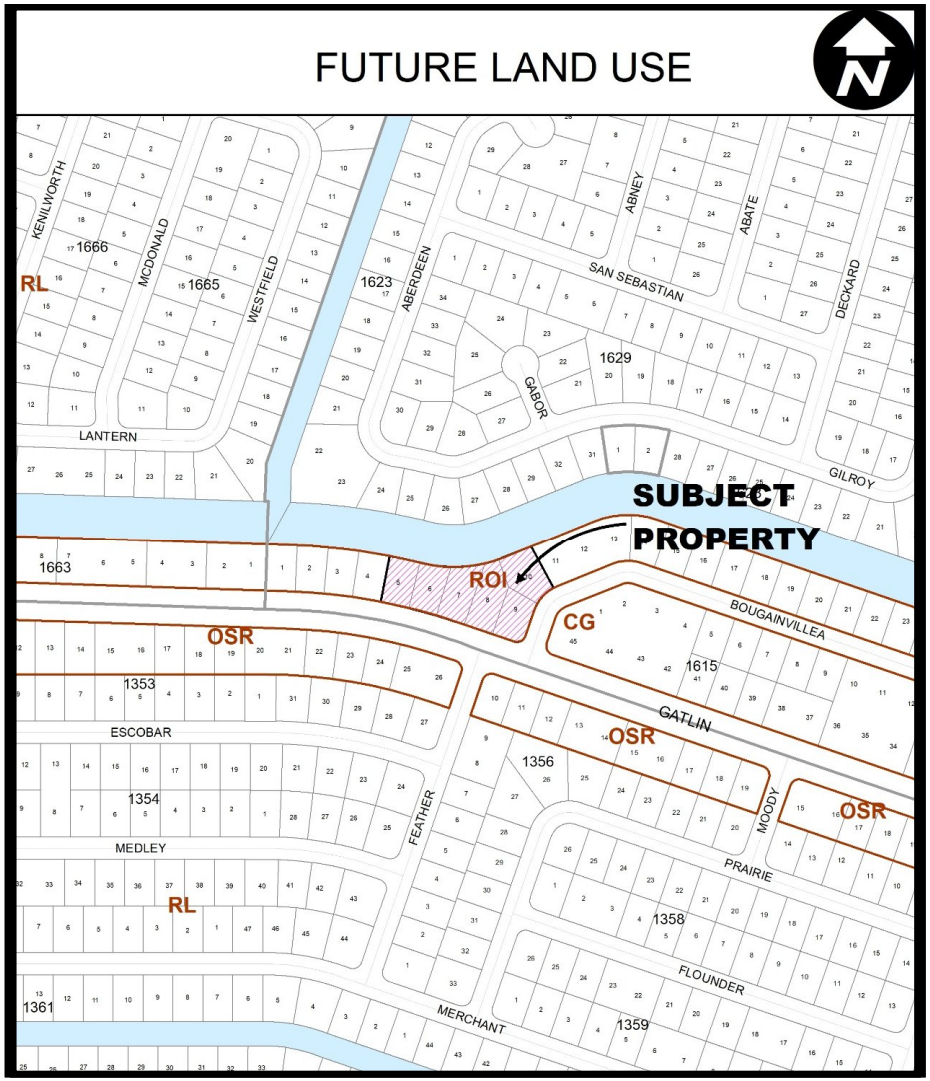
Request Summary

Applicant/Agent:	Edward McDonald, Thomas Engineering Group
Property Owners:	Sharon Etoria (Lot 5) The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Lot 6) Haredo Realty Advisors, Inc. (Lots 7-10)
Location:	Northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard
Request:	A request to rezone lots 5 – 10 to the Limited Mixed Density (LMD) Zoning District

Surrounding Areas

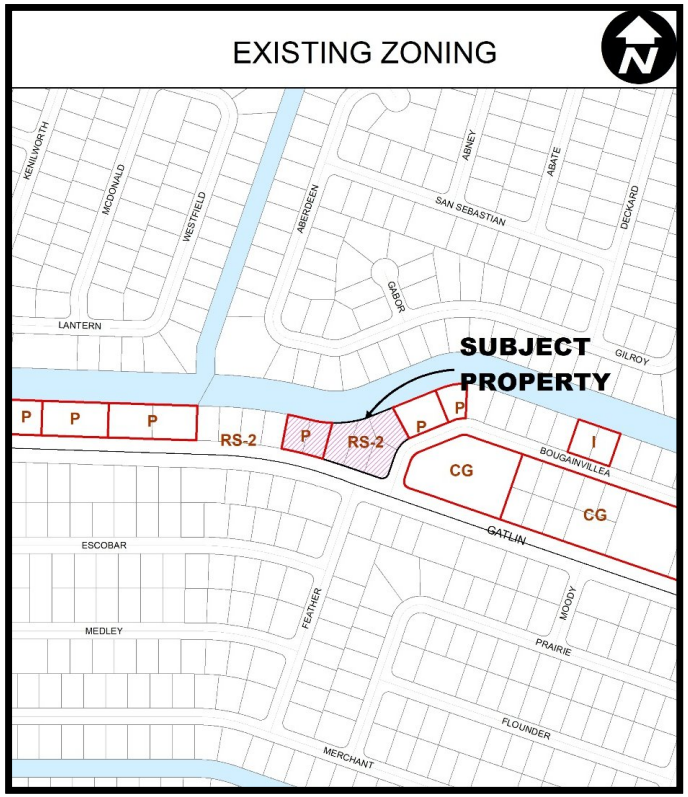
Direction	Existing Use	Future Land Use	Zoning
North	Drainage right-of-way	RL	RS-2
South	Pedestrian pathway	OSR	RS-2
East	Undeveloped	ROI	P/RS-2
West	Offices	ROI	P

RL – Low-Density Residential, ROI – Residential/Office, RS-2 – Single-Family Residential, OSR – Open Space Recreation, P – Professional



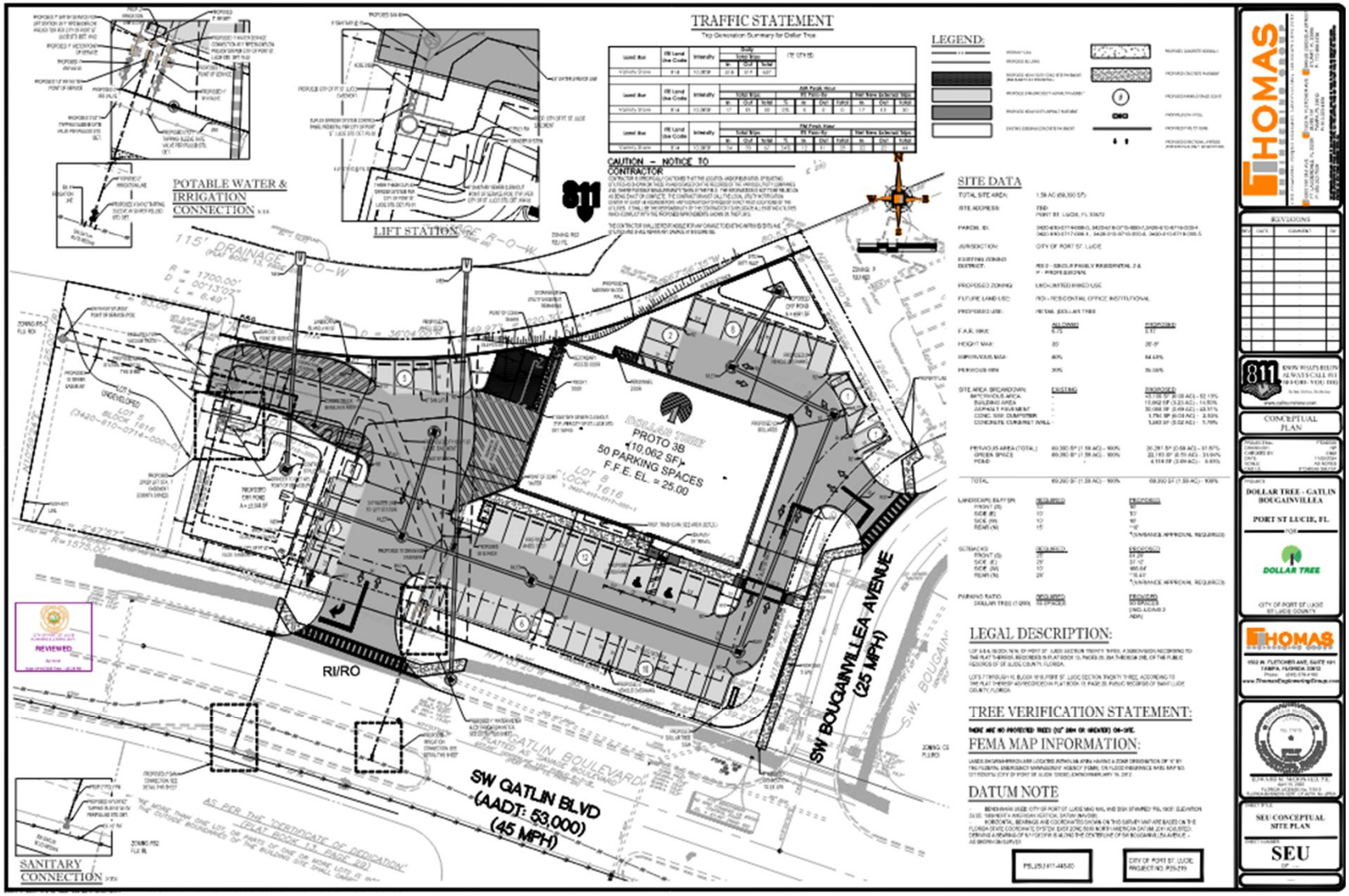
Variance Requests

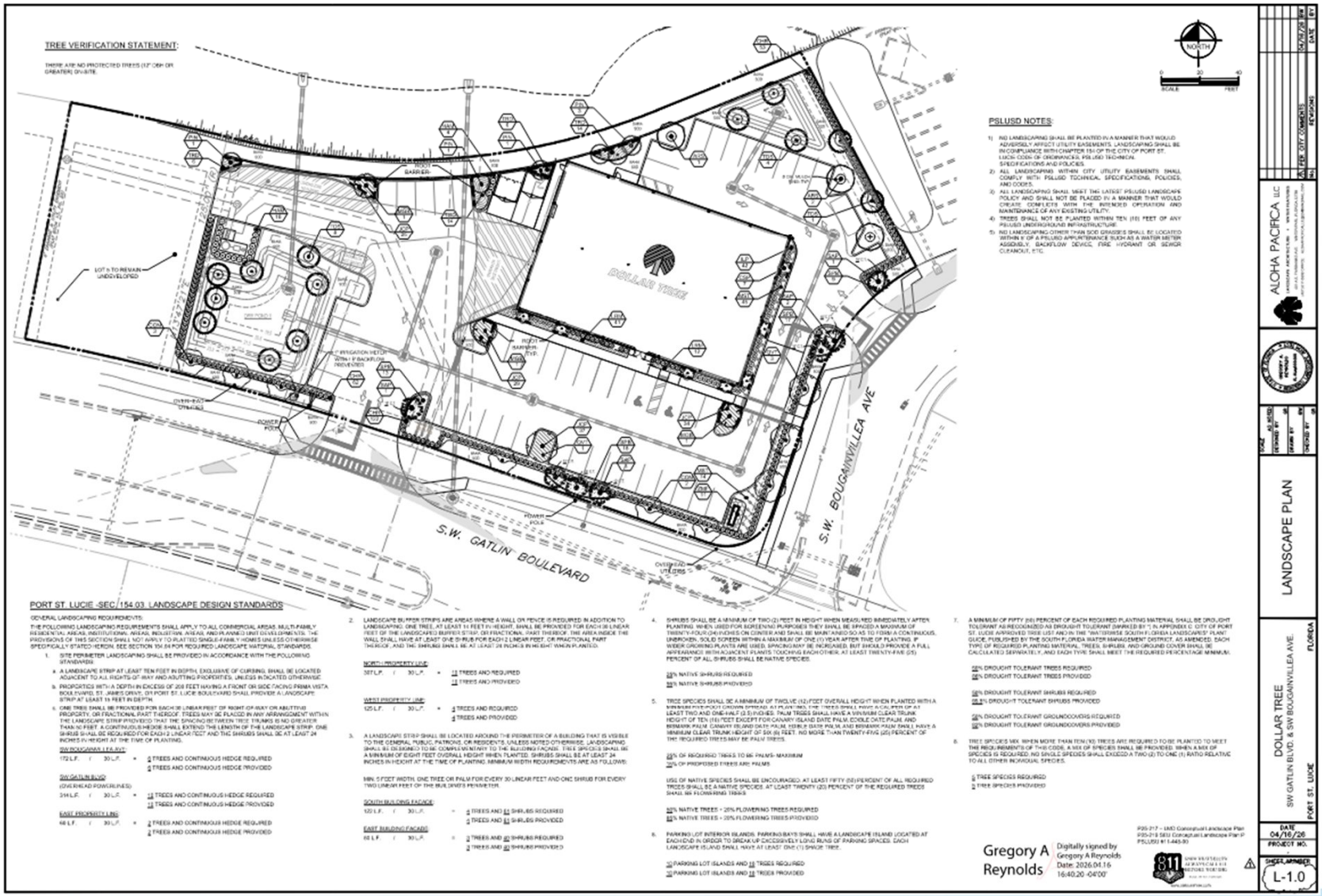
- Unified Control Agreement for lots 5-10
- Conversion Area 2
- LMD rezoning applications require a conceptual plan
- Contingent upon variance approval (P26-036)



Land Use Conversion Manual

FACTOR	ISSUE	
Planning Area Location	Conversion Area #2	
Is all property within planning area?	Yes	
Type of Conversion Area	ROI (Residential/Office)	
Proposed rezoning	LMD (Limited Mixed Density)	
Will rezoning result in isolation of lots?	No	
Has Unity of Title or Unity of Control been submitted?	Yes, a unified control agreement between all property owners was recorded with St. Lucie County.	
	Required	Proposed
Minimum Frontage	160’	+/- 395’ (southern frontage) +/- 90’ (eastern frontage)
Minimum Depth	Entire conversion area perpendicular to the street	Entire depth of lots 5-10
Landscape Buffer Wall	An architectural wall is proposed 10 feet from the rear property line. The wall encroaches a 20-foot drainage easement and will require the applicant to apply for an abandonment of 10 feet of the easement at time of site plan application.	


TRAFFIC STATEMENT
LEGEND:
POTABLE WATER & IRRIGATION CONNECTION
LIFT STATION
811
CAUTION – NOTICE TO CONTRACTOR
SITE DATA
PROTO 3B
10,062 SF
50 PARKING SPACES
F.F.E. EL. = 25.00
RI/RO
SW BOUGAINVILLEA AVENUE (25 MPH)
SW GATLIN BLVD (AADT: 53,000) (45 MPH)
SANITARY CONNECTION
LEGAL DESCRIPTION:
TREE VERIFICATION STATEMENT:
FEMA MAP INFORMATION:
DATUM NOTE
REVISIONS
CONCEPTUAL PLAN
DOLLAR TREE - GATLIN BOUGAINVILLEA
PORT ST LUCIE, FL
SEU-CONCEPTUAL SITE PLAN
SEU


TREE VERIFICATION STATEMENT:
THERE ARE NO PROTECTED TREES (12" DBH OR GREATER) ON-SITE.
LOT 1 TO REMAIN UNDEVELOPED
DOLLAR TREE
S.W. GATLIN BOULEVARD
S.W. BOUGAINVILLEA AVE
NORTH
SCALE
FEET
PSLUSD NOTES:
1) 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.
2) ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
3) 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.
4) TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
5) NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 6' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.
PORT ST. LUCIE -SEC. 154.03. LANDSCAPE DESIGN STANDARDS
GENERAL LANDSCAPING REQUIREMENTS:
THE FOLLOWING LANDSCAPING REQUIREMENTS SHALL APPLY TO ALL COMMERCIAL AREAS, MULTI-FAMILY RESIDENTIAL AREAS, INSTITUTIONAL AREAS, INDUSTRIAL AREAS, AND PLANNED UNIT DEVELOPMENTS. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO PLATTED SINGLE-FAMILY HOMES UNLESS OTHERWISE SPECIFICALLY STATED HEREIN. SEE SECTION 154.04 FOR REQUIRED LANDSCAPE MATERIAL STANDARDS.
1. SITE PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
a. A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING PROPERTIES, UNLESS INDICATED OTHERWISE.
b. PROPERTIES WITH A DEPTH IN EXCESS OF 200 FEET HAVING A FRONT OR SIDE FACING PRIMA VISTA BOULEVARD, ST. JAMES DRIVE, OR PORT ST. LUCIE BOULEVARD SHALL PROVIDE A LANDSCAPE STRIP AT LEAST 15 FEET IN DEPTH.
c. ONE TREE SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF RIGHT-OF-WAY OR ABUTTING PROPERTY, OR FRACTIONAL PART THEREOF. TREES MAY BE PLACED IN ANY ARRANGEMENT WITHIN THE LANDSCAPE STRIP PROVIDED THAT THE SPACING BETWEEN TREE TRUNKS IS NO GREATER THAN 50 FEET. A CONTINUOUS HEDGE SHALL EXTEND THE LENGTH OF THE LANDSCAPE STRIP. ONE SHRUB SHALL BE REQUIRED FOR EACH 2 LINEAR FEET AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.
SW BOUGAINVILLEA AVE:
172 L.F. / 30 L.F. = 6 TREES AND CONTINUOUS HEDGE REQUIRED
6 TREES AND CONTINUOUS HEDGE PROVIDED
SW GATLIN BLVD
(OVERHEAD POWER LINES)
314 L.F. / 30 L.F. = 11 TREES AND CONTINUOUS HEDGE REQUIRED
11 TREES AND CONTINUOUS HEDGE PROVIDED
EAST PROPERTY LINE
66 L.F. / 30 L.F. = 2 TREES AND CONTINUOUS HEDGE REQUIRED
2 TREES AND CONTINUOUS HEDGE PROVIDED
2. LANDSCAPE BUFFER STRIPS ARE AREAS WHERE A WALL OR FENCE IS REQUIRED. IN ADDITION TO LANDSCAPING, ONE TREE, AT LEAST 14 FEET IN HEIGHT, SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF THE LANDSCAPED BUFFER STRIP, OR FRACTIONAL PART THEREOF. THE AREA INSIDE THE WALL SHALL HAVE AT LEAST ONE SHRUB FOR EACH 2 LINEAR FEET, OR FRACTIONAL PART THEREOF, AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED.
NORTH PROPERTY LINE
307 L.F. / 30 L.F. = 11 TREES AND REQUIRED
11 TREES AND PROVIDED
WEST PROPERTY LINE
125 L.F. / 30 L.F. = 4 TREES AND REQUIRED
4 TREES AND PROVIDED
3. A LANDSCAPED STRIP SHALL BE LOCATED AROUND THE PERIMETER OF A BUILDING THAT IS VISIBLE TO THE GENERAL PUBLIC, PATRONS, OR RESIDENTS, UNLESS NOTED OTHERWISE. LANDSCAPING SHALL BE DESIGNED TO BE COMPLIMENTARY TO THE BUILDING FACADE. TREE SPECIES SHALL BE A MINIMUM OF EIGHT FEET OVERALL HEIGHT WHEN PLANTED. SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. MINIMUM WIDTH REQUIREMENTS ARE AS FOLLOWS:
MIN. 5 FEET WIDTH, ONE TREE OR PALM FOR EVERY 30 LINEAR FEET AND ONE SHRUB FOR EVERY TWO LINEAR FEET OF THE BUILDING'S PERIMETER.
SOUTH BUILDING FACADE
120 L.F. / 30 L.F. = 4 TREES AND 44 SHRUBS REQUIRED
4 TREES AND 44 SHRUBS PROVIDED
EAST BUILDING FACADE
66 L.F. / 30 L.F. = 2 TREES AND 20 SHRUBS REQUIRED
2 TREES AND 20 SHRUBS PROVIDED
4. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. WHEN USED FOR SCREENING PURPOSES THEY SHALL BE SPACED A MAXIMUM OF TWENTY-FOUR (24) INCHES ON CENTER AND SHALL BE MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID SCREEN WITHIN A MAXIMUM OF ONE (1) YEAR AFTER TIME OF PLANTING. IF WIDER GROWING PLANTS ARE USED, SPACING MAY BE INCREASED, BUT SHOULD PROVIDE A FULL APPEARANCE WITH ADJACENT PLANTS TOUCHING EACH OTHER. AT LEAST TWENTY-FIVE (25) PERCENT OF ALL SHRUBS SHALL BE NATIVE SPECIES.
25% NATIVE SHRUBS REQUIRED
55% NATIVE SHRUBS PROVIDED
5. TREE SPECIES SHALL BE A MINIMUM OF TWELVE (12) FEET OVERALL HEIGHT WHEN PLANTED WITH A MINIMUM FIVE-FOOT CROWN SPREAD. AT PLANTING, THE TREES SHALL HAVE A CALIPER OF AT LEAST TWO AND ONE-HALF (2.5) INCHES. PALM TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF TEN (10) FEET EXCEPT FOR CANARY ISLAND DATE PALM, ROBELLINI DATE PALM, AND BISMARK PALM. CANARY ISLAND DATE PALM, ROBELLINI DATE PALM, AND BISMARK PALM SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SIX (6) FEET. NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE REQUIRED TREES MAY BE PALM TREES.
25% OF REQUIRED TREES TO BE PALMS- MAXIMUM
30% OF PROPOSED TREES ARE PALMS
USE OF NATIVE SPECIES SHALL BE ENCOURAGED. AT LEAST FIFTY (50) PERCENT OF ALL REQUIRED TREES SHALL BE A NATIVE SPECIES. AT LEAST TWENTY (20) PERCENT OF THE REQUIRED TREES SHALL BE FLOWERING TREES.
50% NATIVE TREES + 20% FLOWERING TREES REQUIRED
85% NATIVE TREES + 20% FLOWERING TREES PROVIDED
6. PARKING LOT INTERIOR ISLANDS. PARKING BAYS SHALL HAVE A LANDSCAPE ISLAND LOCATED AT EACH END IN ORDER TO BREAK UP EXCESSIVELY LONG RUNS OF PARKING SPACES. EACH LANDSCAPE ISLAND SHALL HAVE AT LEAST ONE (1) SHADE TREE.
10 PARKING LOT ISLANDS AND 18 TREES REQUIRED
10 PARKING LOT ISLANDS AND 18 TREES PROVIDED
7. A MINIMUM OF FIFTY (50) PERCENT OF EACH REQUIRED PLANTING MATERIAL SHALL BE DROUGHT TOLERANT AS RECOGNIZED AS DROUGHT TOLERANT (MARKED BY "L IN APPENDIX C: CITY OF PORT ST. LUCIE APPROVED TREE LIST AND IN THE "WATERWISE SOUTH FLORIDA LANDSCAPES" PLANT GUIDE, PUBLISHED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AS AMENDED. EACH TYPE OF REQUIRED PLANTING MATERIAL, TREES, SHRUBS, AND GROUND COVER SHALL BE CALCULATED SEPARATELY, AND EACH TYPE SHALL MEET THE REQUIRED PERCENTAGE MINIMUM.
50% DROUGHT TOLERANT TREES REQUIRED
55% DROUGHT TOLERANT TREES PROVIDED
50% DROUGHT TOLERANT SHRUBS REQUIRED
55.5% DROUGHT TOLERANT SHRUBS PROVIDED
50% DROUGHT TOLERANT GROUNDCOVERS REQUIRED
55% DROUGHT TOLERANT GROUNDCOVERS PROVIDED
8. TREE SPECIES MIX. WHEN MORE THAN TEN (10) TREES ARE REQUIRED TO BE PLANTED TO MEET THE REQUIREMENTS OF THIS CODE, A MIX OF SPECIES SHALL BE PROVIDED. WHEN A MIX OF SPECIES IS REQUIRED, NO SINGLE SPECIES SHALL EXCEED A TWO (2) TO ONE (1) RATIO RELATIVE TO ALL OTHER INDIVIDUAL SPECIES.
6 TREE SPECIES REQUIRED
6 TREE SPECIES PROVIDED
Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2026.04.16 16:40:20 -04'00'
P05-217 - LMD Conceptual Landscape Plan
P05-218 SEU Conceptual Landscape Plan P
PSLUSU #11-445-30
811
AS PER CITY COMMENTS 04/16/26 BW
REVISIONS DATE BY
ALOHA PACIFICA LLC
LANDSCAPE PLAN
DOLLAR TREE
SW GATLIN BLVD. & SW BOUGAINVILLEA AVE.
PORT ST. LUCIE FLORIDA
DATE 04/16/26
PROJECT NO.
SHEET NUMBER L-1.0



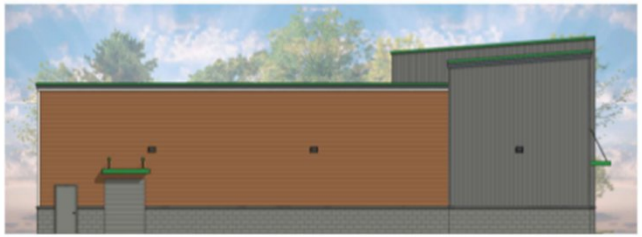
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Canopy to be supplied and installed by Dollar Tree's sign vendor

- SW 6925 ENVY GREEN
- SW 7006 EXTRA WHITE
- SW 2849 WESTCHESTER GRAY
- SW 9166 DRIFT OF MIST
- SW 7060 ALTITUDE GRAY
- SW 7075 WEB GRAY
- SW 0045 ANTIQUARIAN BROWN

P25-217 – LMD Conceptual Landscape Plan

P25-219 - SEU Conceptual Landscape Plan

PSLUSU #11-448-00

0' 4' 8' 16'

PORT ST. LUCIE, FL

Dollar Tree - Gatlin Ave & Bougainvillea Ave.

RRMM ARCHITECTS

PORT ST. LUCIE
HEART OF THE TREASURE COAST

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 Limited Mixed Density (LMD) Zoning District is listed as a compatible zoning district under the Residential/Office (ROI) future land classification.

POLICY 1.1.4.13 FUTURE LAND USE ELEMENT	
FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT
Residential/Office (ROI)	Professional (P), **Limited Mixed Density (LMD),** Multiple-Family (RM-5), or Residential Planned Unit Development (PUD)

- 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.

Planning and Zoning Board Action Options

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with the following condition:
  At time of site plan application, documentation confirming that the abandonment of easement application has been submitted must be provided.
- Motion to recommend denial to the City Council
- Motion to table should the Board need further clarification or information from either the applicant and/or staff

Agenda Summary

2026-407

Agenda Date: 5/5/2026 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-219 Dollar Tree - Gatlin and Bougainvillea - Special Exception Use

The property is generally located on the northwest corner of SW Gatlin Boulevard and SW Bougainvillea Avenue.

Legal Description: Lots 5-10, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the public records of St. Lucie County, Florida

This is a special exception use application for a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet.

Submitted By: Sofia Trail, Planner I, Planning and Zoning Department

Executive Summary: The applicant, Edward McDonald of Thomas Engineering Group, has submitted a special exception use (SEU) application for a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the special exception use request and recommend approval, approval with conditions, or denial to the City Council.

Background: Refer to the staff report.

Issues/Analysis: Refer to the staff report.

Special Consideration: This SEU request is contingent upon the variance (P26-036) and Limited Mixed Density (LMD) rezoning (P25-217) which were submitted concurrently with this application.

Location of Project: The property is generally located on the northwest corner of SW Gatlin Boulevard and SW Bougainvillea Avenue.

Attachments:

1. Staff Report
2. SEU Concept Plan
3. Preliminary Landscape Plan
4. Building Elevations
5. Public Works Traffic Memo

6. Recorded Unity of Control
7. Application and Agent Authorization Letters
8. Warranty Deeds
9. Staff Presentation

Dollar Tree – Gatlin and Bougainvillea
Special Exception Use
P25-219



SUMMARY

Applicant's Request:	The request is for a Special Exception Use (SEU) to allow a retail use that exceeds 50 percent of the building's gross floor area and exceeds 5,000 square feet per the Limited Mixed Density (LMD) Zoning District.
Applicant/Agent:	Edward McDonald, Thomas Engineering Group, LLC
Property Owners:	Sharon Etoria (Lot 5) The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Lot 6) Haredo Realty Advisors Inc. (Lots 7-10)
Location:	Northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard
Project Planner:	Sofia Trail, Planner I

Project Description

Edward McDonald of Thomas Engineering Group has submitted a special exception use (SEU) application on behalf of Haredo Realty Advisors, Inc., the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, (the Ghanie Living Trust), and Sharon Etoria. The proposed conceptual plan is for a 10,062-square-foot Dollar Tree building within the Limited Mixed Density (LMD) Zoning District. Per Section 158.155(D), any retail use that exceeds 50 percent of the building's gross floor area and any use exceeding 5,000 square feet in the Limited Mixed Density (LMD) Zoning District, requires a special exception use application. The properties are located on the northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard and are legally described as Port St. Lucie, Section 23, Block 1616, Lots 5 through 10.

Currently, Lots 5 and 6, owned by Sharon Etoria and the Ghanie Living Trust, are designated as Professional (P) Zoning District, while Lots 7 through 10 are under the Single-Family Residential (RS-2) Zoning District. The property owners have entered into a recorded unified control agreement to rezone the properties and develop them as one (1) project. There are two (2) concurrent applications associated with this development project. A variance application (P26-036) for the rear building setback and landscaping requirements and a rezoning application (P25-217) to rezone the lots to the LMD Zoning District. This SEU application is contingent upon the approval of both the variance and rezoning.

Previous Actions

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the conceptual site plan at their April 7, 2026, meeting.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on April 23, 2026, to owners of property within a 750-foot radius of the subject property.

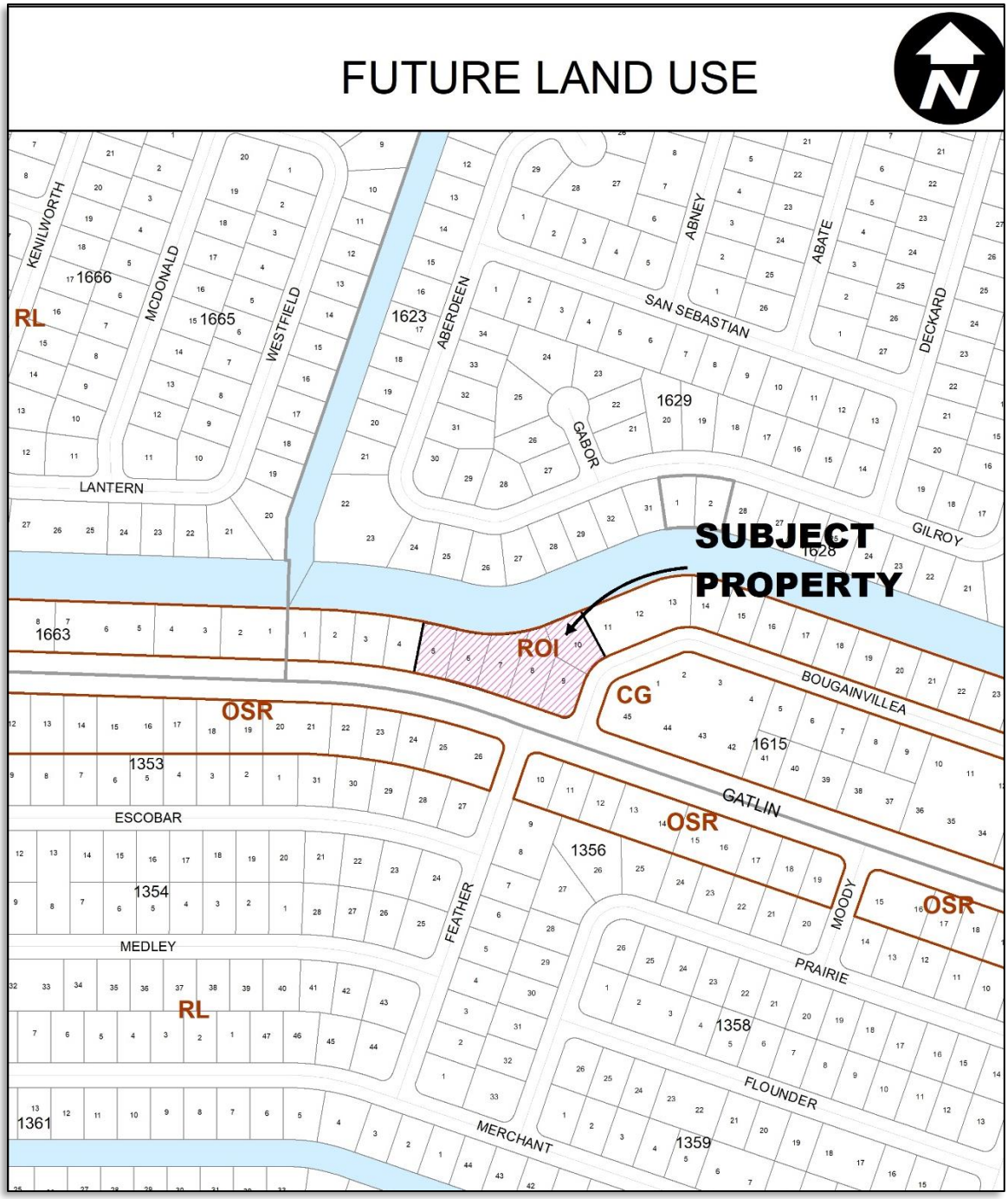
Location and Site Information

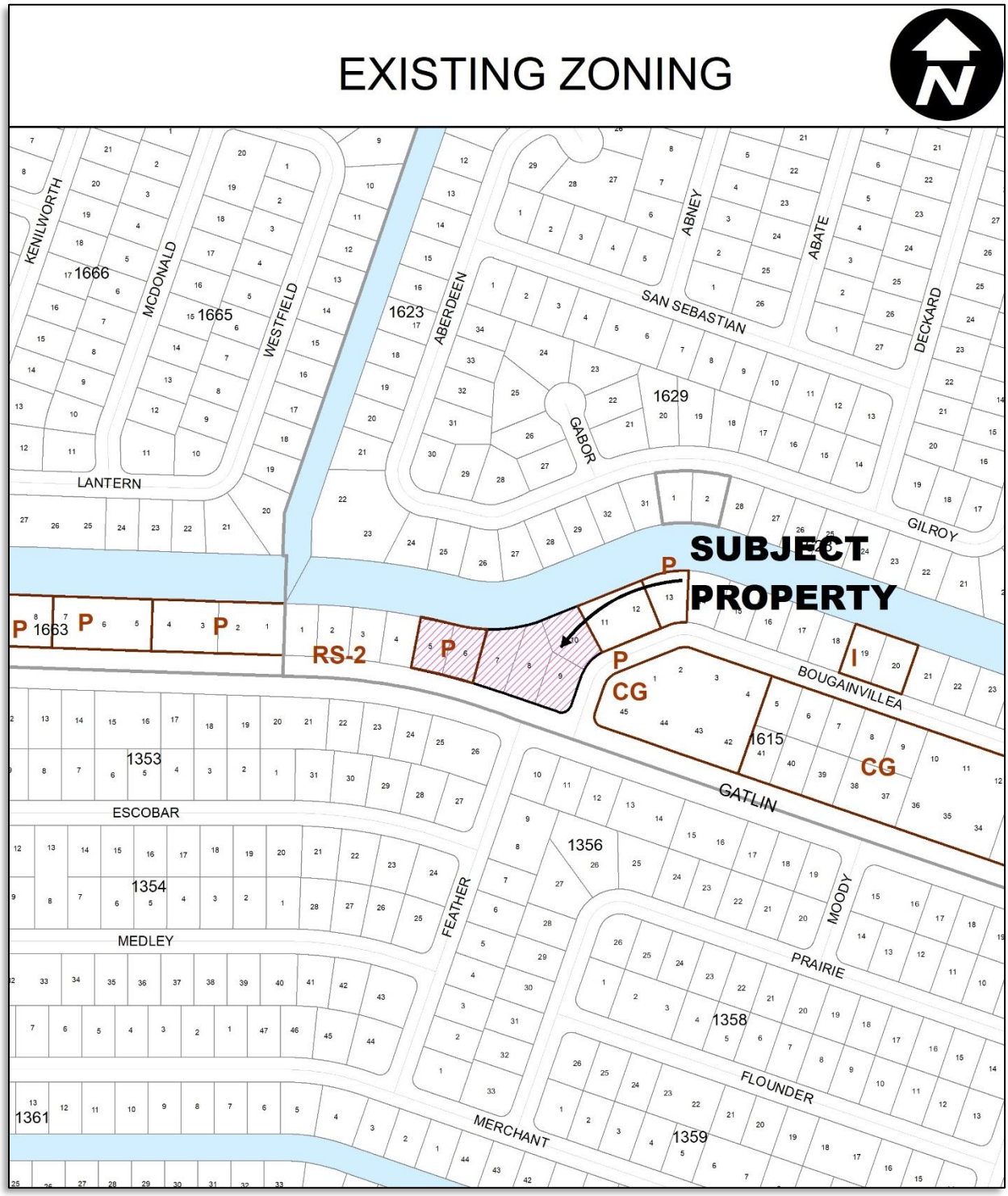
Parcel Number:	3420-610-0714-000-0 (Lot 5) 3420-610-0715-000-7 (Lot 6), 3420-610-0716-000-4 (Lot 7), 3420-610-0717-000-1 (Lot 8), 3420-610-0718-000-8(Lot 9), and 3420-610-0719-000-5 (Lot 10)
Property Size:	+/- 1.59-acres
Legal Description:	Port St. Lucie Section 23, Block 1616, Lots 5-10
Future Land Use:	ROI (Residential/Office/Institutional)
Existing Zoning:	Lots 5-6 (P – Professional) Lots 7-10 (RS-2 – Single-Family Residential) **Please note there is a concurrent application (P25-217) to rezone lots 5-10 to LMD*
Existing Use:	Undeveloped

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Drainage right-of-way
South	OSR	RS-2	Pedestrian pathway
East	ROI	RS-2	Undeveloped
West	ROI	P	Offices

RL – Low-Density Residential, ROI – Residential/Office, RS-2 – Single Family Residential, OSR – Open Space Recreation, P – Professional




EXISTING ZONING
SUBJECT PROPERTY
P
P 1663
P
P
RS-2
P
P
CG
I
CG
KENILWORTH
MCDONALD
WESTFIELD
ABERDEEN
ABNEY
ABATE
DECKARD
SAN SEBASTIAN
GABOR
GILROY
LANTERN
BOUGAINVILLEA
GATLIN
ESCOBAR
MEDLEY
FEATHER
MOODY
PRAIRIE
FLOUNDER
MERCHANT
1666
1665
1623
1629
1615
1353
1354
1356
1358
1359
1361

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 other emergency.

- Applicant's Response: *Right-in/right-out on Gatlin and full access on SW Bougainvillea are proposed along with future cross-access to undeveloped parcels west of the subject property. Onsite traffic circulation and access points meet all requirements of City of Port St. Lucie Land Development Code and have been designed for truck access and loading. Pedestrian access will be provided to SW Gatlin via a proposed sidewalk on Bougainvillea Avenue.*
- Staff findings: There are proposed as a right-in/right-out access driveway along SW Gatlin Boulevard and a full access driveway along SW Bougainvillea Avenue. There is a two-way cross-access driveway that extends from the subject property to lot 5 for future development. A pedestrian sidewalk along SW Bougainvillea Avenue is proposed that connects the professional office parcel sidewalk to the sidewalk along SW Gatlin Boulevard.

  Public works reviewed the traffic report and has determined it to be in compliance with the adopted level of service and requirements of Chapter 156 of Cite Code, and Public Works Policy 19-01pwd. The proposed project is anticipated to generate 637 average daily trips, 30 AM peak hour and 44 PM peak hour driveway trips.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: *Properties along SW Gatlin are within the LMD Conversion Area and the adjacent developed to east, west, and south are all commercial. North of the property is a canal and single-family, required 6' masonry wall is proposed on the site plan to meet code.*
- Staff findings: The minimum parking requirement for this project is 50 standard stalls, including two (2) ADA-compliant stalls. The proposed concept plan meets the minimum parking requirement and has the loading zone abutting the west side of the building. The buffer wall shields the residential area to the north from the cross-access driveway, dumpster enclosure, and loading zone.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: *Site has water and sewer immediately adjacent in the right-of-way and the property is proposing a lift station that will be sized for the Dollar Tree and future parcels west of the subject parcel for future connection. List station to be dedicated to City of Port St. Lucie via a 20' x 20' easement.*

- Staff findings: The City of Port St. Lucie Utility Department will provide service to the property.

(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.

- Applicant's Response: *A proposed 6' masonry wall along the north side of the property will be provided to screen use from residential properties north of the subject site.*

- Staff findings: A 10-foot-wide perimeter landscape buffer is required along all sides of the property, in addition to a 6-foot-high architectural wall along the rear boundary. There is a 20-foot-wide drainage easement along the rear and the wall is proposed 10 feet from the property line. Per Sections 154.03(I)(5) and 154.03(C)(5)(b), landscaping can encroach a maximum of ten (10) feet into the 20-foot drainage easement and buffer strips located adjacent to a right-of-way require an area outside of the wall for landscaping and maintenance. Due to the wall being proposed 10 feet from the property line, no landscaping can be placed along the side of the wall that abuts the drainage canal. This area would be required to have ten (10) trees and 154 shrubs, however only eight (8) trees are proposed along the inside of the wall. This landscaping is not being supplemented anywhere else on site. This project as proposed on the associated conceptual plan and landscape plan requires variance approval.

(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.

- Applicant's Response: *Property will be designed to meet all requirements of City of Port St. Lucie site lighting requirements.*

- Staff findings: A monument sign is proposed on the southeast corner of the subject property. A separate sign permit application will need to be submitted to the Building Department for review after site plan approval.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: *Site plan has been designed to meet all required buffers, building foundation planting and parking lot islands per City of Port St. Lucie Land Development Code.*

- Staff findings*:* Terminal parking islands are located throughout the site. There is facade landscaping along the front and east side of the building. Additionally, there is a sodded dry retention pond towards the west of the property.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: *Site plan will conform to all Land Development Coide requirements upon the LMD rezoning and landscape variance application submitted concurrent with this application.*

- Staff findings: The proposed use does not meet the minimum rear building setback requirements for the LMD district or the required landscaping buffer requirements. This project as proposed on the associated conceptual plan requires variance approval.

(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.

- Applicant's Response: *The proposed use will have no offsite impacts to the surrounding uses and provides needed cross access and sewer stubs for future development to the west.*

- Staff findings: The establishment and operation of the proposed use should not impair the health, safety, welfare, 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.

- Applicant's Response: *The proposed use is a Dollar Tree store with standard detail operation and practices as per similar uses in the city. Vehicular movement are captured and designed into the plan for on-site truck deliveries, fire routes and parking and pedestrian circulation.*

- Staff findings: The retail store is not expected to generate noise that would constitute a nuisance. The subject property is situated near an established commercial/retail environment. There will be a 6' high masonry wall along the rear property line that abuts the drainage right-of-way and buffers the parcel from the residential land use.

(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.

- Applicant's Response: *The proposed building is single-story and on scale with surrounding uses in height. Site plan has been designed with access points to benefit adjacent properties and are all in compliance with Land Development Code.*

- Staff findings: The retail use as proposed appears to be compatible with the existing and permitted uses of adjacent properties. The height of the building and access location is consistent with other buildings within the ROI land use area. The proposed development is not expected to generate noise or light that would adversely impact the surrounding properties.

(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 the 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.

PLANNING AND ZONING BOARD ACTION OPTIONS

If consistent with Section 158.260 (A) through (L) of the City code, then the Board may:

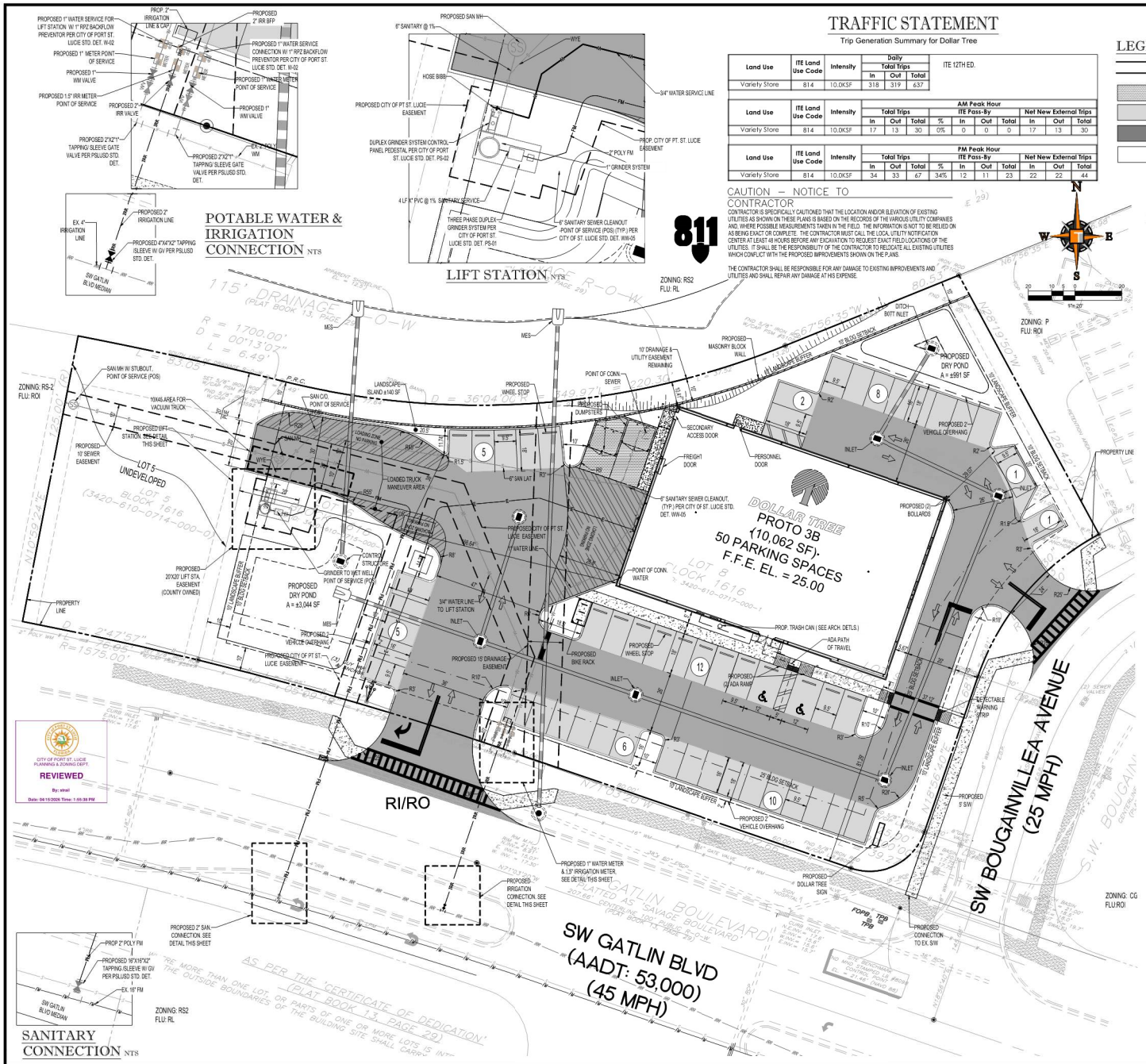
- Motion to recommend approval to the City Council with the following condition:
  At time of site plan application, documentation confirming that the abandonment of easement application has been submitted must be provided.

- Motion to amend the recommendation and recommend approval to the City Council

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.



TRAFFIC STATEMENT

Trip Generation Summary for Dollar Tree

Land Use	ITE Land Use Code	Intensity	Daily Total Trips In	Daily Total Trips Out	Daily Total Trips Total
Variety Store	814	10.0KSF	318	319	637

ITE 12TH ED.

Land Use	ITE Land Use Code	Intensity	AM Peak Hour Total Trips In	Out	Total	ITE Pass-By %	In	Out	Total	Net New External Trips In	Out	Total
Variety Store	814	10.0KSF	17	13	30	0%	0	0	0	17	13	30

Land Use	ITE Land Use Code	Intensity	PM Peak Hour Total Trips In	Out	Total	ITE Pass-By %	In	Out	Total	Net New External Trips In	Out	Total
Variety Store	814	10.0KSF	34	33	67	34%	12	11	23	22	22	44

LEGEND:

PROPERTY LINE
PROPOSED BUILDING
PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C-4.0 FOR DETAIL)
PROPOSED STANDARD-DUTY ASPHALT PAVEMENT
PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
EXISTING SIDEWALK CONCRETE PAVEMENT
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE PAVEMENT
PROPOSED PARKING SPACE COUNT
PROPOSED LIGHT POLE
PROPOSED TYPE "D" CURB
PROPOSED DIRECTIONAL ARROWS (FOR SITE PLAN ONLY. DO NOT PAINT)

SITE DATA

TOTAL SITE AREA:	1.59 AC (69,390 SF)
SITE ADDRESS:	TBD PORT ST. LUCIE, FL 33572
PARCEL ID:	3420-610-0714-000-0, 3420-610-0715-000-7,3420-610-0716-000-4, 3420-610-0717-000-1, 3420-610-0718-000-8, 3420-610-0719-000-5
JURISDICTION:	CITY OF PORT ST. LUCIE
EXISTING ZONING DISTRICT:	RS-2 - SINGLE FAMILY RESIDENTIAL 2 & P - PROFESSIONAL
PROPOSED ZONING:	LMD-LIMITED MIXED USE
FUTURE LAND USE:	ROI - RESIDENTIAL OFFICE INSTITUTIONAL
PROPOSED USE:	RETAIL (DOLLAR TREE

	ALLOWED	PROPOSED
F.A.R. MAX:	0.75	0.17
HEIGHT MAX:	35'	26'-8"
IMPERVIOUS MAX:	80%	64.45%
PERVIOUS MIN:	20%	35.55%

SITE AREA BREAKDOWN:	EXISTING	PROPOSED
IMPERVIOUS AREA:	-	43,109 SF (0.99 AC) - 62.13%
BUILDING AREA	-	10,062 SF (0.23 AC) - 14.50%
ASPHALT PAVEMENT	-	30,050 SF (0.69 AC) - 43.31%
CONC. S/W, DUMPSTER	-	1,754 SF (0.04 AC) - 2.53%
CONCRETE CURB/RET WALL	-	1,243 SF (0.02 AC) - 1.79%
PERVIOUS AREA (TOTAL):	69,390 SF (1.59 AC) - 100%	26,281 SF (0.60 AC) - 37.87%
GREEN SPACE	69,390 SF (1.59 AC) - 100%	22,163 SF (0.51 AC) - 31.94%
POND	-	4,118 SF (0.09 AC) - 5.93%
TOTAL	69,390 SF (1.59 AC) - 100%	69,390 SF (1.59 AC) - 100%

LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT (S)	10'	10'
SIDE (E)	10'	10'
SIDE (W)	10'	10'
REAR (N)	15'	*10'
		*(VARIANCE APPROVAL REQUIRED)

SETBACKS:	REQUIRED	PROPOSED
FRONT (S)	25'	81.29'
SIDE (E)	25'	37.12'
SIDE (W)	10'	166.64'
REAR (N)	25'	*10.41'
		*(VARIANCE APPROVAL REQUIRED)

PARKING RATIO:	REQUIRED	PROVIDED
DOLLAR TREE (1/200)	50 SPACES	50 SPACES (INCLUDING 2 ADA)

LEGAL DESCRIPTION:

LOT 5 & 6, BLOCK 1616, OF PORT ST. LUCIE SECTION TWENTY THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 29, 29A THROUGH 29D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LOTS 7 THROUGH 10, BLOCK 1616, PORT ST. LUCIE SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 29, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA

TREE VERIFICATION STATEMENT:

THERE ARE NO PROTECTED TREES (12" DBH OR GREATER) ON-SITE.

FEMA MAP INFORMATION:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12111C0275J (CITY OF PORT ST. LUCIE 120287), DATED FEBRUARY 16, 2012.

DATUM NOTE

- BENCHMARK USED: CITY OF PORT ST. LUCIE MAG NAIL AND DISK STAMPED "PSL 1905", ELEVATION 23.55', 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88).
- HORIZONTAL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY MAP ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM, EAST ZONE 83/90 NORTH AMERICAN DATUM, 2011 ADJUSTED, DERIVING A BEARING OF N71°03'20"W IS ALONG THE CENTERLINE OF SW BOUGAINVILLEA AVENUE. - AS SHOWN ON SURVEY

PSLUSU #11-448-00

CITY OF PORT ST. LUCIE PROJECT NO. P25-219

THOMAS ENGINEERING GROUP
CIVIL ENGINEERING - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE. FT. LAUDERDALE, FL 33309 P: 954-202-7000
840 SE OSCEOLA STREET STUART, FL 34994 P: 772-888-3138
1502 W. FLETCHER AVE. SUITE 101 TAMPA, FL 33612 P: 813-379-4100

REVISIONS

REV	DATE	COMMENT	BY

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CONCEPTUAL PLAN

PROJECT No.:	FT240046
DRAWN BY:	NP
CHECKED BY:	EMM
DATE:	11/05/2024
SCALE:	AS NOTED
CAD I.D.:	FT240046 SEU SP

PROJECT:
DOLLAR TREE - GATLIN BOUGAINVILLEA
PORT ST LUCIE, FL
FOR
DOLLAR TREE
CITY OF PORT ST LUCIE
ST LUCIE COUNTY

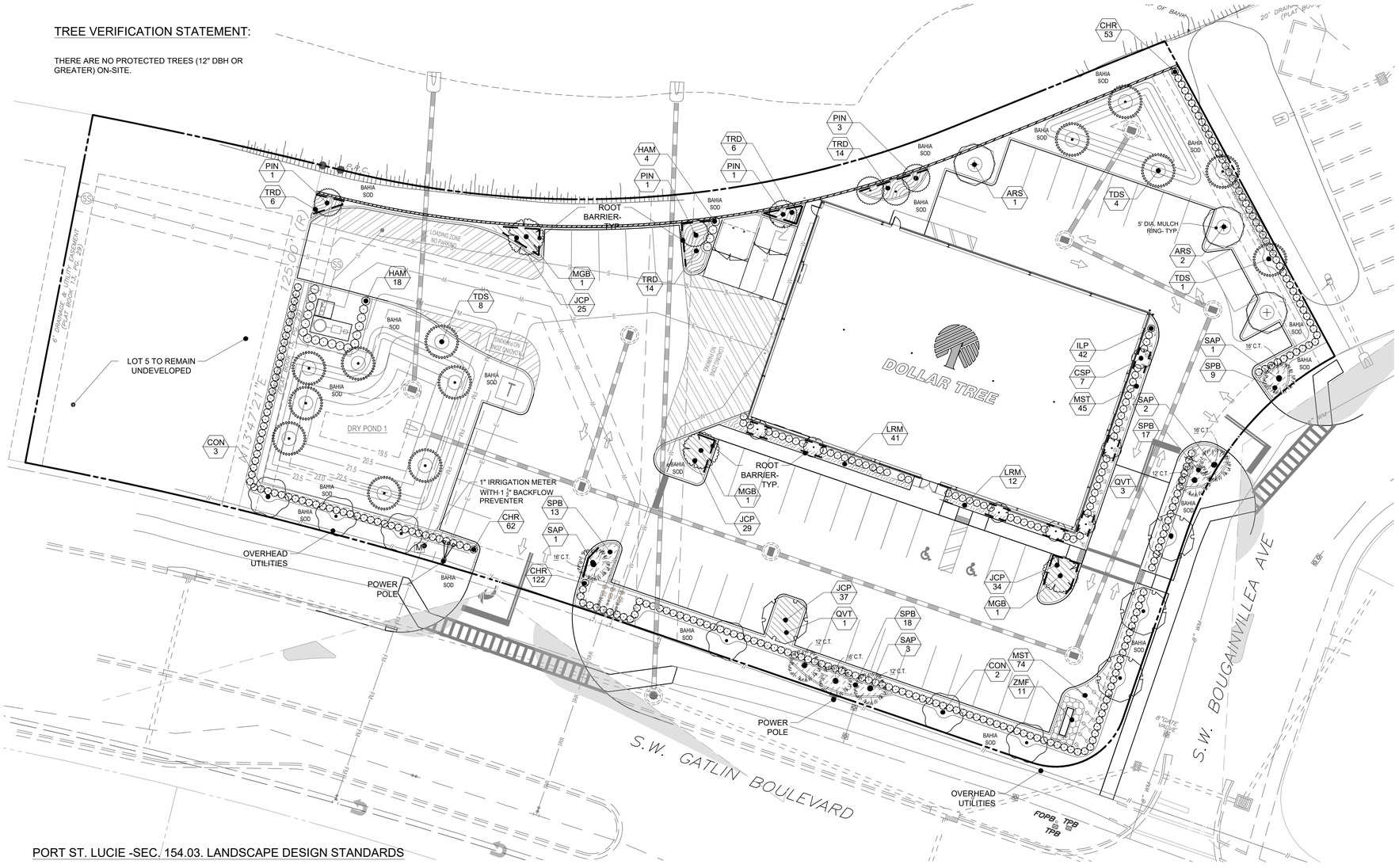
THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

EDWARD M. McDONALD, P.E.
April 10, 2026
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27526

SHEET TITLE:
SEU CONCEPTUAL SITE PLAN
SHEET NUMBER:
SEU
OF ----

TREE VERIFICATION STATEMENT:

THERE ARE NO PROTECTED TREES (12" DBH OR GREATER) ON-SITE.



PSLUSD NOTES:

1) 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.
2) ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
3) 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.
4) TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
5) 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.

PORT ST. LUCIE -SEC. 154.03. LANDSCAPE DESIGN STANDARDS

GENERAL LANDSCAPING REQUIREMENTS:

THE FOLLOWING LANDSCAPING REQUIREMENTS SHALL APPLY TO ALL COMMERCIAL AREAS, MULTI-FAMILY RESIDENTIAL AREAS, INSTITUTIONAL AREAS, INDUSTRIAL AREAS, AND PLANNED UNIT DEVELOPMENTS. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO PLATTED SINGLE-FAMILY HOMES UNLESS OTHERWISE SPECIFICALLY STATED HEREIN. SEE SECTION 154.04 FOR REQUIRED LANDSCAPE MATERIAL STANDARDS.

1. SITE PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   a. A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING PROPERTIES, UNLESS INDICATED OTHERWISE.
   b. PROPERTIES WITH A DEPTH IN EXCESS OF 200 FEET HAVING A FRONT OR SIDE FACING PRIMA VISTA BOULEVARD, ST. JAMES DRIVE, OR PORT ST. LUCIE BOULEVARD SHALL PROVIDE A LANDSCAPE STRIP AT LEAST 15 FEET IN DEPTH.
   c. ONE TREE SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF RIGHT-OF-WAY OR ABUTTING PROPERTY, OR FRACTIONAL PART THEREOF. TREES MAY BE PLACED IN ANY ARRANGEMENT WITHIN THE LANDSCAPE STRIP PROVIDED THAT THE SPACING BETWEEN TREE TRUNKS IS NO GREATER THAN 50 FEET. A CONTINUOUS HEDGE SHALL EXTEND THE LENGTH OF THE LANDSCAPE STRIP. ONE SHRUB SHALL BE REQUIRED FOR EACH 2 LINEAR FEET AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.

   SW BOUGAINVILLEA AVE:

   172 L.F. / 30 L.F. = 6 TREES AND CONTINUOUS HEDGE REQUIRED
   6 TREES AND CONTINUOUS HEDGE PROVIDED

   SW GATLIN BLVD:
   (OVERHEAD POWERLINES)

   314 L.F. / 30 L.F. = 10 TREES AND CONTINUOUS HEDGE REQUIRED
   10 TREES AND CONTINUOUS HEDGE PROVIDED

   EAST PROPERTY LINE:

   60 L.F. / 30 L.F. = 2 TREES AND CONTINUOUS HEDGE REQUIRED
   2 TREES AND CONTINUOUS HEDGE PROVIDED

2. LANDSCAPE BUFFER STRIPS ARE AREAS WHERE A WALL OR FENCE IS REQUIRED IN ADDITION TO LANDSCAPING. ONE TREE, AT LEAST 14 FEET IN HEIGHT, SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF THE LANDSCAPED BUFFER STRIP, OR FRACTIONAL PART THEREOF. THE AREA INSIDE THE WALL SHALL HAVE AT LEAST ONE SHRUB FOR EACH 2 LINEAR FEET, OR FRACTIONAL PART THEREOF, AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED.

   NORTH PROPERTY LINE:

   307 L.F. / 30 L.F. = 10 TREES AND REQUIRED
   10 TREES AND PROVIDED

   WEST PROPERTY LINE:

   125 L.F. / 30 L.F. = 4 TREES AND REQUIRED
   4 TREES AND PROVIDED

3. A LANDSCAPE STRIP SHALL BE LOCATED AROUND THE PERIMETER OF A BUILDING THAT IS VISIBLE TO THE GENERAL PUBLIC, PATRONS, OR RESIDENTS, UNLESS NOTED OTHERWISE. LANDSCAPING SHALL BE DESIGNED TO BE COMPLEMENTARY TO THE BUILDING FAÇADE. TREE SPECIES SHALL BE A MINIMUM OF EIGHT FEET OVERALL HEIGHT WHEN PLANTED. SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. MINIMUM WIDTH REQUIREMENTS ARE AS FOLLOWS:

   MIN. 5 FEET WIDTH, ONE TREE OR PALM FOR EVERY 30 LINEAR FEET AND ONE SHRUB FOR EVERY TWO LINEAR FEET OF THE BUILDING'S PERIMETER.

   SOUTH BUILDING FACADE:

   122 L.F. / 30 L.F. = 4 TREES AND 61 SHRUBS REQUIRED
   4 TREES AND 61 SHRUBS PROVIDED

   EAST BUILDING FACADE:

   80 L.F. / 30 L.F. = 3 TREES AND 40 SHRUBS REQUIRED
   3 TREES AND 40 SHRUBS PROVIDED

4. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. WHEN USED FOR SCREENING PURPOSES THEY SHALL BE SPACED A MAXIMUM OF TWENTY-FOUR (24) INCHES ON CENTER AND SHALL BE MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID SCREEN WITHIN A MAXIMUM OF ONE (1) YEAR AFTER TIME OF PLANTING. IF WIDER GROWING PLANTS ARE USED, SPACING MAY BE INCREASED, BUT SHOULD PROVIDE A FULL APPEARANCE WITH ADJACENT PLANTS TOUCHING EACH OTHER. AT LEAST TWENTY-FIVE (25) PERCENT OF ALL SHRUBS SHALL BE NATIVE SPECIES.

   25% NATIVE SHRUBS REQUIRED
   95% NATIVE SHRUBS PROVIDED

5. TREE SPECIES SHALL BE A MINIMUM OF TWELVE (12) FEET OVERALL HEIGHT WHEN PLANTED WITH A MINIMUM FIVE-FOOT CROWN SPREAD. AT PLANTING, THE TREES SHALL HAVE A CALIPER OF AT LEAST TWO AND ONE-HALF (2.5) INCHES. PALM TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF TEN (10) FEET EXCEPT FOR CANARY ISLAND DATE PALM, EDIBLE DATE PALM, AND BISMARK PALM. CANARY ISLAND DATE PALM, EDIBLE DATE PALM, AND BISMARK PALM SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SIX (6) FEET. NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE REQUIRED TREES MAY BE PALM TREES.

   25% OF REQUIRED TREES TO BE PALMS- MAXIMUM
   15% OF PROPOSED TREES ARE PALMS

   USE OF NATIVE SPECIES SHALL BE ENCOURAGED. AT LEAST FIFTY (50) PERCENT OF ALL REQUIRED TREES SHALL BE A NATIVE SPECIES. AT LEAST TWENTY (20) PERCENT OF THE REQUIRED TREES SHALL BE FLOWERING TREES

   50% NATIVE TREES + 20% FLOWERING TREES REQUIRED
   85% NATIVE TREES + 20% FLOWERING TREES PROVIDED

6. PARKING LOT INTERIOR ISLANDS. PARKING BAYS SHALL HAVE A LANDSCAPE ISLAND LOCATED AT EACH END IN ORDER TO BREAK UP EXCESSIVELY LONG RUNS OF PARKING SPACES. EACH LANDSCAPE ISLAND SHALL HAVE AT LEAST ONE (1) SHADE TREE.

   10 PARKING LOT ISLANDS AND 10 TREES REQUIRED
   10 PARKING LOT ISLANDS AND 10 TREES PROVIDED

7. A MINIMUM OF FIFTY (50) PERCENT OF EACH REQUIRED PLANTING MATERIAL SHALL BE DROUGHT TOLERANT AS RECOGNIZED AS DROUGHT TOLERANT [MARKED BY *] IN APPENDIX C: CITY OF PORT ST. LUCIE APPROVED TREE LIST AND IN THE "WATERWISE SOUTH FLORIDA LANDSCAPES" PLANT GUIDE, PUBLISHED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AS AMENDED. EACH TYPE OF REQUIRED PLANTING MATERIAL, TREES, SHRUBS, AND GROUND COVER SHALL BE CALCULATED SEPARATELY, AND EACH TYPE SHALL MEET THE REQUIRED PERCENTAGE MINIMUM.

   50% DROUGHT TOLERANT TREES REQUIRED
   86% DROUGHT TOLERANT TREES PROVIDED

   50% DROUGHT TOLERANT SHRUBS REQUIRED
   95.5% DROUGHT TOLERANT SHRUBS PROVIDED

   50% DROUGHT TOLERANT GROUNDCOVERS REQUIRED
   82% DROUGHT TOLERANT GROUNDCOVERS PROVIDED

8. TREE SPECIES MIX. WHEN MORE THAN TEN (10) TREES ARE REQUIRED TO BE PLANTED TO MEET THE REQUIREMENTS OF THIS CODE, A MIX OF SPECIES SHALL BE PROVIDED. WHEN A MIX OF SPECIES IS REQUIRED, NO SINGLE SPECIES SHALL EXCEED A TWO (2) TO ONE (1) RATIO RELATIVE TO ALL OTHER INDIVIDUAL SPECIES.

   5 TREE SPECIES REQUIRED
   5 TREE SPECIES PROVIDED

Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2026.04.16 16:40:20 -04'00'

P25-217 – LMD Conceptual Landscape Plan
P25-219 SEU Conceptual Landscape Plan P
PSLUSU #11-448-00

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NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	04/16/26	BW

ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE • WATER FEATURES
401-A E. FAIRBANKS AVE. WINTER PARK, FLORIDA 32789
(407) 617-8998 OFFICE ALOHAPACIFICLLC@EMBARQMAIL.COM

STATE OF FLORIDA · GREGORY A. REYNOLDS · FL #LA0001568 · REGISTERED LANDSCAPE ARCHITECT

SCALE	AS NOTED	
DESIGNED BY	GR	
DRAWN BY	BW	
CHECKED BY	GR	

LANDSCAPE PLAN

DOLLAR TREE
SW GATLIN BLVD. & SW BOUGAINVILLEA AVE.
PORT ST. LUCIE FLORIDA

DATE 04/16/26
PROJECT NO. .
SHEET NUMBER L-1.0

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANT
TREES						
	ARS	3	ACER RUBRUM 'SUMMER RED' / SUMMER RED MAPLE	FIELDGROWN, 3.5" CAL., 14` HT. X 5` SPD.	YES	NO
	CSP	7	CALLISTEMON SP. / RED CLUSTER BOTTLEBRUSH	15 GAL., 1.5" CAL., 8'- 9' HT. X 3' SPD., STANDARD	NO	YES
	CON	7	CONOCARPUS ERECTUS / BUTTONWOOD	FIELDGROWN, 2" CAL., 10` HT. X 4` SPD.	YES	YES
	MGB	3	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY" / BRACKEN'S BROWN	45 GAL., 3" CALIPER, 12' HT. X 4' SPD.	YES	YES
	PIN	6	PINUS ELLIOTTII / SLASH PINE	FIELDGROWN, 3" CAL., 12`- 14` HT. X 5` SPD.	YES	YES
	QVT	4	QUERCUS VIRGINIANA 'QVTIA' / HIGHRISE LIVE OAK	FIELDGROWN, 3" CAL., 12`- 14` HT. X 5` SPD.	YES	YES
	SAP	7	SABAL PALMETTO / CABBAGE PALMETTO	FIELDGROWN, 10`- 18` C.T. HT., STAGGERED	YES	YES
	TDS	13	TAXODIUM DISTICHUM 'AUTMN GOLD" / BALD CYPRESS	FIELDGROWN, 3" CAL., 12`- 14` HT. X 5` SPD.	YES	YES
SHRUBS						
	CHR	237	CHRYSOBALANUS ICACO 'RED TIP' / RED TIP COCO PLUM	3 GAL., 24" HT. X 24" SPD., @ 30" O.C. SPACING	YES	YES
	HAM	22	HAMELIA PATENS / FIREBUSH	7 GAL., 30" HT., FULL, @ 30" O.C. SPACING	YES	YES
	ILP	42	ILLICIUM PARVIFLORUM / ANISE	7 GAL., 30"- 36" HT. X 24" SPD., @ 4` O.C. SPACING	YES	YES
	LOR	19	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY" / BURGUNDY FRINGE FLOWER	3 GAL., 24" HT. X 18" SPD.,@ 30" O.C. SPACING	NO	NO
SHRUB AREAS						
	SPB	57	SPARTINA BAKERI / SAND CORDGRASS	3 GAL., 24" HT. X 24" SPD., @ 3` O.C. SPACING	YES	YES
	TRD	40	TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS	3 GAL., 24" HT. X 24" SPD., @ 3` O.C. SPACING	YES	YES
	ZMF	11	ZAMIA FLORIDANA / COONTIE PALM	3 GAL., 24" HT. X 24" SPD., @ 3` O.C. SPACING	YES	YES
GROUND COVERS						
	JCP	125	JUNIPERUS CHINENSIS `PARSONII` / PARSON'S JUNIPER	1 GAL., FULL @ 24" O.C. SPACING	NO	YES
	LRM	53	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL., 12" HT., FULL, @ 18" O.C. SPACING	NO	YES
	MST	119	MIMOSA STRIGILLOSA / SUNSHINE MIMOSA	1 GAL., 12" SPD., FULL, @ 18" O.C. SPACING	YES	YES

SOD

ALL SOD TO BE ARGENTINE BAHIA SOD ; PALLET ONLY- SOLID PANELS (98% WEED FREE)

MULCH

ALL MULCH TO BE DOUBLE-GROUND HARDWOOD MULCH; COLOR COCOA BROWN. INSTALL A MINIMUM 2"- 3" THICK IN ALL PLANTING AREAS.

3 CENTURY ROOT BARRIER DETAIL

NOT TO SCALE

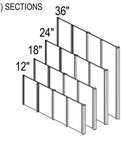
SPECIFICATIONS:

CPU-SERIES: CPU12-2, CPU 24-2, CPU 36-2, CPU 48-2, CPU 60-2
A. THE ROOT BARRIER SHALL BE CPU-UTILITY SERIES PANELS MANUFACTURED BY CENTURY PRODUCTS, 1144 N. GROVE STREET, ANAHEIM, CA 92806 (714) 632-7083 OR APPROVED EQUIVALENT.
B. BARRIERS ARE BLACK, EXTRUDED, MODULAR PANELS MANUFACTURED USING RECYCLED POLYETHYLENE PLASTIC WITH ULTRAVIOLET INHIBITORS. EACH PANEL HAS FLEXIBLE, EXTRUDED, 90° VERTICAL ROOT DIVERTING RIBS PROTRUDING ½"-⅝" IN HEIGHT WITH A MINIMUM THICKNESS OF 0.080" AND ARE PLACED 6" (15 CM) APART. INTERLOCKING, PANEL TO PANEL JOINING SYSTEM DESIGNED TO FOLD HORIZONTALLY FOR TIGHTER FIT PROVIDES FOR AN INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.
THICKNESS: 0.080"

MATERIAL	POLYETHYLENE	
THICKNESS	0.080"	
PROPERTIES:	ASTM TEST METHOD	VALUE POLYETHYLENE COPOLYMER
TENSILE STRESS @ YIELD	D638	4100 TO 4300 PSI
ELONGATION @ BREAK	D638	40%
TENSILE MODULUS OF ELASTICITY	D638	150,000 PSI
FLEXURAL STIFFNESS	-	-
CANTILEVER BEAM	D747	125,000
TENSILE IMPACT	D1822	PSI 50FT. LBS/IN`
ENVIRONMENTAL STRESS	-	-
CRACK RESISTANCE	D1693	1 HR.
HARDNESS, SHORE D	D2240	68

FEATURES

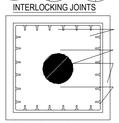
-FLEXIBLE TOP SAFETY EDGE
-VERSATILE BARRIER FOR LINEAR OR TREE WELL APPLICATIONS
-MANUFACTURED WITH RECYCLED PLASTIC
-RAISED 90° EXTRUDED ROOT DEFLECTING RIBS, SPACED APART
- 90° 1/2"- 3/4" RAISED RIB, SIDE INTERLOCKING PANEL TO PANEL JOINING SYSTEM
-ADJUSTABLE ANTI-LIFT POLYETHYLENE PANELS WHICH CAN BE SEPARATED INTO 1' (30CM) SECTIONS



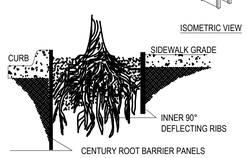
ISOMETRIC VIEW



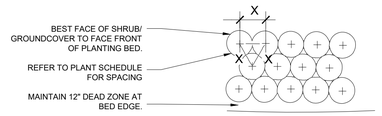
INTERLOCKING JOINTS



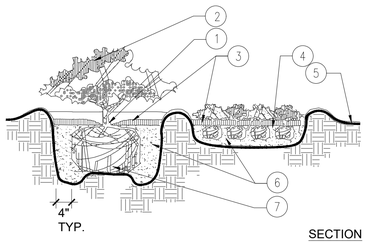
TREE WELL APPLICATION



LINEAR APPLICATION



PLAN



SECTION

NOTES:

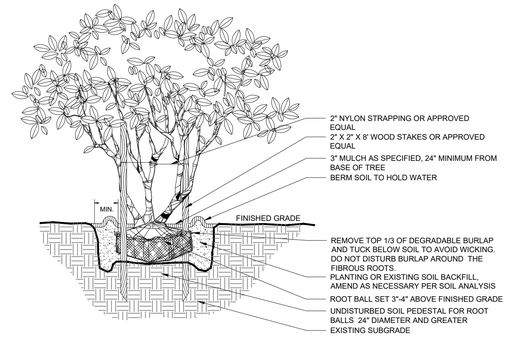
1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MINIMUM MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

1 SHRUB / GROUNDCOVER PLANTING

NOT TO SCALE

NOTES:

1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. ALL TREE PITS SHALL BE APPROXIMATELY 1.5 TIMES LARGER THAN ROOT BALL
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. PRESSURE TREATED PINE TO BE USED FOR ALL WOOD STAKING AND BRACING MEMBERS.



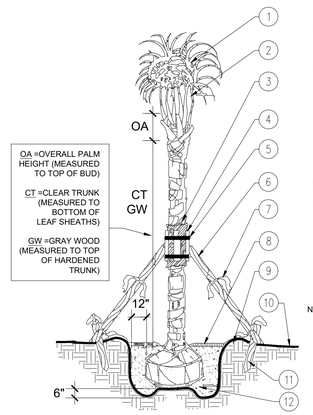
2 MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE



PLAN

NOTE:
REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL TREE BALLS.



1. MINIMUM OF NINE (9) GOOD PALM FRONDS.
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING 3-4 SMALLER, TRIMMED FRONDS.
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS
5. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING AT MIDPOINT AND BASE
8. 3" SPECIFIED MULCH.
9. BERM SOIL TO HOLD WATER.
10. FINISH GRADE
11. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
12. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

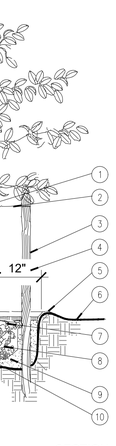
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR THE LANDSCAPE ARCHITECT.

D. DO NOT INSTALL WEED BARRIER ON TOP OF TREE ROOTBALLS AS THE INSPECTOR WILL NOT BE ABLE TO VERIFY THE REMOVAL OF NON-BIODEGRADABLE TREE BALL EQUIPMENT.

4 PALM PLANTING DETAIL

NOT TO SCALE



SECTION

1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.

2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUNK TREES, GUY TO STRONGEST TRUNK AT CENTER).

3. (3) 2" X 8' LODGE POLES SPACE EVENLY AROUND TREE.

4. NO MULCH SHALL BE PLACED WITHIN 12" - 18" OF TRUNK FLARE.

5. SOIL BERM TO HOLD WATER.

6. FINISHED GRADE- SEE CIVIL ENGINEER'S GRADING AND DRAINAGE PLAN.

7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.

8. FIELDGROWN OR CONTAINER- SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS.

9. PREPARED PLANTING SOIL AS SPECIFIED.

10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR THE LANDSCAPE ARCHITECT.

D. DO NOT INSTALL WEED BARRIER ON TOP OF TREE ROOTBALLS AS THE INSPECTOR WILL NOT BE ABLE TO VERIFY THE REMOVAL OF NON-BIODEGRADABLE TREE BALL EQUIPMENT.

5 CANOPY TREE PLANTING DETAIL

NOT TO SCALE

PLAN

NOTE:
REMOVE ALL NON-BIODEGRADABLE NYLON, BASKET HOOKS, HOISTING ROPES AND BURLAP FROM THE TOPS OF ALL TREE BALLS.

P25-217 – LMD Conceptual Landscape Plan
P25-219 SEU Conceptual Landscape Plan P
PSLUSU #11-448-00

Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2026.04.16 16:41:50 -04'00'

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NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS	04/16/26	BW

REVISIONS

ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE • WATER FEATURES
401-A E. FAIRBANKS AVE. WINTER PARK, FLORIDA 32789
(407) 617-8998 OFFICE ALOHAPACIFICALLC@EMBARQMAIL.COM

STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT GREGORY A. REYNOLDS FL. RLA#2001568

SCALE: AS NOTED
DESIGNED BY: GR
DRAWN BY: BW
CHECKED BY: GR

LANDSCAPE PLANT SCHEDULE & DETAILS

DOLLAR TREE
SW GATLIN BLVD. & SW BOUGAINVILLEA AVE.
PORT ST. LUCIE FLORIDA

DATE 04/16/26
PROJECT NO. -
SHEET NUMBER L-1.1



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Canopy to be supplied and installed by Dollar Tree's sign vendor

- SW 6925 ENVY GREEN
- SW 7006 EXTRA WHITE
- SW 2849 WESTCHESTER GRAY
- SW 9166 DRIFT OF MIST
- SW 7060 ALTITUDE GRAY
- SW 7075 WEB GRAY
- SW 0045 ANTIQUARIAN BROWN

P25-217 – LMD Conceptual Landscape Plan

P25-219 - SEU Conceptual Landscape Plan

PSLUSU #11-448-00

0' 4' 8' 16'

PORT ST. LUCIE, FL

Dollar Tree - Gatlin Ave & Bougainvillea Ave.

RRMM ARCHITECTS

MEMORANDUM

TO: Sofia Trail, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works

FROM: Kaitlynn Larrivee – Project Coordinator, Public Works

DATE: April 14, 2026

SUBJECT: P25-219 Dollar Tree - Gatlin & Bougainvillea
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Walsh Traffic Engineering dated February 2, 2026 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 proposed project is anticipated to generate 637 Average Daily, 30 AM Peak Hour and 44 PM Peak Hour driveway trips.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5606279 OR BOOK 5458 PAGE 1607, Recorded 04/13/2026 11:39:37 AM

DECLARATION OF UNITY OF CONTROL

THIS DECLARATION of Unity of Control ("Declaration") is made this 30 day of March 2026, by Haredo Realty Advisors, Inc., the John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, UTD. December 28, 2001, and Sharon Etoria (the "Declarants").

RECITALS

A. The Declarants are the owners of separate properties in St. Lucie County, Florida, each such parcel more particularly described and singularly described by the legal descriptions as contained in **Exhibit A**, **Exhibit B**, and **Exhibit C** attached hereto (collectively the "Properties" and singularly as the "Property"), which Properties are intended to be developed as a single property.

B. Declarants are seeking approval from the City of Port St. Lucie (the "City") for P25-218-the Site Plan ("Approval" or "Site Plan") and the City is requiring the execution and recordation of this Declaration as a condition to the Approval and the issuance of permits.

C. It is the desire of the Declarants, in consideration for the receipt of said permits and as a condition of the Approval, to create this Unity of Control, unifying the above-described Properties so that the requirements of the City and the Approval will be satisfied.

D. The Declarants have agreed with the City of Port St. Lucie that, for the intended development of the Properties, the Declarants shall provide for mutual and reciprocal right-of-ways for the purpose of ingress and egress, parking, drainage and utilities of whatsoever nature located within the Properties, the enjoyment of which cross easements shall be shared by the respective parties owning any portion of either Property and their respective heirs, successors, assigns and successors in title to all or part of either Property and to tenants, lessees, agents, employees, guests and invitees of any owner of either Property or any portion thereof and guests and invitees of tenants and lessees legally occupying either Property.

E. The City has a health, safety and welfare interest in safe and efficient traffic circulation on the road and driveway system and the establishment of common drainage and utilities through the establishment of this Unity of Control that covers the Properties.

F. The City is specifically intended to be a direct, third-party beneficiary to this Declaration.

NOW, THEREFORE, in consideration of the grants and agreements herein made and in consideration of ten dollars ($10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarants hereby subject the Properties to the following restrictions:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

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2. Unified Control. All structures, uses and parking areas on the Properties are and will be part of a single unified planned development, regardless of ownership. In furtherance of the foregoing, the Properties shall be developed in accordance with the Site Plan attached to this Declaration as **Exhibit D**, and shall meet all building, zoning and land development requirements as if they are one lot.
3. Easements. The Declarants hereby dedicate, grant and establish for the benefit of the Properties, and the owners of any portion thereof (as well as their employees, agents, guests, invitees, mortgagees, tenants, lessees, subtenants, licensees, heirs, successors and assigns) the following reciprocal easements, covenants, conditions and restrictions:

   a. A non-exclusive easement for the right-of-way of pedestrians and vehicular ingress and egress over, on and across the areas within the Properties constituting driveways and roadways, as shown on the Site Plan.
   b. A non-exclusive easement for the parking of vehicles over, on and across areas within the Properties constituting parking areas.
   c. A non-exclusive easement over, above and across the Properties for the discharge, drainage, use, detention and retention of storm water runoff pursuant to the approved drainage plans.
   d. A non-exclusive easement for the installation, operation and maintenance of utilities necessary to serve all portions of the Properties, including but not limited to, the right to install, maintain, use, repair and replace underground pipes, ducts, conduits and cables as necessary to transmit and distribute electricity, gas, water, sewer, cable television, drainage, telephone, lighting and other utilities and common public services under such present and future areas of the Properties constituting parking areas, driveways and roadways, and through the other portions of the Properties provided the same does not materially interfere with the use and enjoyment of any portion of the Properties.
   e. A non-exclusive easement for surface water management and drainage necessary to serve all portions of the Properties over, under and across such areas within the Properties constituting parking areas, driveways and roadways, provided the same does not materially interfere with the use and enjoyment of any portion of the Properties.
   f. A non-exclusive easement over such areas of the Properties reasonably necessary for the development of the improvements depicted on the Site Plan: for (i) the construction of buildings and improvements as permitted by the Site Plan; (ii) installation, use, maintenance, repair, replacement and removal of common construction improvements such as footings, supports and foundations; and (iii) attachment of buildings and building overhangs and other overhangs and projections encroaching upon either Property such as, by way of example, but not a limitation, marquees, canopies, lights, lighting devices, awnings, wing walls and the like to the extent set forth on the Site Plan.
   g. The owners of the Properties shall provide for the perpetual operation and maintenance of all shared/common facilities and improvements which are not

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provided, operated or maintained at public expense.

4. Covenants Run with the Land. All the covenants, easements and restrictions herein will be perpetual and will constitute covenants running with the land, will be binding upon any and all persons and entities, their respective successors in interests, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in and to all or any portion of the Property, and all benefits deriving therefrom will accrue to the benefit of all persons and entities, and their respective successors in interest, tenants, licensees, assigns, heirs and personal representatives having or hereafter acquiring any right, title or interest in all or any portion of the Property. If any easement created or intended to be created by this Declaration would be found ineffective as a matter of law on account of the fact that it is purported to be created at a time when both the burdened and benefited properties are owned by the same party, such easement shall instead be deemed a contractual obligation and license having the same terms for the duration of the period that the burdened and benefited properties are owned by the same party, which shall automatically be converted to an easement on such future date as the burdened and benefited properties become owned by different parties, without requiring the execution or recordation of any further instruments, so as to preserve the intent and purpose of this Declaration. The Declarant acknowledges and agrees that this Declaration, is not intended by the Declarant to be subject to the legal doctrine of merger, in that it is the intention that all the covenants, easements and restrictions shall apply to the land and all current and future owners and occupants thereof.

5. Termination and Modification. This Declaration may not be terminated or modified in any way except by means of an instrument executed by the owners of the Properties after the prior written consent of the City of Port St. Lucie. In the event a request is made in the future that this Unity of Control be terminated, should the Properties otherwise be in compliance with the City's comprehensive plan, zoning ordinances and the regulations of the City, the City shall, upon written request by the Owners, their successors or assigns, execute a recordable termination of this Unity of Control.

6. Owners' Restrictions. No owner of any portion of the Properties shall take or fail to take any action or do or fail to do anything which would, or have the effect of, impeding, obstructing or preventing any other person or entity having rights under this Declaration from their full and complete use and enjoyment of the easements herein granted. Without limiting the generality of the foregoing, free and full access to, from and across all portions of the Properties which constitute parking areas, driveways, and roadways on the Site Plan shall not be blocked, obstructed or impeded. No owner of the Properties may amend the Site Plan without the prior written consent of the City and the owners of all of the Properties unless such Site Plan amendment (i) affects only the property of the owner seeking to amend the Site Plan, (ii) does not adversely affect the easement rights of other owners, and (iii) does not violate any applicable law or regulation.

7. Miscellaneous

a. Each covenant in this Declaration is an independent and separate covenant. If any term or provision of this Declaration or the application thereof to any person or circumstance should to any extent be invalid or unenforceable, the remainder of this Declaration and application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable will not be affected thereby, and each term and provision of this Declaration will be valid and enforceable to the fullest extent permitted by law.

b. This Declaration shall be recorded in the Public Records of St. Lucie County, Florida and shall run with the land as set forth herein.

c. Failure of any party to insist upon or enforce its rights under this Declaration will not constitute a future waiver of such rights.

d. This Declaration and the rights created hereby shall be paramount and superior to all leases, conveyances, transfers, assignments, contracts, mortgages, deeds of trust and other encumbrances affecting the Property after the date of recording this Declaration. Any persons acquiring possession to, title of, or interest in the Property or any portion thereof shall do so subject to this Declaration. Any transferee of any interest in any portion of the Property by any means whatsoever shall be deemed, by acceptance of such interest, to have agreed to be bound by all of the provisions of this Declaration.

e. The City, as a third-party beneficiary to this Declaration, has the right but not the obligation to enforce the Declaration through legal, equitable or administrative proceedings. The owners of the Properties shall also have the right to enforce this Declaration against each other and any successors in interest.

f. The venue for any legal action or legal proceeding regarding this Agreement shall be in St. Lucie County, Florida.

8. The Declarants agree to indemnify, defend, and hold harmless the City, its officials, officers, attorneys, consultants, agents and employees from and against all claims, damages, losses, and expenses, direct, indirect or consequential (including but not limited to fees and charges of attorneys and other professionals and court and/or arbitration costs) arising out of or resulting, in whole or in part, from (i) the execution of this Declaration, (ii) any breach of this Declaration by any Declarant, (iii) the development, use, or operation of the Properties, or (iv) any act or omission of any Declarant in connection with the Properties or this Declaration, except to the extent caused by the sole negligence or willful misconduct of the City. Moreover, the Declarants agree that nothing in this indemnification and hold harmless provision shall be considered to increase or otherwise waive any limits of liability, or to waive any immunity, as established by

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Florida Statutes, case law, or any other source of applicable governing law afforded to the City.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "A"

HAREDO REALTY ADVISORS, INC.,
a Florida corporation

By: Harold Dodt
Its: Pres.

Witness: Chandler Sullivan
Address: 1391 NW St Lucie W Blvd
PSL, FL, 34986

Witness: Caitlin Miller
Address: 1391 NW St Lucie W Blvd
PSL FL 34986

STATE OF Florida)
) ss
COUNTY OF St Lucie)

On the 14 day of March, 2026, before me, a notary public in and for said state, personally appeared Harold Dodt, known to me to be the person who execute the within Agreement and acknowledged to me that he executed the same for the purposes therein stated. Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

My commission expires: 08/29/2027

Notary Public

MIA FAUNTLEROY
Notary Public - State of Florida
Commission # HH 437161
My Comm. Expires Aug 23, 2027
Bonded through National Notary Assn.

[Remainder of page intentionally left blank. Additional signature pages follow.]

IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "B"

JOHN MOHAMED GHANIE AND JOAN DAVIS-GHANIE LIVING TRUST, UTD DECEMBER 28, 2021

Witness: Sharon Ghanie
Address: 7624 Dare Rd.
Pearland, TX 77584

By:
Its:

By:
Its:

Witness: Brian P. Zumpet-Keating
Address: 3264 Overland Ave, Rear
Los Angeles, CA 90034

STATE OF _____)
) ss
COUNTY OF _____)

On the ___ day of _____, 2026, before me, a notary public in and for said state, personally appeared _____, known to me to be the person who execute the within Agreement and acknowledged to me that he executed the same for the purposes therein stated. Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

My commission expires: _____ _____
Notary Public

SEE ATTACHMENT

[Remainder of page intentionally left blank. Additional signature pages follow.]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On March 30, 2026 before me, Christi naMontanez, Notary Public
(insert name and title of the officer)

personally appeared John Mohamed Ghanie and Joan Elizabeth Ghanie,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTINA MONTANEZ
Notary Public - California
Los Angeles County
Commission # 2432419
My Comm. Expires Dec 25, 2026

Signature _____ (Seal)

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IN WITNESS WHEREOF, this instrument is executed on the day and year first above written.

Declarant as to Property Described in Exhibit "C"

Sharon Etoria

Joan Chanie
Witness: JOAN Chanie
Address: 756 VERNON AVE
Venice CA 90291

Witness: [illegible]
Address: [illegible]
Los Angeles, CA 90034

STATE OF California)
) ss
COUNTY OF Los Angeles)

On the 30th day of March, 2026, before me, a notary public in and for said state, personally appeared Sharon Etoria, known to me to be the person who execute the within Agreement and acknowledged to me that he executed the same for the purposes therein stated. Witness my hand and notarial seal subscribed and affixed in said County and State, the day and year first above written.

My commission expires: Dec 25, 2026

Notary Public

CHRISTINA MONTANEZ
Notary Public - California
Los Angeles County
Commission # 2432419
My Comm. Expires Dec 25, 2026

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EXHIBIT A

Legal Description

Lots 7 through 10, Block 1616, PORT ST. LUCIE SECTION TWENTY THREE, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

EXHBIT B

Legal Description

Lot 6, Block 1616, of Port St. Lucie section TWENTY THREE, a subdivision according to the plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

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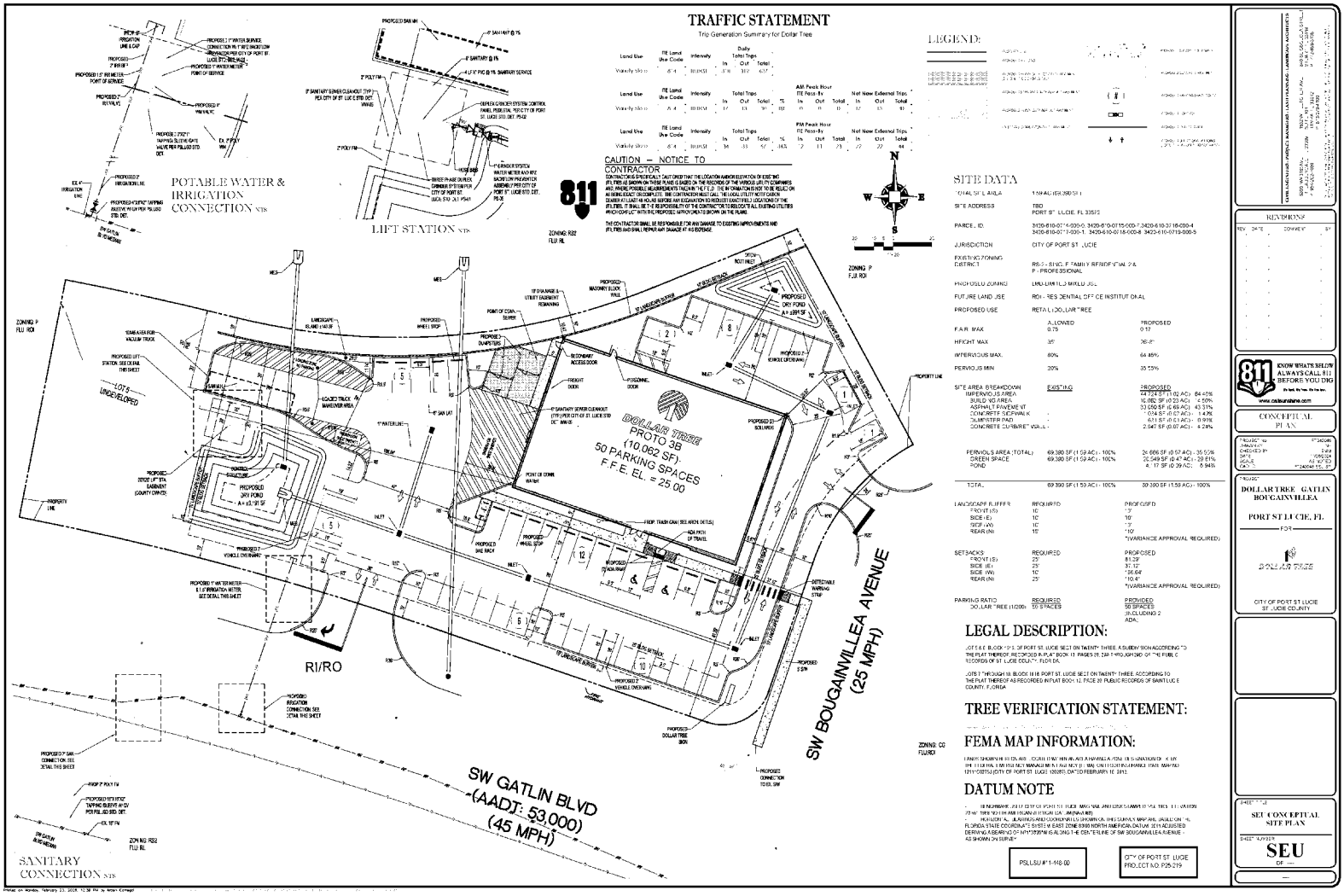
EXHBIT C

Legal Description

Lot 5, Block 1616, of Port St. Lucie section TWENTY THREE, a subdivision according to the plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

EXHBIT D
Site Plan

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TRAFFIC STATEMENT
Trip Generation Summary for Dollar Tree
LEGEND:
SITE DATA
LEGAL DESCRIPTION:
TREE VERIFICATION STATEMENT:
FEMA MAP INFORMATION:
DATUM NOTE
POTABLE WATER & IRRIGATION CONNECTION NTS
LIFT STATION NTS
SANITARY CONNECTION NTS
DOLLAR TREE PROTO 3B (10,062 SF) 50 PARKING SPACES F.F.E. EL. = 25.00
SW GATLIN BLVD (AADT: 53,000) (45 MPH)
SW BOUGAINVILLEA AVENUE (25 MPH)
RI/RO
ZONING: RS2 FLU: RL
ZONING: P FLU: ROI
ZONING: CG FLU: ROI
CAUTION – NOTICE TO CONTRACTOR
811
REVISIONS
CONCEPTUAL PLAN
DOLLAR TREE GATLIN BOUGAINVILLEA
PORT ST LUCIE, FL
FOR
DOLLAR TREE
CITY OF PORT ST LUCIE ST. LUCIE COUNTY
SET CONCEPTUAL SITE PLAN
SHEET NUMBER
SEU
OF —
PSLSU # 1-148-00
CITY OF PORT ST. LUCIE PROJECT NO. P25-219

P25-219 Dollar Tree - Gatlin & Bougainvillea

TYPE	STATUS	BUILDING TYPE
SEUV	P&Z MEETING SCHEDULED	

ASSIGNED TO

Public Works Engineering; Anne-Marie Ludlum; Sofia Trail; Kaitlynn Larrivee

ADDRESS

1491 SW Bougainvillea Ave

SECTION	BLOCK	LOT
23	1616	5-10

LEGAL DESCRIPTION

LOT 6, BLOCK 1616, OF PORT ST. LUCIE SECTION TWENTY THREE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 29, 29A THROUGH 29D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
And
LOTS 7 THROUGH 10, BLOCK 1616, PORT ST. LUCIE SECTION TWENTY THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 29, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

SITE LOCATION

Northwest Corner of SW Gatlin Blvd and SW Bougainvillea Avenue

PARCEL #

3420-610-0715-000-7	3420-610-0716-000-4	3420-610-0717-000-1	3420-610-0718-000-8
3420-610-0719-000-5	3420-610-0714-000-0		

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
ROI		RS-2	

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

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Special Exception required to allow for a single used to total over 5,000 SF in the LMD District. Total requested is 10,000 SF. Proposed Dollar Tree is 9,977 SF gross floor area. Rezoning application to LMC being submitted concurrent to this application.

Primary Contact Email

emcdonald@thomaseg.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Edward	McDonald

Business Name

Thomas Engineering Group

ADDRESS

1502 W Fletcher Ave, Ste 101

CITY	STATE	ZIP

Tampa	FL		33612
EMAIL		PHONE	
emcdonald@thomaseg.com		8133794100	

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
Haredo Realty Advisors Inc.

ADDRESS
11232 SW Village CT, Apt 204

CITY	**STATE**	**ZIP**
Port St Lucie	FL	34987
EMAIL	**PHONE**	
haldodt@me.com	(772) 631-3703	

FINAL PERMIT INSPECTION REQUIRED BY:

January 7, 2026

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Port St. Lucie, St. Lucie County, FDEP, and SWFWMD, on behalf of **Sharon Etoria**, for the proposed development located at **Parcel No.: 3420-610-0714-000-0 in the City of Port Saint Lucie.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and **to furnish**, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: Sharon Davis Etoria

Company: _____

Printed Name: Sharon Davis Etoria

Title: _____

Address: 7624 Dave Rd

City: Rosharon State: TX Zip: 77583

Phone: 281-250-2757

Email: sdetoria@gmail.com

STATE OF Texas COUNTY OF Brazoria

On this 13 day of January, 20 26, before me, the undersigned Notary Public of the State of Texas, personally appeared Sharon Davis Etoria and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ___ personally known to me, or ✓ presented the following identification: Driver License

WITNESS my hand and official seal.

Xenia A Romero

Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION: April 14, 2027

XENIA A ROMERO
Notary ID #128487243
My Commission Expires
April 14, 2027

November 26, 2025

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Homosassa, Citrus County, FDEP, and SWFWMD, on behalf of **John Mohamed Ghanie and Joan Davis-Ghanie Living Trust.** for the proposed development located at **Parcel No.: 3420-610-0715-000-7 in The City of Port St. Lucie.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: _____
Company: John Mohamed Ghanie and Joan Davis-Ghanie Living Trust
Printed Name: JOHN M GHANIE
Title: _____
Address: 756 VERNON AVE
City: VENICE State: CA Zip: 90291
Phone: (310) 399-7131
Email: JGHANIE@HOTMAIL.COM

Signature: Joan Davis-Ghanie
Company: John Mohamed Ghanie and Joan Davis-Ghanie Living Trust
Printed Name: Joan Davis Ghanie
Title: _____
Address: 756 Vernon Ave
City: Venice State: CA Zip: 90291
Phone: 310-399-7131
Email: JGhanie@HOT

STATE OF California COUNTY OF Los Angeles
On this 26 day of November, 2025, before me, the undersigned Notary Public of the State of California, personally appeared Joan Davis Ghanie and John M Ghanie and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ___ personally known to me, or X presented the following identification: 2 Drivers Licenses State of California

WITNESS my hand and official seal.
SEE ATTACHED DOCUMENT

NOTARY SEAL & COMMISSION EXPIRATION:
March 09, 2026

_____
Notary Signature

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CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On Nov 26, 2025 (Date) before me, Michael Zellner, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Joan Davis-Ghanie and John M Ghanie (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she/~~they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MICHAEL ZELLNER
Notary Public - California
Los Angeles County
Commission # 2396412
My Comm. Expires Mar 9, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michael Zellner
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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HAREDO Realty Advisors, Inc.

November 19, 2025

LETTER OF AUTHORIZATION

To Whom It May Concern:

Please accept this letter as authorization for Thomas Engineering Group LLC, to serve as Agent for any permitting or other governmental approvals including City of Port St. Lucie, St. Lucie County, FDEP, and SWFWMD, on behalf of **Haredo Realty Advisors Inc.** for the proposed development located at **Parcel Number(s): 3420-610-0716-000-4, 3420-610-0717-000-1, 3420-610-0718-000-8, 3420-610-0719-000-5 in The City of Port St. Lucie.**

I hereby designate and authorize **Thomas Engineering Group, LLC** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Signature: Harold Dodt

Company: HAREDO Realty Advisors, Inc

Printed Name: Harold Dodt

Title: President

Address: 11232 SW Village Ct # 204

City: Port St Lucie State: FL Zip: 34987

Phone: 772-631-3703

Email: haldodt@me.com

STATE OF Florida COUNTY OF Saint Lucie

On this 21st day of November, 20 25, before me, the undersigned Notary Public of the State of Florida, personally appeared Harold Dodt and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it. The individual(s) is/are ___ personally known to me, or ✓ presented the following identification: FL-DL.

WITNESS my hand and official seal.

Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION: NOV 27, 2027

NICHOLAS D'AMATO
Notary Public - State of Florida
Commission # HH 467271
My Comm. Expires Nov 27, 2027

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3402416 OR BOOK 3137 PAGE 2712, Recorded 10/20/2009 at 11:26 AM
Doc Tax: $0.70

After Recording, Mail To:

Sharon Etoria
11407 gnarlwood
Houston TX 77089

This document prepared by:

TEAM Legal Document Services
800 E. Thousand Oaks blvd.
Thousand Oaks, California 91360
805-371-7575

QUITCLAIM DEED

THIS DEED, made the 15th day of October, 2009, by JOHN MOHAMED GHANIE and JOAN ELIZABETH DAVIS-GHANIE, the GRANTORS, as Co-Trustees of the John Mohamed Ghanie and Joan Elizabeth Davis-Ghanie Living Trust UTD December 28, 2001.

Whose mailing address is 756 Vernon Ave., Venice , CA 90291;

TO

SHARON ETORIA, a married woman as her sole and separate property

The Grantors, for and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00) and other good and valuable considerations to Grantors paid by Grantee, the receipt of which is hereby acknowledged, hereby convey and quitclaim to the Grantee all of that property situate in St. Lucie County, State of **Florida**, viz:

Lot 5, Block 1616, of Port St. Lucie, Section Twenty Three, a Subdivision according to the Plat thereof, recorded in Plat Book 13, Pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida. Assessor's Parcel Number: 3420-610-0714-000/0

MORE commonly known as: 1525 S.W. Gatlin Blvd., Port St. Lucie, FL.

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

The land described herein (You must make a selection):

_____ is homestead property of the said Grantors

__X__ is ***NOT*** homestead property of the said Grantors

Full power and authority are conferred upon the then-acting Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustee full rights of ownership as authorized and contemplated by §689.071, Florida Statutes.

In witness whereof, the said Grantors have signed and sealed these presents the day and year first above written.

John Mohamed Ghanie, Trustee
JOHN MOHAMED GHANIE

Joan Elizabeth Davis-Ghanie, Trustee
JOAN ELIZABETH DAVIS-GHANIE

Signed, sealed and delivered in the presence of:

Printed Name: RICK NELSON

Printed Name: JANI NELSON

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

The foregoing instrument was acknowledged before me on this 15 day of October, 2009, by JOHN MOHAMED GHANIE and JOAN ELIZABETH DAVIS-GHANIE.

NOTARY PUBLIC (State of California)

Personally Known _____ OR Produced Identification X

Type of Identification Produced: Calif D.L.

RICHARD D. NELSON
Commission # 1860082
Notary Public - California
Ventura County
My Comm. Expires Aug 31, 2013

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2989940 OR BOOK 2738 PAGE 632, Recorded 01/11/2007 at 09:19 AM
Doc Tax: $0.70

Return to:
John Ghanie and Joan Ghanie
756 Vernon Avenue
Venice, CA 90291
This instrument was prepared by:
John Ghanie and Joan Ghanie
756 Vernon Avenue
Venice, CA 90291

Parcel ID #: 3420-610-0714-000/0 and 3420-610-0715-000/7

QUITCLAIM DEED

THIS INDENTURE, executed this 4TH day of JANUARY 200 7 by the Grantors, **John Ghanie** and **Joan Ghanie, his Wife**, whose address is 756 Vernon Avenue, Venice, CA 90291; hereby remise, release and forever quitclaim all interest (100%) to **The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust, UTD, December 28, 2001, John Mohamed Ghanie** and **Joan Elizabeth Davis-Ghanie, Trustees**, Grantee, whose mailing address is 756 Vernon Avenue, Venice, CA 90291.

WITNESSETH

That the said Grantor, for and in consideration of the sum of ten dollars ($10.00) in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said Grantee and Grantee's heirs, successors forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in County of **St. Lucie**, State of Florida, to wit:

Lots 5 and 6, Block 1616, of PORT ST. LUCIE SECTION TWENTY THREE, a Subdivision according to the Plat thereof, recorded in Plat Book 13, pages 29, 29A through 29D, of the Public Records of St. Lucie County, Florida.

Commonly known as: Unimproved parcels at 1517 and 1525 S.W. Savage Boulevard, in the County of St. Lucie, State of Florida

Subject to easements, restrictions, reservations, and limitations of record, if any.

This deed confers and the Grantee named herein, pursuant to F.S. 689.071, is hereby vested with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Print: J.E. DeCarlo

Print: Estella Burnett

John Ghanie, Grantor

Joan Ghanie, Grantor

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On 1-4-07 (Date) before me, BRUCE MICHAEL FRIEDMAN NOTARY PUBLIC (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared JOHN GHANIE AND JOAN GHANIE (Name(s) of Signer(s))

—

☐ personally known to me

☑ (or proved to me on the basis of satisfactory evidence)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

BRUCE MICHAEL FRIEDMAN
Commission # 1673457
Notary Public - California
Los Angeles County
My Comm. Expires Jun 8, 2010

Place Notary Seal Above

Bruce Michael Friedman
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: QUIT CLAIM DEED

Document Date: 1-4-07 Number of Pages: 1

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: JOHN GHANIE AND JOAN GHANIE

☑ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing: SELVES

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name:

☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

© 2006 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 Item No. 5907 Reorder: Call Toll-Free 1-800-876-6827

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4829460 OR BOOK 4568 PAGE 1553, Recorded 03/10/2021 10:19:08 AM Doc
Tax: $420.00

Prepared by and return to:

Warren & Grant, PA
4800 N. Federal Hwy Suite A-205
Boca Raton, FL 33431
561-681-9494
File Number: **1653.0037**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **February, 2021** between **William M. Kenney and Gayle A. Kenney, husband and wife** whose post office address is **1719 Azul Vista, San Marcos, CA 92078**, grantor, and **HAREDO Realty Advisors, Inc.a Florida corporation** whose post office address is **2539 SW Greenwich Way, Palm City, FL 34990**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

PORT ST LUCIE-SECTION 23- BLK 1616 LOT 7 (MAP 43/12S) (OR 263-200)

Parcel Identification Number: 3420-610-0716-000-4

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Noelle Kenney

Witness Name: Kim Murphy

Witness Name: Kim Murphy

Witness Name: Noelle Kenney

William M. Kenney (Seal)

Gayle A. Kenney (Seal)

State of _____
County of _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 22nd day of February, 2021 by William M. Kenney and Gayle A. Kenney, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

PLEASE SEE ATTACHED CALIFORNIA CERTIFICATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On Feb. 23rd, 2021 before me, Raul Martinez - Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared William M. Kenney
Name(s) of Signer(s)
Gayle A. Kenney,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RAUL MARTINEZ
Commission No. 2299360
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires July 29, 2023

Signature Raul Martinez
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Ack.
Document Date: 02/23/2021 Number of Pages: 1
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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Prepared by and Return to: (enclosed self addressed stamped envelope)
2003-5-217

Name: Stewart Title of Martin County, Inc.
Courthouse Box 6452
Address: 1111 SE Federal Hwy. Suite 128
Stuart, FL 34994

Property Appraisers Parcel Identification (Folio) Number(s):
3420-610-0717-000/1

WARRANTY DEED
INDIVID. TO INDIVID.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 31st day of May A.D. 2003 by JAMES F. ROONEY, as Trustee of the James F. Rooney Revocable Living Trust dated 4-23-99 and individually hereinafter called the grantor, to HAREDO REALTY ADVISORS, INC., a Florida Corporation whose post office address is, 5332 SW Orchid Bay Dr PalmCity Fl 34990 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of $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, State of Florida, viz:

Lot 8, Block 1616, PORT ST. LUCIE SECTION TWENTY THREE, according to the Plat thereof, recorded in Plat Book 13, page 29, 29A through 29D, Public Records of St. Lucie County, Florida.
Grantor hereby certifies that subject property is vacant and unimproved

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2003 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:

Renata R Marelk
Witness:

Renate R Marelk
Printed Name:

Jennifer A Remington
Witness:

Jennifer A. Remington
Printed Name:

James F. Rooney
JAMES F. ROONEY as Trustee and Individually
Seller
Address:

Seller
Address:

STATE OF RI
COUNTY OF Providence

The foregoing instrument was acknowledged before me this 4th day of June 2003 by JAMES F. ROONEY, as Trustee of the James F. Rooney Revocable Living Trust dated 4-23-99 who produced RI DRIV95416 22536 as identification and who did not take an oath.

Notary Public, State and County Aforesaid

Vivian Woolf-Marella
Notary Signature
VIVIAN WOOLF-MARELLA, Notary Public
My Commission Expires 8/5/2006
Printed Notary Signature
My Commission Expires:

SEAL

Doc Assump: $ 0.00
Doc Tax : $ 115.50
Int Tax : $ 0.00

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2227540 OR BOOK 1742 PAGE 2703
Recorded:06/27/03 15:55

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5116846 OR BOOK 4909 PAGE 2805, Recorded 11/01/2022 03:13:42 PM Doc Tax: $1400.00

Prepared by and return to:

Warren & Grant, P.A.
4800 N. Federal Hwy Suite A-205
Boca Raton, FL 33431
561-681-9494
File Number: **1653.0038-3**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **27th** day of **October, 2022** between **Beate Ajjan an unremarried widow** whose post office address is **352 16th Street, Brooklyn, NY 11215**, grantor, and **HAREDO Realty Advisors, Inc., a Florida corporation** whose post office address is **2539 SW Greenwich Way, Palm City, FL 34990**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Parcel Identification Number: 3420-610-0718-000-8

and

Lot 9, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

and

Lot 10, Block 1616, Port St. Lucie Section Twenty Three, according to the plat thereof as recorded in Plat Book 13, Page 29, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 3420-610-0719-000-5

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: NANCY DENNIGAN

Witness Name: Mark Guay

Beate Ajjan (Seal)

State of NEW YORK
County of KINGS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 27th day of October, 2022 by Beate Ajjan, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Richard Guay

My Commission Expires: March 8, 2026

RICHARD GUAY
Notary Public, State of New York
No. 02GU4961717
Qualified in Kings County
Commission Expires MAR 8, 2026

CITY OF
PORT ST. LUCIE
HEART OF THE TREASURE COAST

Dollar Tree – Gatlin and Bougainvillea

Special Exception Use

Project No. P25-219

Planning and Zoning Board Meeting

Sofia Trail, Planner I

May 5, 2026

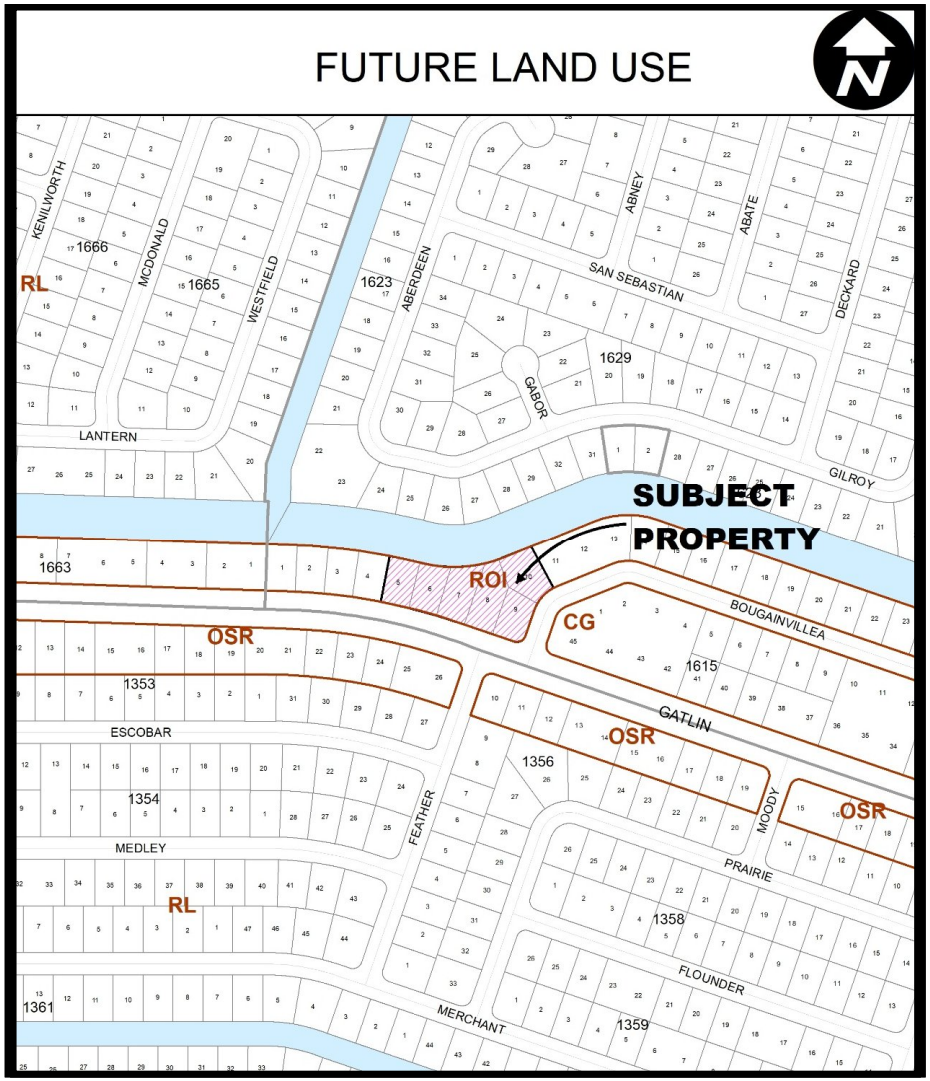
Request Summary

Applicant/Agent:	Edward McDonald, Thomas Engineering Group
Property Owners:	Sharon Etoria (Lot 5) The John Mohamed Ghanie and Joan Davis-Ghanie Living Trust (Lot 6) Haredo Realty Advisors, Inc. (Lots 7-10)
Location:	Northwest corner of SW Bougainvillea Avenue and SW Gatlin Boulevard
Request:	A special exception use (SEU) application to allow a retail use that exceeds 50% of the building's gross floor area and exceeds 5,000 square feet.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Drainage right-of-way	RL	RS-2
South	Pedestrian pathway	OSR	RS-2
East	Undeveloped	ROI	P/RS-2
West	Offices	ROI	P

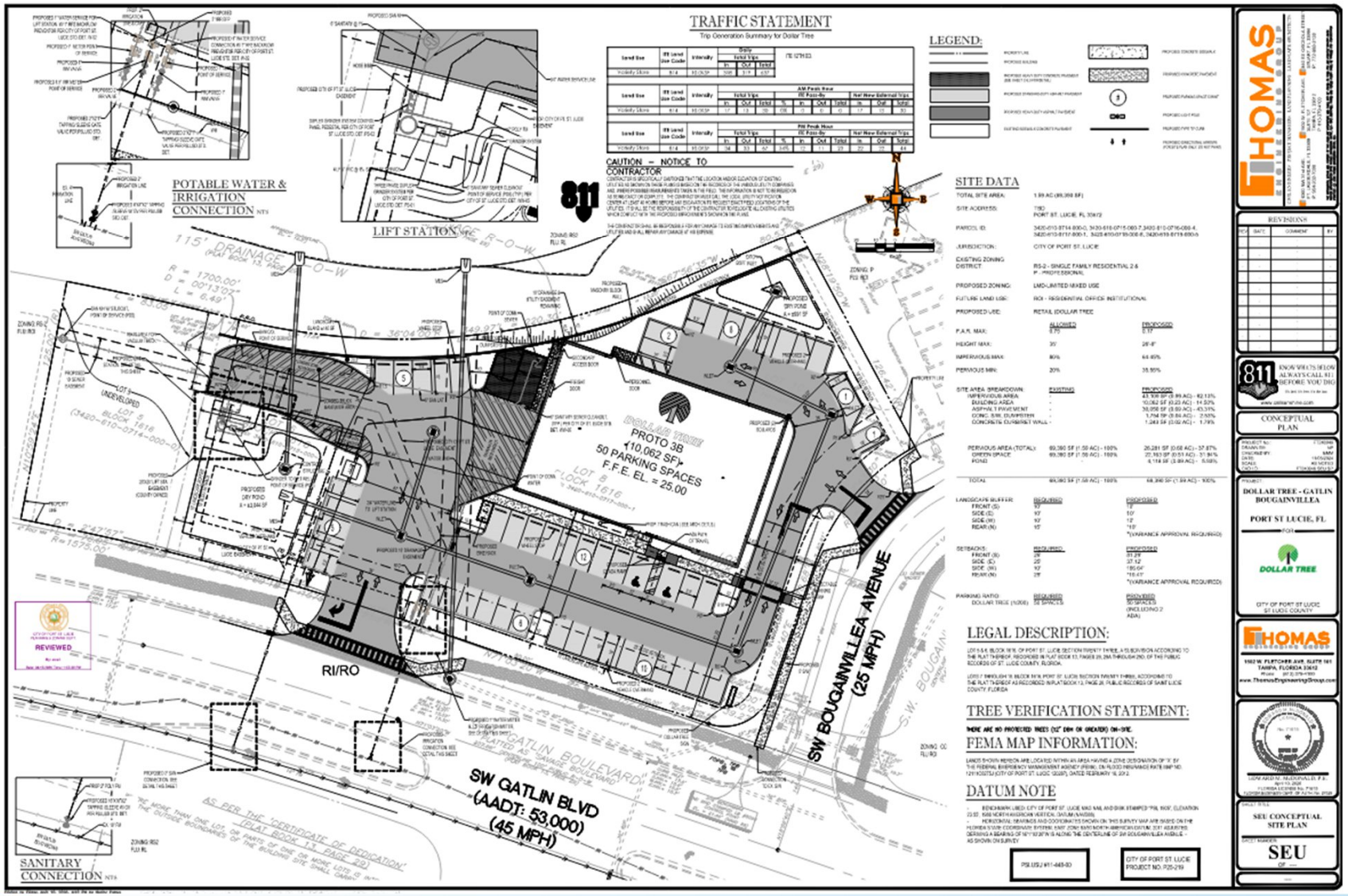
RL – Low-Density Residential, ROI – Residential/Office, RS-2 – Single-Family Residential, OSR – Open Space Recreation, P – Professional

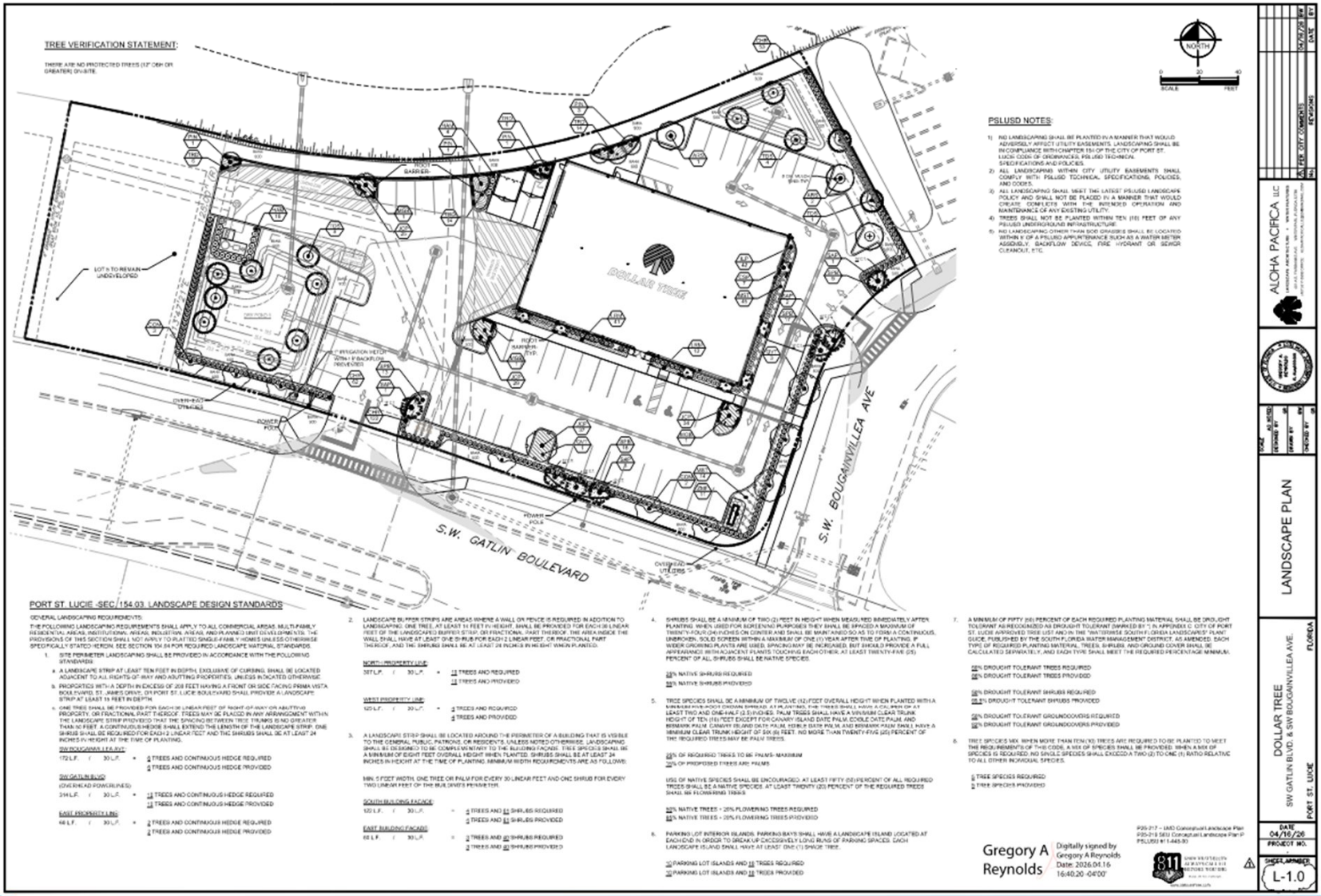


Project Summary

- (P26-036) – variance application for rear building setback and landscaping requirements
- (P25-217) – rezoning application to change the zoning for lots 5-10 to the Limited Mixed Density (LMD) Zoning District

- Property owners entered into a recorded unified control agreement for the project
- Section 158.155(D) – any retail use that exceeds 50% of the building's gross floor area and exceeds 5,000 square feet in the LMD district requires a SEU


TRAFFIC STATEMENT
Trip Generation Summary for Dollar Tree
LEGEND:
SITE DATA
LEGAL DESCRIPTION:
TREE VERIFICATION STATEMENT:
THERE ARE NO PROTECTED TREES (12" DBH OR GREATER) ON-SITE.
FEMA MAP INFORMATION:
DATUM NOTE
CAUTION – NOTICE TO CONTRACTOR
POTABLE WATER & IRRIGATION CONNECTION
LIFT STATION
SANITARY CONNECTION
DOLLAR TREE
PROTO 3B
10,062 SF
50 PARKING SPACES
F.F.E. EL. = 25.00
SW BOUGAINVILLEA AVENUE
(25 MPH)
SW GATLIN BLVD
(AADT: 53,000)
(45 MPH)
RI/RO
115' DRAINAGE
(PLAT BOOK 13, PAGE 29)
REVIEWED
THOMAS
REVISIONS
811
KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
CONCEPTUAL PLAN
DOLLAR TREE - GATLIN BOUGAINVILLEA
PORT ST LUCIE, FL
DOLLAR TREE
CITY OF PORT ST LUCIE
ST LUCIE COUNTY
SEU CONCEPTUAL SITE PLAN
SEU


TREE VERIFICATION STATEMENT:
THERE ARE NO PROTECTED TREES (12" DBH OR GREATER) ON-SITE.
LOT 5 TO REMAIN UNDEVELOPED
DOLLAR TREE
S.W. GATLIN BOULEVARD
S.W. BOUGAINVILLEA AVE
NORTH
SCALE
FEET
PSLUSD NOTES:
1) 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.
2) ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
3) 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.
4) TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
5) 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.
PORT ST. LUCIE -SEC. 154.03. LANDSCAPE DESIGN STANDARDS
GENERAL LANDSCAPING REQUIREMENTS:
THE FOLLOWING LANDSCAPING REQUIREMENTS SHALL APPLY TO ALL COMMERCIAL AREAS, MULTI-FAMILY RESIDENTIAL AREAS, INSTITUTIONAL AREAS, INDUSTRIAL AREAS, AND PLANNED UNIT DEVELOPMENTS. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO PLATTED SINGLE-FAMILY HOMES UNLESS OTHERWISE SPECIFICALLY STATED HEREIN. SEE SECTION 154.04 FOR REQUIRED LANDSCAPE MATERIAL STANDARDS.
1. SITE PERIMETER LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
a. A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING PROPERTIES, UNLESS INDICATED OTHERWISE.
b. PROPERTIES WITH A DEPTH IN EXCESS OF 200 FEET HAVING A FRONT OR SIDE FACING PRIMA VISTA BOULEVARD, ST. JAMES DRIVE, OR PORT ST. LUCIE BOULEVARD SHALL PROVIDE A LANDSCAPE STRIP AT LEAST 15 FEET IN DEPTH.
c. ONE TREE SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF RIGHT-OF-WAY OR ABUTTING PROPERTY, OR FRACTIONAL PART THEREOF. TREES MAY BE PLACED IN ANY ARRANGEMENT WITHIN THE LANDSCAPE STRIP PROVIDED THAT THE SPACING BETWEEN TREE TRUNKS IS NO GREATER THAN 50 FEET. A CONTINUOUS HEDGE SHALL EXTEND THE LENGTH OF THE LANDSCAPE STRIP. ONE SHRUB SHALL BE REQUIRED FOR EACH 2 LINEAR FEET AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.
SW BOUGAINVILLEA AVE:
172 L.F. / 30 L.F. = 6 TREES AND CONTINUOUS HEDGE REQUIRED
6 TREES AND CONTINUOUS HEDGE PROVIDED
SW GATLIN BLVD
(OVERHEAD POWERLINES):
314 L.F. / 30 L.F. = 11 TREES AND CONTINUOUS HEDGE REQUIRED
11 TREES AND CONTINUOUS HEDGE PROVIDED
EAST PROPERTY LINE:
66 L.F. / 30 L.F. = 2 TREES AND CONTINUOUS HEDGE REQUIRED
2 TREES AND CONTINUOUS HEDGE PROVIDED
2. LANDSCAPE BUFFER STRIPS ARE AREAS WHERE A WALL OR FENCE IS REQUIRED IN ADDITION TO LANDSCAPING. ONE TREE, AT LEAST 14 FEET IN HEIGHT, SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF THE LANDSCAPED BUFFER STRIP, OR FRACTIONAL PART THEREOF. THE AREA INSIDE THE WALL SHALL HAVE AT LEAST ONE SHRUB FOR EACH 2 LINEAR FEET, OR FRACTIONAL PART THEREOF, AND THE SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED.
NORTH PROPERTY LINE:
387 L.F. / 30 L.F. = 13 TREES AND REQUIRED
13 TREES AND PROVIDED
WEST PROPERTY LINE:
125 L.F. / 30 L.F. = 4 TREES AND REQUIRED
4 TREES AND PROVIDED
3. A LANDSCAPE STRIP SHALL BE LOCATED AROUND THE PERIMETER OF A BUILDING THAT IS VISIBLE TO THE GENERAL PUBLIC, PATRONS, OR RESIDENTS, UNLESS NOTED OTHERWISE. LANDSCAPING SHALL BE DESIGNED TO BE COMPLEMENTARY TO THE BUILDING FACADE. TREE SPECIES SHALL BE A MINIMUM OF EIGHT FEET OVERALL HEIGHT WHEN PLANTED. SHRUBS SHALL BE AT LEAST 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. MINIMUM WIDTH REQUIREMENTS ARE AS FOLLOWS:
MIN. 5 FEET WIDTH, ONE TREE OR PALM FOR EVERY 30 LINEAR FEET AND ONE SHRUB FOR EVERY TWO LINEAR FEET OF THE BUILDING'S PERIMETER.
SOUTH BUILDING FACADE:
120 L.F. / 30 L.F. = 4 TREES AND 11 SHRUBS REQUIRED
4 TREES AND 11 SHRUBS PROVIDED
EAST BUILDING FACADE:
60 L.F. / 30 L.F. = 2 TREES AND 30 SHRUBS REQUIRED
2 TREES AND 30 SHRUBS PROVIDED
4. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. WHEN USED FOR SCREENING PURPOSES THEY SHALL BE SPACED A MAXIMUM OF TWENTY-FOUR (24) INCHES ON CENTER AND SHALL BE MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID SCREEN WITHIN A MAXIMUM OF ONE (1) YEAR AFTER TIME OF PLANTING. IF WIDER GROWING PLANTS ARE USED, SPACING MAY BE INCREASED, BUT SHOULD PROVIDE A FULL APPEARANCE WITH ADJACENT PLANTS TOUCHING EACH OTHER. AT LEAST TWENTY-FIVE (25) PERCENT OF ALL SHRUBS SHALL BE NATIVE SPECIES.
25% NATIVE SHRUBS REQUIRED
25% NATIVE SHRUBS PROVIDED
5. TREE SPECIES SHALL BE A MINIMUM OF TWELVE (12) FEET OVERALL HEIGHT WHEN PLANTED WITH A MINIMUM FIVE-FOOT CROWN SPREAD, AT PLANTING, THE TREES SHALL HAVE A CALIPER OF AT LEAST TWO AND ONE-HALF (2.5) INCHES. PALM TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF TEN (10) FEET EXCEPT FOR CANARY ISLAND DATE PALM, ECKLE DATE PALM, AND BENMORI PALM. CANARY ISLAND DATE PALM, ECKLE DATE PALM, AND BENMORI PALM SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SIX (6) FEET. NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE REQUIRED TREES MAY BE PALM TREES.
25% OF REQUIRED TREES TO BE PALMS- MAXIMUM
25% OF PROPOSED TREES ARE PALMS
USE OF NATIVE SPECIES SHALL BE ENCOURAGED. AT LEAST FIFTY (50) PERCENT OF ALL REQUIRED TREES SHALL BE A NATIVE SPECIES. AT LEAST TWENTY (20) PERCENT OF THE REQUIRED TREES SHALL BE FLOWERING TREES.
50% NATIVE TREES - 20% FLOWERING TREES REQUIRED
50% NATIVE TREES - 20% FLOWERING TREES PROVIDED
6. PARKING LOT INTERIOR ISLANDS. PARKING BAYS SHALL HAVE A LANDSCAPE ISLAND LOCATED AT EACH END IN ORDER TO BREAK UP EXCESSIVELY LONG RUNS OF PARKING SPACES. EACH LANDSCAPE ISLAND SHALL HAVE AT LEAST ONE (1) SHADE TREE.
10 PARKING LOT ISLANDS AND 10 TREES REQUIRED
10 PARKING LOT ISLANDS AND 10 TREES PROVIDED
7. A MINIMUM OF FIFTY (50) PERCENT OF EACH REQUIRED PLANTING MATERIAL SHALL BE DROUGHT TOLERANT AS RECOGNIZED AS DROUGHT TOLERANT (MARKED BY * IN APPENDIX C- CITY OF PORT ST. LUCIE APPROVED TREE LIST AND IN THE "WATERWISE SOUTH FLORIDA LANDSCAPES" PLANT GUIDE, PUBLISHED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, AS AMENDED. EACH TYPE OF REQUIRED PLANTING MATERIAL, TREES, SHRUBS, AND GROUND COVER SHALL BE CALCULATED SEPARATELY, AND EACH TYPE SHALL MEET THE REQUIRED PERCENTAGE MINIMUM.
50% DROUGHT TOLERANT TREES REQUIRED
50% DROUGHT TOLERANT TREES PROVIDED
50% DROUGHT TOLERANT SHRUBS REQUIRED
50.3% DROUGHT TOLERANT SHRUBS PROVIDED
50% DROUGHT TOLERANT GROUNDCOVERS REQUIRED
50% DROUGHT TOLERANT GROUNDCOVERS PROVIDED
8. TREE SPECIES MIX. WHEN MORE THAN TEN (10) TREES ARE REQUIRED TO BE PLANTED TO MEET THE REQUIREMENTS OF THIS CODE, A MIX OF SPECIES SHALL BE PROVIDED. WHEN A MIX OF SPECIES IS REQUIRED, NO SINGLE SPECIES SHALL EXCEED A TWO (2) TO ONE (1) RATIO RELATIVE TO ALL OTHER BOARDING SPECIES.
5 TREE SPECIES REQUIRED
3 TREE SPECIES PROVIDED
Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2026.04.16 16:40:20 -04'00'
P25-217 – LMD Conceptual Landscape Plan
P25-218 SEU Conceptual Landscape Plan P
PSLUSD #1.445.80
ALOHA PACIFICA LLC
REVISIONS
NO. DESCRIPTION DATE BY
A PER CITY COMMENTS 04/16/26 JM
LANDSCAPE PLAN
DOLLAR TREE
SW GATLIN BLVD. & SW BOUGAINVILLEA AVE.
PORT ST. LUCIE FLORIDA
DATE 04/16/26
PROJECT NO.
SHEET NUMBER L-1.0



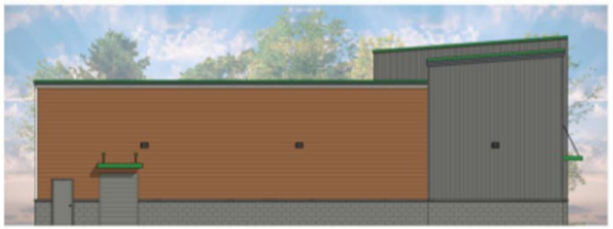
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Canopy to be supplied and installed by Dollar Tree's sign vendor

- SW 6925 ENVY GREEN
- SW 7006 EXTRA WHITE
- SW 2849 WESTCHESTER GRAY
- SW 9166 DRIFT OF MIST
- SW 7060 ALTITUDE GRAY
- SW 7075 WEB GRAY
- SW 0045 ANTIQUARIAN BROWN

P25-217 – LMD Conceptual Landscape Plan

P25-219 - SEU Conceptual Landscape Plan

PSLUSU #11-448-00

0' 4' 8' 16'

PORT ST. LUCIE, FL

Dollar Tree - Gatlin Ave & Bougainvillea Ave.

RRMM ARCHITECTS

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Traffic Impact Statement

The site is anticipated to generate 637 average daily trips, 30 AM peak hour and 44 PM peak hour trips.

Public Works has reviewed the traffic report provided and have concluded that no significant traffic impacts are anticipated based on the conceptual plan.

EVALUATION OF SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	Ingress/egress are proposed along SW Gatlin Blvd. and SW Bougainvillea Ave. There is a cross-access driveway that extends to the eastern boundary of lot 5 for future development. A pedestrian sidewalk along SW Bougainvillea Avenue is proposed that connects the professional office parcel sidewalk to the sidewalk along SW Gatlin Boulevard.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	The concept plan meets the 50-parking stall requirement, including 2 ADA spaced.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	The City of Port St. Lucie is the provider of utilities.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	A 6-foot-high masonry wall is proposed along the rear to buffer the property from residential uses. A 10-foot-wide landscape buffer is missing from the rear. The applicant has requested a variance from the landscaping requirements for the rear side of the property.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All signage and lighting shall be required to conform to the City Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The proposed development will be reviewed for consistency with City Code and design standards at the time of site plan review.

Planning and Zoning Board Action Options

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with the following condition:
  At time of site plan application, documentation confirming that the abandonment of easement application has been submitted must be provided.
- Motion to recommend denial to the City Council
- Motion to table should the Board need further clarification or information from either the applicant and/or staff

Agenda Summary

2026-324

Agenda Date: 5/5/2026 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P26-026 Tradition Master Planned Unit Development (MPUD) - Amendment No. 16

Location: The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.

Legal Description: As set forth in the attached Warranty Deed

The request is to amend the Tradition MPUD and concept plan for two parcels from Residential use to Retail/Office use.

Submitted By: Bridget Kean, AICP, Deputy Director

Executive Summary: The Tradition MPUD is approximately 3,038 acres and is located south of the Crosstown Parkway, West of I-95, and North and South of Tradition Parkway. The development plan divides the project into major districts or uses consistent with the NCD future land use sub-district categories. The land use sub-districts/areas with the MPUD are Residential, Mixed Use, Village Center, and Town Center. As shown in Exhibit 5 of the MPUD regulation book, Exhibit 8, the MPUD concept plan, and Exhibit 8B, the MPUD conceptual land use plan, the acreage in the Tradition MPUD is divided into parcels for planning purposes. The purpose of this amendment is to revise the use for approximately 9.48 acres of undeveloped land that is located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive from Residential to Retail/Office.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the proposed amendment with the following condition:

1. Future development of the property shall include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

Alternate Recommendations:

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

Background: The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the February 25, 2026 Site Plan Review Committee meeting.

Issues/Analysis: See attached staff report.

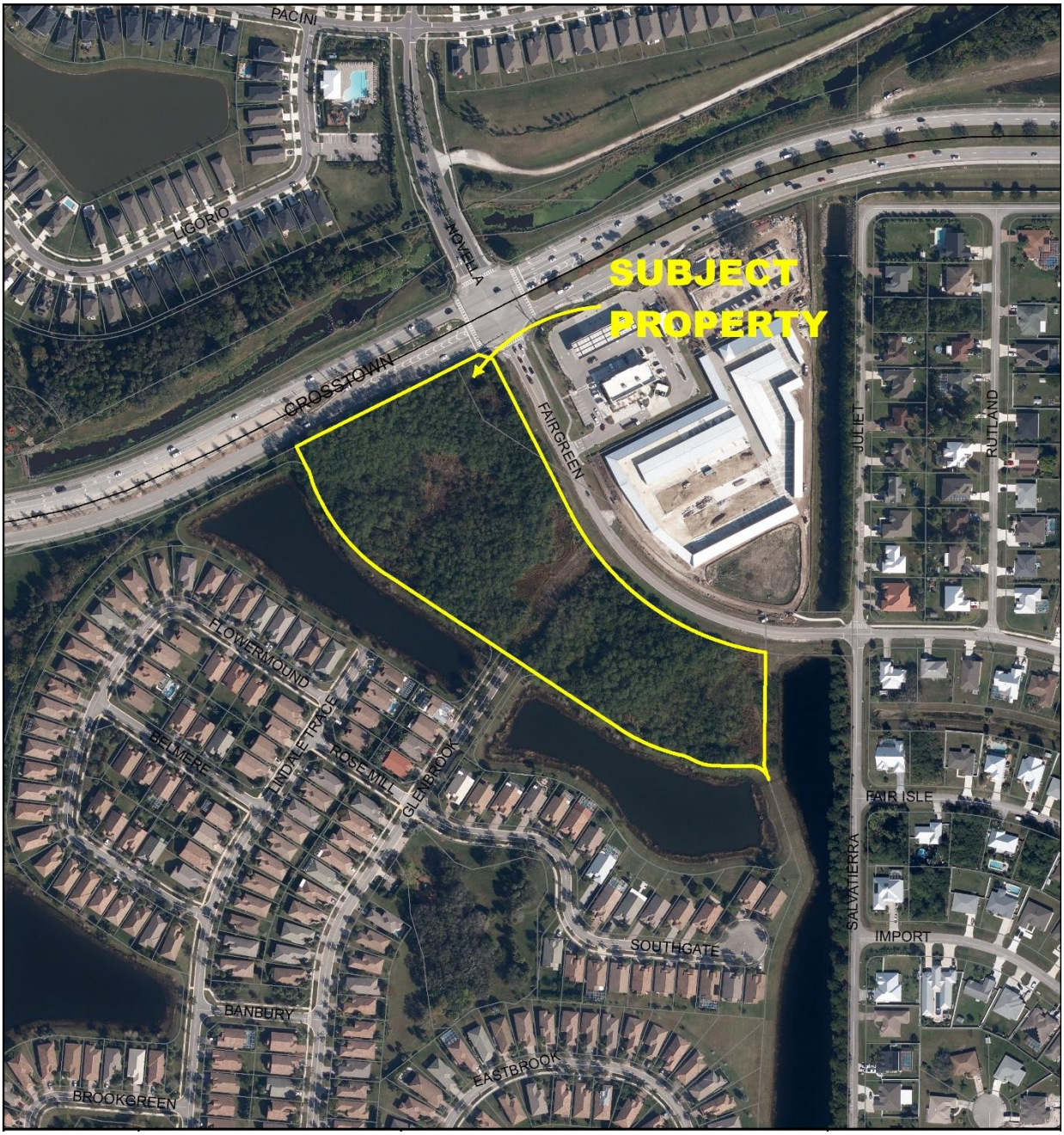
Special Consideration: N/A

Location of Project: The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.

Attachments:

1. Staff Report
2. Exhibit A Tradition MPUD Amendment No. 16
3. Warranty Deed - Winding River Crosstown, LLC,
4. Staff Presentation

Tradition MPUD Amendment No. 16
MPUD Amendment Application
P26-026



Project Location Map

S**UMMARY**

Applicant's Request:	A request to amend the Tradition MPUD
Agent:	Brad Currie, AICP, Haley Ward
Applicants/Property Owners:	Winding River Crosstown, LLC
Location:	The subject property is generally located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
Address:	N/A
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description and Background

The Tradition MPUD is approximately 3,038 acres and is located south of the Crosstown Parkway, West of I-95, and North and South of Tradition Parkway. The development plan divides the project into major districts or uses consistent with the NCD future land use sub-district categories. The land use sub-districts/areas with the MPUD are Residential, Mixed Use, Village Center, and Town Center. As shown in Exhibit 5 of the MPUD regulation book, Exhibit 8, the MPUD concept plan, and Exhibit 8B, the MPUD conceptual land use plan, the acreage in the Tradition MPUD is divided into parcels for planning purposes. Each parcel is designated for a certain use such as residential, town center, mixed use, and village center. The proposed amendment addresses the development plan for approximately 9.48 acres of undeveloped land that is located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive and adjacent to the Heritage Oaks residential community.

The subject property was previously Phase C of Heritage Oaks at Tradition. A conceptual site plan was submitted in 2006 for approximately 106 townhome units. The conceptual site plan was approved by the Site Plan Review Committee but the project never moved forward. The property eventually escheated to the County due to unpaid taxes and the County deeded the property to the City. The property was sold to a private entity and purchased by Winding River Crosstown, LLC, in 2025.

Winding River Crosstown, LLC, has applied to amend the use designated for the 9.48 acre property from residential to a Retail/Office use. The 9.48 acre property is currently within the area identified as Parcel 10 in Exhibit 5, of the Tradition MPUD, Exhibit 8, the Tradition MPUD concept plan, and Exhibit 8B, the Tradition MPUD conceptual land use plan. Parcel 10 is designated for residential uses. This application will remove the 9.48 acres from Parcel 10, reclassify the 9.48 acres as Parcel 11A, and designate the use for Parcel 11A as Retail/Office to provide for the property to be developed for commercial and other uses in the future.

Policy 1.1.7.3 of the comprehensive plan does states that the City should encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors. The subject property is located at the southwest corner of Crosstown Parkway and SW Fairgreen Road. The property at the southeast corner of this intersection was developed as a Circle K convenience store and gas facility, two retail strip centers and self-storage facility. As noted, the subject property was originally intended to be a future phase of the Heritage Oaks residential community and is separated from the larger Heritage Oaks residential community by two water management tracts to the south. A water management tract also separates the property from residential development to the east. As a condition of approval, the Planning and Zoning Department would recommend a requirement for enhanced landscaping and an architectural wall along the eastern and southern boundaries of the property to buffer the existing residential communities from future commercial/non-residential development.

The proposed amendment is attached as Exhibit A to the staff report with additions shown as <u>underlined</u> and deletions shown as strikethrough.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the February 25, 2026 Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property.

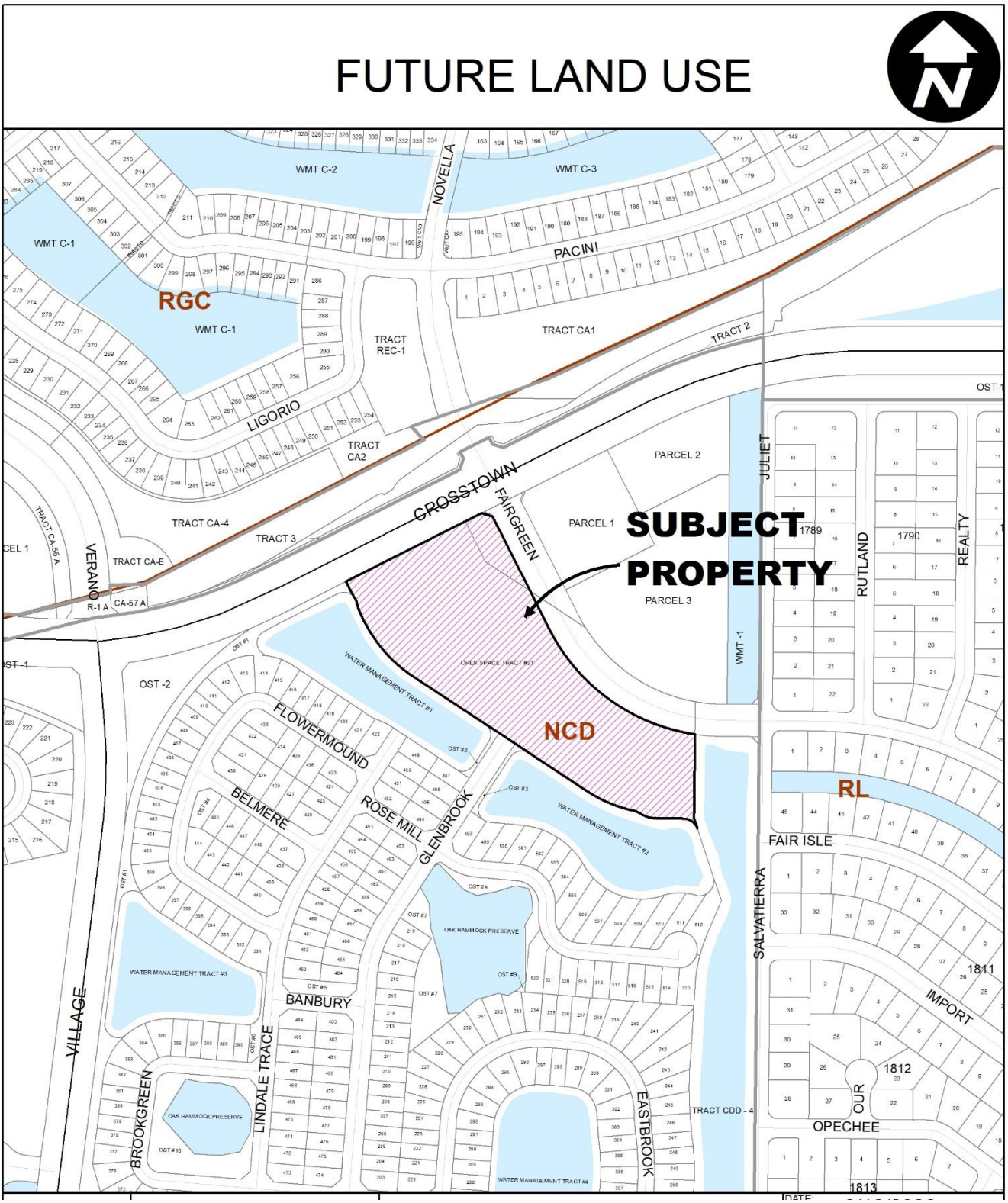
Location and Site Information

Parcel Numbers:	4304-502-0022-000-6 and 4304-111-0002-000-0
Property Size:	Approximately 9.48 acres
Legal Description:	The parcels are legally described as portions of Open Space Tract 21, Tradition Plat No. 18.
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	Tradition MPUD Amendment No. 15

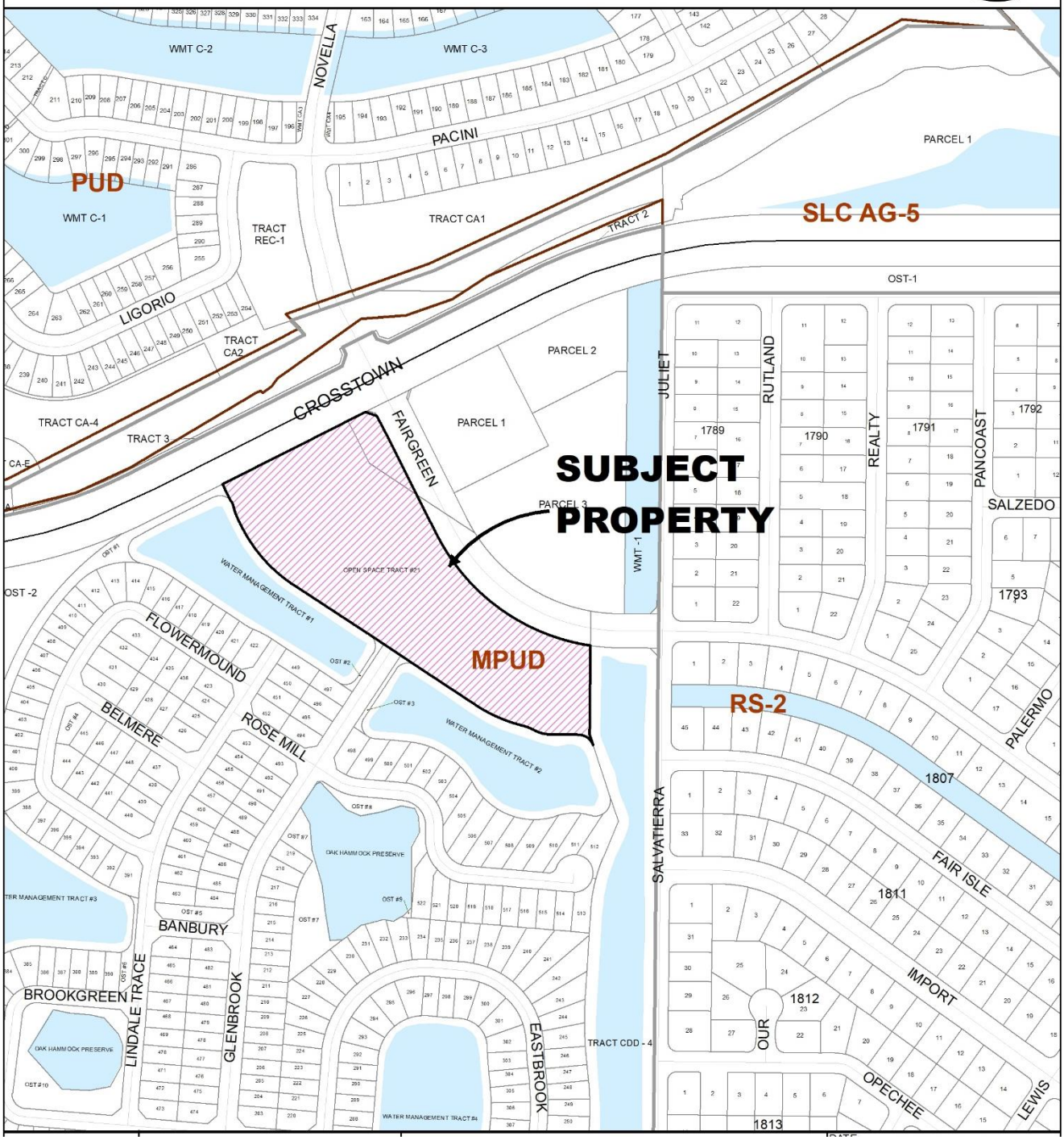
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Convenience store, gas, and self-storage
South	NCD	MPUD	Heritage Oaks residential community
East	RL	RS-2	Single-family residential community
West	RGC	Verano South PUD 1 Pod C	Open space tracts

NCD – New Community Development District
MPUD – Master Planned Unit Development
RL – Low Density Residential
RS-2 – Single-Family residential
RGC – Residential Golf Course
PUD – Planned Unit Development


FUTURE LAND USE
N
WMT C-2
WMT C-3
NOVELLA
WMT C-1
PACINI
RGC
WMT C-1
TRACT REC-1
TRACT CA1
TRACT 2
LIGORIO
TRACT CA2
PARCEL 2
JULIET
CROSSTOWN
FAIRGREEN
TRACT CA-4
TRACT 3
PARCEL 1
SUBJECT PROPERTY
PARCEL 3
TRACT CA-E
VERANO
R-1 A
CA-57 A
WMT -1
RUTLAND
REALTY
OST -2
WATER MANAGEMENT TRACT #1
OPEN SPACE TRACT #51
NCD
FLOWERMOUND
BELMERE
ROSE MILL
GLENBROOK
WATER MANAGEMENT TRACT #2
RL
FAIR ISLE
SALVATIERRA
WATER MANAGEMENT TRACT #3
OAK HAMMOCK PRESERVE
BANBURY
VILLAGE
LINDALE TRACE
BROOKGREEN
EASTBROOK
TRACT CDD - 4
IMPORT
OUR
OPECHEE
1789
1790
1811
1812
1813

EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The subject property is located within the Tradition Development of Regional Impact (DRI) and is within an area designated as a Mixed Use sub-district as shown on Map H of the Tradition DRI and Figure 1-3 of the Future Land Use Element. Map H is the master development plan for the Tradition DRI and Figure 1-3 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.7 of the comprehensive plan, Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. Each mixed use area must contain a minimum of three or more uses as described above, one of which shall be residential. The minimum three-use requirement shall be identified for each Mixed-Use Area as part of an MPUD master plan. Individual parcels within a Mixed-Use Area may undergo separate site-specific applications for development approvals without individually meeting such multi-use requirement provided the site-specific development application is consistent with the MPUD master plan. A minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential.

The Tradition MPUD provides for a variety of uses under the Mixed Use Sub-Area including residential. As shown under Exhibit 5 of the MPUD, the Mixed Use Sub-Area of the Tradition MPUD consists of Parcels 4, 5, 7, 8, 10, 11 for a total of 443.73 acres. Parcels 7 and 10 are designated for residential use and make up 47.07% of the mixed use acreage. The removal of 9.48 acres from Parcel 10 reduces the percent of residential acreage in the Mixed Use Area to 44.93%. The 44.93% is still within the thresholds for multi-family development in a Mixed Use Area established under Policy 1.2.2.7.

Policy 1.1.7.3 of the comprehensive plan does state that the City should encourage commercial and mixed use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors. Given the proximity of the property to the Heritage Oaks residential community, staff does recommend as a condition of this amendment that future development of the property must include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

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 subject to the following condition of approval:

1. Future development of the property shall include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

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.

MPUD APPLICATION FOR
MPUD REZONING

TRADITION 3,038 ACRES

By:
WINDING RIVER CROSSTOWN, LLC
2801 Ocean Drive, Suite 302
Vero Beach, Florida 32963

Adopted Sept. 22, 2004 Ordinance 03-151	Administrative Amendment No. 8 / P08-031 Approved March 26, 2008
Administrative Amendment No. 1 / P04-060 Approved July 23, 2004	Amendment No. 9 / P12-052 Approved November 13, 2012 Ordinance 12-68
Administrative Amendment No. 2 / P04-545 Approved April 27, 2005	Amendment No. 10 / P14-049 Approved May 12, 2014 Ordinance 14-22
Amendment No. 3 / P05-236 Adopted October 10, 2005	Amendment No. 11 / P14-091 Approved July 1, 2014 Ordinance 14-47
Amendment No. 4 / P04-104 Adopted June 12, 2006 Ordinance 06-54	Administrateve Amendment No. 12 / P18-023 Approved February 28, 2018
Administrative Amendment No. S / P06-365 Approved November 22, 2006	Amendment No. 13 / P19-079 Approved August 12, 2019 Ordinance 19-49
Amendment No. 6 / P07-107 Adopted August 13, 2007 Ordinance 07-108	Amendment No. 14 / P22-097 Approved March 27, 2023 Ordinance 23-22
Amendment No. 7 / P07-417 Adopted March 10, 2008 Ordinance 08-21	Administrative Amendment No. 15/P25-47 Approved May 28, 2025
	Amendment No. 16/P26-026, Approved _____, 2026

City of Port St. Lucie P#26-026

LIST OF AMENDMENTS
Amendment No. ~~15~~ 16

~~1. Updated Letter of Authorization from Mattamy Palm Beach, LLC~~

~~2. Update to Exhibit 6; Section 4, Mixed Use Area, (B) Permitted Uses, to identify a restaurant with drive-in service can also include a walk-up window (pg. 30)~~

~~3. Update to Exhibit 6; Section 4, Mixed Use Area, (I) (2) Minimum Building Size and Minimum Living Area, to allow a minimum gross floor area of 300 square feet for a quick service restaurant with drive-through, walk-up service, and no indoor seating. (pg. 32).~~

~~4. Update to Exhibit 6, Section 7, Street, Parking and Pedestrian Requirements, to correct a scrivener's error~~ under ~~(C) (9) to clarify the parking for Parcels 17 and 17A as 1.75 spaces for each multi-family residential unit.~~

5. Minor changes to the list of Exhibits and the typical lot drawings to correct exhibit numbering.

1. Update Exhibit 5, Section II, Development Area, to remove 9.48 acres from Parcel 10 and to designate tthe 9.48 as Parcel 11A

2. Designate the use for Parcel 11A as retail/office.

3. Revise the acreage calculations for Parcel 10

4. Update Exhibit 8, MPUD Conceptual Plan, development area table to be consistent with the above revisions to Exhibit 5.

5. Update Exhibit 8B, Tradition Conceptual Land Use Plan, to be consistent with the above revisions to Exhibit 5.

TABLE OF CONTENTS

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LIST OF EXHIBITS 4

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EXHIBITS 3-13 11

LIST OF EXHIBITS

Exhibit 1	Page 6	Application for MPUD Plan Approval
Exhibit 1A	Page ~~7~~ 8	Agent Authorization Letter
Exhibit 2	Page ~~9~~ 10	MPUD Application Checklist
Exhibit 3	Page ~~10-13~~ 11-18	Letter of Unified Control, ~~Tradition, Horizon~~ Mattamy
Exhibit 4	Page ~~14-15~~ 19-20	General Standards for District Establishment
Exhibit 5	Page ~~16~~ 21-23	Site Information
Exhibit 6	Page ~~19-39~~ 24-44	Proposed Development Uses/Standards
Exhibit 7	Page ~~40-43~~ 45-48	Legal Description
Exhibit 8	Page ~~44-45~~ 50	Conceptual Plan
Exhibit 8A	Page ~~46~~ 52	Previously Approved Areas
Exhibit 8B	Page ~~47~~ 54	Land Use Plan
Exhibit 9	Page ~~48-49~~ 55	Binding MPUD Agreement, Tradition
Exhibit 10A-10S	Page(s) ~~50-68~~ 56 -74	Typical Lot/Building Layouts
Exhibit 11	Page ~~69~~ 75	Transportation
Exhibit 12	Page ~~70~~ 76	Entitlement Allocation Exhibit
Exhibit 13	Page ~~71~~ 77	Quarter Mile/800 Unit Exhibit

TRADITION

PROJECT PROFESSIONALS

OWNER: ~~Mattamy Palm Beach, LLC~~
~~2500 Quantum Lakes Drive, Suite 215~~
~~Boynton, Beach, FL 33426~~

Winding River Crosstown, LLC
2801 Ocean Drive, Suite 302
Vero Beach, Florida 32963

AGENT: ~~Lucido & Associates~~
~~701 SE Ocean Boulevard~~
~~Stuart, FL 34994~~
~~772 220 2100~~

Haley Ward, Inc.
10250 SW Village Parkway
Port St. Lucie, FL 34987

ATTORNEY : Dean Mead Minton and Moore
W. Lee Dobbins
1903 S. 25th Street, Suite 200
Fort Pierce, FL 34947

EXHIBIT 1

Digital Application Submitted Via City's Online FUSION Portal

EXHIBIT 1A

Mattamy Homes USA – Southeast Florida
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426
561-413-6100

April 2, 2025

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

RE: Owners Authorization — Traditional MPUD

To Whom It May Concern:

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

Thank you for your attention to this matter.

Sincerely,

Karl Albertson, Vice President of Land Acquisition and Entitlements

Winding River Crosstown, LLC

2801 Ocean Drive, Suite 302
Vero Beach, FL 32963

April 1, 2026

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

RE: Owner's Authorization - Tradition MPUD
Winding River Crosstown LLC
Parcel I.D. Nos.: 4304-502-0022-000-6; 4304-111-0002-000-0

To Whom It May Concern:

As owner of the parcels referenced above, please consider this correspondence as formal authorization for Haley Ward, Inc. to represent Winding River Crosstown LLC as an applicant during the governmental review process for the above-noted project.

Thank you for your attention to this matter.

WINDING RIVER CROSSTOWN LLC,
a Florida limited liability company

By: _____
Michael J. Kirwin
Authorized Representative

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 1st day of April, 2026, Michael J. Kirwin, the Authorized Representative of Winding River Crosstown LLC, a Florida limited liability company. He is personally known to me and did not take an oath.

JOSLYN KALEKA
MY COMMISSION # HH 594587
EXPIRES: October 29, 2028

_____
Notary Public – State of Florida

NOTARY SEAL/STAMP

INTRODUCTION

TRADITION, a MPUD, is a mixed-use community consisting of 3,038 acres. The Tradition MPUD is intended to implement the design requirement policies of the NCD land use. TRADITION, offers uses as outlined in the attached Exhibit 5.

The above-mentioned community will have amenities of parks, lakes, upland preservation tracts and recreation areas of parks, playgrounds, or other cultural facilities, golf course and clubhouse.

The internal roadway for TRADITION is designed to ensure an orderly means of ingress and egress movement for both the residents and visitors to the area. The community's primary access will be via Tradition Parkway, together with North and South roadways into the community.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a MPUD. The format will follow the outline presented in the PUD Zoning District Standards and Application requirements.

EXHIBIT 2

MPUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed MPUD is enclosed as Exhibit 3.

2. TRADITION is a proposed mixed use community designed to encompass residential, neighborhood/village commercial, town center and institutional uses.

3. The Conceptual Plan for TRADITION is enclosed as Exhibit 8 of this submittal package.

4. Please see Exhibit 4 for the General Standards established for this Master Planned Unit Development. The maximum building heights, minimum setbacks and other site data are shown in Exhibits 6 and 10. Development uses and standards are shown in Exhibit 6.

5. The community is also known as TRADITION

EXHIBIT 3

TRADITION

January 15, 2018

Potti Tobin
Planning & Zoning Director
City of Port St. Lucie, FL
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

RE: Tradition MPUD - 12th Amendment

Dear Ms. Tobin:

This letter is submitted as our Letter of Unified Control in compliance with the City of Port St. Lucie, FL zoning code requirements. TRADITION LAND COMPANY, LLC is the owner of record of the subject property, with Certificate of Title recorded in OR Book 3274, Pages 915-985, in the Public Records of St. Lucie County, Florida, and copies of which are already on file in your department.

Please contact CERTUS TRD OWNER, LLC should you need any additional information regarding this application.

Sincerely,

TRADITION LAND COMPANY, LLC

David C. Feltman
President

10489 SW Meeting Street •Port St. Lucie, FL
Phone (772) 340-3500 • FAX: (772) 340-3718

DocuSign Envelope ID: D3C00EB6-006A-4164-B968-60E89FF2BC1C

Mattamy Palm Beach LLC
4901 Vineland Road
Suite 450
Orlando, FL 32811

February 21, 2023

Planning and Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Re: Evidence of Unity of Control and Binding MPUD Agreement - Tradition MPUD

This letter is to serve as our required letter of Unified Control in compliance with the City of Port St. Lucie zoning regulations. Mattamy Palm Beach LLC, a Delaware limited liability company ("Mattamy"), is the owner of record of Parcels 17, 17A, and 18 of the property described on Exhibit 7, by virtue of the Special Warranty Deed dated June 29, 2018 recorded in Official Records Book 4153, Page 856, and Special Warranty Deed dated December 14, 2022 recorded in Official Records Book 4926, Page 2841, both of the Public Records of St. Lucie County, Florida.

Mattamy is the successor "Developer" under the Amended and Restated Development Order for the Tradition Development of Regional Impact ("DRI"), which DRI was adopted pursuant to Resolution 16-R95 by the City of Port St. Lucie, as memorialized by that Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded in Official Records Book 3864, Page 1840, of the Public Records of St. Lucie County, Florida, as amended from time to time.

Parcels 17, 17A, and 18 of the property described on Exhibit 7 are under unified control and Mattamy agrees (1) to proceed with the proposed MPUD development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to the MPUD, and (2) provide such agreements, contracts, deed restrictions, and relevant securities as may be required by the City of Port St. Lucie for the completion of the development in accordance with the plan approved by the City, and also agrees to provide continuing operation and maintenance of such areas, functions, and facilities on the subject property, unless and until such time as a private property owners' association accepts such responsibilities. Such responsibilities are not to be provided or maintained at public expense. Mattamy acknowledges and consents to the requirements of the existing binding MPUD agreement for Tradition, and further agrees to bind all successors in title to the commitments made hereunder in this paragraph.

Should you have any questions or require additional information, please do not hesitate to contact me.

MATTAMY PALM BEACH LLC

Tony Palumbo

By: Anthony J. Palumbo, III, Vice President

DocuSign Envelope ID: 71EF8BAD-3790-4244-83F2-82BB0FF42E77

UNANIMOUS WRITTEN CONSENT IN LIEU OF A MEETING OF THE BOARD OF DIRECTORS OF TRADITION COMMERCIAL ASSOCIATION, INC.

Tradition MPUD – Amendment Application

Anthony Palumbo, Frank Covelli, and Tyler Gaffney, representing the entire Board of Directors (the "Board") of Tradition Commercial Association, Inc. (the "Association"), pursuant to section 617.0821, Florida Statutes, do hereby consent to the following action(s) in lieu of a meeting of the Board, to have the same effect as action(s) taken at a duly called meeting of the Board, at which a quorum of directors was present and voting, as further set forth below:

WHEREAS, the Association is governed by the Amended and Restated Commercial Charter for Tradition, recorded in the Official Records of St. Lucie County in Official Records Book 4512, Page 1357, as amended and supplemented from time to time (the "Charter"); and

WHEREAS, Mattamy Palm Beach LLC, a Delaware limited liability company (the "Founder"), is the Founder under the Charter, pursuant to that certain Assignment of Founder's Rights recorded in the Official Records of St. Lucie County, Florida in Official Records Book 4153, Page 969; and

WHEREAS, pursuant to Section 15.3 of the Charter, the Founder has the right to make changes in the "Master Plan" (as such term is defined in the Charter) in the Founder's sole discretion, subject to such governmental approvals as may be required; and

WHEREAS, the Founder desires to amend the Tradition MPUD as set forth in the MPUD Application for MPUD Rezoning of Tradition 3,038 Acres, attached hereto and incorporated as if fully set forth herein as **Exhibit "A"** (the "Amendment Application"), subject to the approval of the City of Port Saint Lucie (the "City"); and

WHEREAS, the City has requested the consent of the Association to the Amendment Application, and the Association desires to provide its consent to the Amendment Application.

NOW, THEREFORE, BE IT RESOLVED that:

1. **Recitals**. The aforementioned Recitals are true and correct and are hereby incorporated as if fully set forth herein.

2. **Amendment Application**. The Board hereby approves the Amendment Application.

THIS UNANIMOUS WRITTEN CONSENT IN LIEU OF A MEETING shall be effective as of the date of the last signature affixed below. The undersigned affirm that this Unanimous Written Consent in lieu of a Meeting of the Board of Directors was signed on the date(s) set out below and delivered to the Association by delivery to its principal office inside the State of Florida, its principal place of business, the corporate secretary, or another agent of the corporation having custody of the book in which proceedings of meetings of the Association are recorded.

ANTHONY PALUMBO

Signature: Anthony Palumbo

Title: Board Member, President

Date: 2/17/2023

FRANK COVELLI

Signature: Frank Covelli

Title: Board Member, Vice President

Date: 2/16/2023

TYLER GAFFNEY

Signature: Tyler Gaffney

Title: Board Member, Secretary/Treasurer

Date: 2/17/2023

Mattamy Palm Beach LLC
2500 Quantum Lakes Drive
Suite 215
Boynton Beach, FL 33426

January 30, 2026

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

RE: Evidence of Unity of Control and Binding MPUD Agreement – Tradition MPUD

This letter is to serve as our required letter of Unified Control in compliance with the City of Port St. Lucie, FL zoning code regulations. Winding River Crosstown LLC, a Florida limited liability company ("Winding River") is the owner of record of those certain parcels identified as Parcel I.D. Nos.: 4304-502-0022-000-6, and 4304-111-0002-000-0, by virtue of that certain Warranty Deed recorded in Official Records Book 5401, Page 2139, and that certain Warranty Deed recorded in Official Records Book 5328, Page 2672, Public Records of St. Lucie County, Florida (the "Winding River Parcels") for which a PUD Amendment Application has been filed to permit the commercial development of the Winding River Parcels consistent with commercial uses permitted in the DRI (as defined below)., and to collectively designate said parcels as "Parcel 11A" in the Tradition MPUD.

Mattamy Palm Beach LLC, a Delaware limited liability company ("Mattamy"), is the successor "Developer" under the Amended and Restated Development Order for the Tradition Development of Regional Impact ("DRI"), which DRI was adopted pursuant to Resolution 16-R95 by the City of Port St. Lucie, as memorialized by that Notice of Adoption of the Amended and Restated Development Order for the Tradition Development of Regional Impact recorded in Official Records Book 3864, Page 1840, Public Records of St. Lucie County, Florida, as amended from time to time.

The land to be designated as Parcel 11A comprises a portion of the property described on Exhibit 7 to the Tradition MPUD, which is under the unified control of Mattamy, as the successor Developer of Tradition MPUD. In connection with Winding River's MPUD Amendment Application, Mattamy agrees (1) subject to the terms of a written agreement between Mattamy and the owner(s) of the Winding River Parcels to convert the residential units contained within the Winding River Parcels to commercial use, in order to allow the commercial development of the Winding River Parcels consistent with commercial uses permitted in the DRI according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to the MPUD, and (2) to provide such agreements, contracts, deed restrictions, and relevant securities as may be required by the City of Port St. Lucie for the completion of development in accordance with the plan approved by the City, and provide (or cause to be provided by Winding River, its successors and assigns) the continuing operating and maintenance of such areas, functions, and facilities on the Winding River Parcels, unless and until such time as a private property owners' association accepts such responsibilities. Such responsibilities are not to be provided or maintained at public expense. Mattamy acknowledges and consents to the requirements of the existing binding MPUD agreement for Tradition and further agrees to bind all successors in title to the commitments made hereunder in this paragraph.

This letter is solely for the purpose of complying with the City of Port St. Lucie's zoning requirements and is not intended for the benefit of any third party, and no such party, other than the City of Port St. Lucie, may enforce any rights or obligations arising under this letter against any Mattamy as a third-party beneficiary.

Should you have any questions or require additional information, do not hesitate to contact me.

MATTAMY PALM BEACH LLC

By: _____
Kari Karl Albertson, its Vice President

Winding River Crosstown, LLC
2801 Ocean Drive,
Suite 302
Vero Beach, FL 32963

STATEMENT OF UNIFIED CONTROL

Project Name(s): P24-216 – Tradition MPUD Amend # 16

The property described in the amendment application package for the Tradition MPUD Amendment # 16, more specifically described as Parcel ID 4304-111-0002-000-0 and 4304-502-0022-000-6 (the "Property") is under unified control due to common ownership by Winding River Crosstown LLC. Pursuant to 158.192, Changes in Conceptual Master Plans, City Code of Ordinances ("City Code"), major changes in a conceptual plan require "[a]an up-to-date statement presenting evidence of unified control of the entire area within the MPUD and a renewed agreement to all provisions set forth in subsection 158.175(A)(1) and affected by the proposed changes." The Property is the only area effected by the proposed changes contained in the amendment.

All the property within the Tradition MPUD remains subject to the regulations contained in the Tradition MPUD Conceptual Development Plan and Conditions, and subsequent amendments, including the Binding P.U.D Agreement, Exhibit 9 of Original Tradition MPUD Conceptual Plan and Conditions, executed January 22, 2018.

[SIGNATURE TO FOLLOW]

Winding River Crosstown LLC, Owner of Parcel IDs: 4304-111-0002-000-0 and 4304-502-0022-000-6

Signature	Authorized Representative	2/26/2026
	Title	Date

Michael J. Kirwin
Print Name

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me **by means of** ☑ **physical presence or** ☐ **online notarization**, this 26th day of February, 2026, by **Michael J. Kirwin**, who is personally known to me.

JOSLYN KALEKA
MY COMMISSION # HH 594587
EXPIRES: October 29, 2028

Signature of Notary Public

Joslyn Kaleka
Print Name of Notary Public
Notary Public, State of Florida
My Commission expires 10-29-2028

NOTARY SEAL/STAMP

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. The area of TRADITION is 3,038 acres, which exceeds the 200-acre minimum establishment of a MPUD within the NCD land use.

2. TRADITION is located on the west side of I-95 and north and south of Tradition Parkway. Main access to the MPUD will be along Tradition Parkway.

3. TRADITION is designated to include residential uses together with town centers and mixed uses.

4. All recreation areas may be a park or playground or other recreational or cultural facility. Furthermore, there may be a golf course and clubhouse with or without an alcoholic beverage license.

5. TRADITION is located within the TRADITION Development of Regional Impact. Storm water management will be provided by an on-site water lake system, which will be part of Tradition Community Development District (TCDD) water management system, located in TCDDs 1, 2, 3, 4, 5, 6, 7, & 8. The Tradition MPUD will be supplied with water and wastewater services by the City of Port St. Lucie Utility Systems Department and will abide and comply with all applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such service. Furthermore, the Tradition Phase I PUD acknowledged that the City may require reuse water be utilized for irrigation, equal to the amount of wastewater generated by the PUD, upon availability to the site. The design of the roadway sections shall conform to PSLUSD landscaping specifications and policies, latest revision. All utilities will be located underground. Irrigation will be provided by an onsite system.

6. The original physical characteristics of TRADITION MPUD can be described as approximately 3,038 acres of "improved pasture". There are no existing wetlands within the neighborhood boundaries designated for impact that have not been approved during the original permitting of TRADITION by the South Florida Water Management District (SFWMD). A modification to an existing Army Corps of Engineers permit is in process. There are within the 3,038 acres, wetlands and upland buffers to be preserved. These areas will not be impacted but enhanced by the dedication of additional upland preserve areas.

7. Within TRADITION the minimum finish floor elevations are to be at or above of the minimum elevation for the associated drainage basin as shown in the SFWMD Permit #56- 01569-P.

8. This MPUD application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan. The intent of this MPUD is set forth designated land use areas which illustrate compliance with the policy provisions of the New Community Development District land use.

For purposes of this MPUD the following definition shall apply:

Senior living campus – A residential community including a range of living units, including independent units (detached & attached), assisted care units and skilled nursing care facilities along with a variety of common amenities and ancillary services.

In 2016, two parcels were transferred from the Tradition DRI to the Western Grove DRI [the Taylor Morrison 'Esplanade' (north of Westcliffe) and Mattamy 'Emery' (east of Fern Lake)]. The parcels already had zoning of Tradition MPUD in place and such zoning remains on these parcels to-date. The total of the two parcels transferred from Tradition DRI into Western Grove DRI was approximately 326 acres; however, this acreage remains within the Tradition MPUD.

EXHIBIT 5

SITE INFORMATION

1. TOTAL ACREAGE: 3,038 acres

Development areas included within this MPUD:

- Residential	2,053 acres
- Town Center	190 acres
- Mixed Use	445 acres
- Neighborhood/Village Center	8 acres
- Water Management Tracts	61 acres
- Road Rights-of-Way	188 acres
- Conservation Tracts	39 acres
- Open Space	54 acres
TOTAL	3,038 acres

Note: Development area acreages are approximate.

St. Lucie County Approved Development Areas (Res. 02-141 & 02-142):

• Residential	57.14acres
• Water Management Tracts	61.04 acres
• Open Space	12.16 acres
• Upland Preserve/Wetlands	16.52 acres
• Road Right-of-Way	48.30 acres
• Town Center	26.01 acres
• Parks	13.00 acres
Total	234.17 acres

Development areas included with this MPUD submittal:

• Residential	2,004.47 acres
• Road Right-of-Way	139.97 acres
• Town Center	144.05 acres
• Mixed Use	444.93 acres
• Open Space	41.67 acres
• Conservation Tract	22.98 acres
Total	2,798.07 acres

II. DEVELOPMENT AREA - Overall

Residential: Parcels 3, 6, 9, 12, 13, 13A, 14, 15, 16, 17, 17a, 18, 20, 20a, 21, 22, 23, 32, 34, 35, 36, and 37

- Parcels designated as Civic/Institutional: Total: 1,961.27 acres

Parcels 13A	Area: 2.40 acres
34	Area: 2.31 acres
35	Area: 3.44 acres

- Parcel designated as park: Parcel 22 Area: 118.54 acres
  Parcel 23 0.948 acres

Town Center: Parcels 1,1A,1B,1C, 2, Total: 242.19 acres

- Residential Use: % of Total: 36.4%
  Parcels 1, 1A,1B,1C 7.89 acres
  Parcel 2 39.99 acres

- Office/Retail, Civic:
  Parcel 1 75.89 acres

Mixed Use: Parcels 4, 5, 7, 8, 10, 11, 11A Total Area:443.73 acres

- Residential: Parcel 7 & Parcel 10 % of Total: 44.93% ~~47.07~~
  Parcel 7 23.79 acres ~~185.07 acres~~
  Parcel 10 175.59 acres

- Retail/Office/Hospital/Utility/Civic/Institutional/Assisted Living Facilities and Nursing Homes
  Parcel 4 179.03 acres
  Parcel 8 10.41 acres

- School/Civic/Institutional
  Parcel 5 33.63 acres

- Retail/Office
  Parcel 11 11.73 acres

- Retail/Office:
  Parcel 11A 9.48 acres

Village Center: Parcels 19a,19b Total area: 7.37 acres

Retail/Office/Civic/Church 7.37acres

III. Intentionally Left Blank

IV. UPLAND PRESERVATION

Uplands will be preserved consistent the Tradition DRI development order.

V. MODEL AREA

The proposed location of model/sales areas shall be determined as individual parcels are developed and approved through the conceptual plan process and require site plan approval by the Site Plan Review Committee.

They shall be utilized as a model and sales area in an orderly and organized manner to better service the homeowners who wish to call TRADITION their home. These will remain in effect until such time that it is practicable to offer these home sites for purchase. Fences may be located in private road rights-of-way and cross property lines for model home areas. Site plan approval is required and a bond shall be posted with the city ensuring its removal when the models revert to private residences.

VI. PEDESTRIAN WAYS

The major system of pedestrian movement will consist of sidewalks adjacent to the streets with connections to the neighborhoods.

The minor systems will be developed within the neighborhoods as development occurs.

EXHIBIT 6

PROPOSED DEVELOPMENT USE/STANDARDS

Section 1. Residential Area.

(A) Purpose. The purpose of the residential area shall be to locate and establish neighborhoods within the NCD District which are deemed to be uniquely suited for the development and maintenance of residential living of an urban and suburban character; to designate those uses and services deemed appropriate and proper for location and development within that area; and to establish development standards and provisions as are appropriate to ensure proper development in a residential environment. Residential areas shall contain integrated neighborhoods within a 2-mile radius of shops, services, and other activities. Neighborhoods within the residential area shall be a minimum of ten (10) acres and a maximum of six hundred (600) acres. Gated neighborhoods are permitted provided arterial roads are not gated and they are integrated into the overall community via pedestrian and bicycle connections. Higher density residential uses within the Residential area shall be encouraged to be located near Neighborhood/Village areas, Town Centers and Mixed Use areas, central focal points and the center or edge of neighborhood areas. The following standards shall be met in designing neighborhoods within the residential area.

(B) Permitted Principal Uses and Structures. Neighborhoods within the Residential area may include the following principal uses and structures.

1. Single-family dwelling (attached and detached);

2. Single unit accessory apartments, home offices or studios with a maximum living area of 600 square feet shall be permitted above garages on residential lots;

3. Townhouse dwelling;

4. Multiple-family dwelling;

5. Park or playground, or other public or private recreation or cultural facility (including but not limited to: Golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; 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);

6. Civic, institutional, or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

7. Temporary sales trailers located upon the parcel for which sales activities are to be conducted;

8. Senior living campus; and Nursing Home.

9. Paired Villa dwelling

(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 monopole towers with a maximum height of 100 feet located within parks or school sites designated on Exhibit 8, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances are met.

(D) Accessory Uses. As set forth within Section 6 hereof.

(E) Minimum Lot Requirements / Maximum Residential Density.

1. Single-family dwelling: Two thousand eight hundred (2,800) square feet and width of thirty-five (35) feet with a maximum gross project density of fifteen (15) dwelling units per acre;

2. Townhouse dwelling: One thousand four hundred (1,400) square feet and a width of eighteen (18) feet, with a maximum gross project density of fifteen (15) dwelling units per acre.

3. Multiple-family dwelling: Five (5) acres and width of one hundred fifty (150) feet, with a minimum gross project density of ten (10) units per acre and maximum gross project density of twenty (20) dwelling units per acre.

4. Schools:
   a. Day Care 0.75 acres
   b. K-8th 7.5 acres
   c. High 15 acres

5. All other permitted or special exception uses: Twenty thousand (20,000) square feet and a width of one hundred (100) feet.

6. Paired Villa dwelling: Three thousand five hundred (3,500) square feet and a width of thirty-seven and one-half (37.5) feet, with a maximum gross project density of seven (7) dwelling units per acre.

(F) Maximum Building Coverage.

Single Family and Multi Family: Sixty (60) percent provided that the maximum impervious surface does not exceed eighty (80) percent.

(G) Minimum Open Space. Thirty (30) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

(H) Maximum Building Height. Thirty-five (35) feet measured to midpoint of roof pitch, provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet. Schools (K-8th and High) shall have a maximum height of fifty (50) feet. Vertically attached multiple-family dwelling unit buildings on Parcels 17 and 17a, as depicted on the Tradition MPUD Concept Plan, shall have a maximum height of 47'-6" subject to the following conditions:

(a) Aggregately parcels 17 and 17a are restricted to two (2) vertically attached multi-family dwelling unit buildings not to exceed four stories.

(b) The buildings must be located no less 360 feet south of Westcliffe Lane, 765 feet north of Tradition Parkway, 65 feet west of Parcel 18 and 80 feet east of the FPL Easement located adjacent to Parcels 17 and 17A.

(I) Minimum Living Area.

1. Single-family dwelling: One thousand two hundred (1,200) square feet.

2. Townhouse and Multiple-family dwellings:

   i. Studio apartment, six hundred (600) square feet;
   ii. One (1) bedroom, seven hundred (700) square feet;
   iii. Two (2) bedroom, eight hundred (800) square feet;
   iv. Three (3) bedroom, nine hundred (900) square feet.

3. Senior living campus – six hundred (600) square feet for independent units (attached & detached).

(J) Yard Requirements and Buffering: Minimum setbacks shall be stated below unless otherwise indicated on Exhibit 10 of the Tradition MPUD.

1. Single-family dwelling:

Front yard. Each lot shall have a front yard with a building setback line of ten (10) feet for dwellings with alleys, and for rear loaded garage village units, or a front yard with a building setback line of ten (10) feet and a front load garage setback line of eighteen (18) feet for dwellings without alleys. Each lot having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

Side yards. Each lot shall have two (2) side yards, each of which shall result in a separation of twelve (12) feet between adjacent buildings without alleys, and for rear loaded garage village units, or two (2) side yards, each of which shall result in a separation of ten (10) feet between adjacent buildings with alleys. A side yard of ten (10) feet shall be provided adjacent to rights-of-ways, unless there is a side street loaded garage, then a side yard of eighteen (18) feet shall be provided, and a side yard of five (5) feet shall be provided adjacent to alleys.

*Parcels 17, 17a, and 18, shall be permitted to have side yard setbacks of five (5) feet from the side property line which shall result in a minimum separation of ten (10) feet

between adjacent buildings. A side yard of at least ten (10) feet shall be provided adjacent to rights-of-ways or eighteen (18) feet for street-side-loaded garage.
Rear Yard. Each lot shall have a rear yard with a building setback line of ten (10) feet, eighteen (18) feet for garages on alleys, and a fifteen (15) foot setback where there is eighteen (18) feet to the alley travel lane. Exhibit 10H rear loaded garage village units may have a rear yard setback of ten (10) feet to garages.

2. Townhouse dwelling:

Each townhouse dwelling shall have a front yard with a minimum depth of ten (10) feet for townhouse dwellings with alleys or a front yard with a minimum depth of ten (10) feet and a front load garage setback line of eighteen (18) feet for townhouse dwellings without alleys and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line. Each townhouse dwelling having frontage on a non-gated collector road shall have a front yard with a building setback line of twenty-five (25) feet.

No less than three (3) townhouse dwellings and no more than eight (8) townhouse dwellings shall be contiguous. No contiguous group of dwellings shall exceed two hundred forty (240) feet in length.

No portion of a townhouse or 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. A side yard having 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.

3. Multiple-family dwelling: In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet.

    a. Parcels 17 and 17a, shall have a building setback of twenty-five (25) feet from the front yard and public rights-of-ways, and ten (10) feet from the side and rear property lines. Where two or more buildings are situated upon a parcel, any two buildings shall be separated by a minimum of twenty (20) feet for vertically attached units, fifteen (15) feet 4-plex to 8-plex attached units, and a minimum of ten (10) feet for multi-family horizontal detached units.

4. Senior Living Campus: Buildings shall have a setback of ten (10) feet from all property lines. Detached independent units shall be separated by a minimum of twelve (12) feet and the units shall be setback twenty (20) feet from the edge of any internal roadway pavement or sidewalk.

5. All other permitted or special exception uses: All setback requirements shall be established for each specific use as part of the site plan review process.

6. Buffering. Where applicable, buffering shall be provided in accordance with the landscaping requirements of Chapter 15 4 , City of Port St Lucie Ordinances.

7. Paired Villa dwelling:

Each paired villa dwelling shall have a front yard with a minimum depth of eighteen (18) feet for a front load garage setback and a rear yard with a minimum depth of ten (10) feet. Screened enclosures shall be set back a minimum of five (5) feet from the rear property line.

Paired Villa's shall have a minimum of twelve (12) feet distance between buildings (six feet setback to property line). Lots shall have a zero (0) foot Z-lot line setback on the zero (0) foot side of the lot and a side yard having a minimum depth of six (6) feet shall be provided on the non zero (0) foot lot line. A minimum of ten (10) feet distance is required between the side of any paired villa dwelling and a private or public street or right-of-way.

a. * Parcels 17, 17a, and 18 shall have a minimum side yard setback of five (5) feet from the side property line on the non-zero foot lot line providing a minimum of ten (10) feet separation between adjacent buildings.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Each neighborhood within the Residential area shall submit a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD District's Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required design standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space. An exhibit indicating building envelopes/ setbacks shall be provided with each conceptual plan or subdivision plat submittal. Multi-Family and non-residential developments within the Residential area shall submit a site plan meeting the criteria set forth above for review and approval by the City's Site Plan Review Committee.

(M) Access. Gated subdivisions shall provide a minimum distance of 100 feet from the gate to the right- of- way. There shall also be provided a space for buses and trucks to maneuver around before the gated entrance. Secondary resident restricted entrances shall provide a minimum distance of 100 feet from the gate to the right of way. A bus and truck maneuvering area will not be required for secondary resident restricted entrances.

Section 2. Neighborhood/Village Commercial Areas

(A) Purpose. The purpose of the neighborhood/village commercial areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of limited commercial activities offering convenience goods and personal services to residents of the immediate neighborhood area; to encourage the grouping of interrelationship of established uses so as to permit a high level of pedestrian movement within the area; to designate those uses and

services deemed appropriate and proper for location and development within said areas; and to establish development standards and provisions as are appropriate to ensure proper development and function of uses with the areas. Neighborhood/Village commercial areas shall function as a community of compatible uses in a compact setting, with a minimum area of three (3) acres and a maximum area of thirty-five (35) acres, serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. The following standards shall be met in designing 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 in the neighborhood /village commercial area, provided that a maximum of fifty (50) percent of the net developable area within a neighborhood / village commercial area may be residential and the maximum gross floor area of any one (l) retail use shall be thirty thousand (30,000) square feet:

1. Any retail, business, or personal service use (including repair of personal articles only) conducted wholly within an enclosed building, including the retail sales of beer and wine for off and on premises consumption;

2. Office for business, professional or medical use;

3. Personal service uses, such as, bank or savings and loan association, dry cleaning or laundry pick up station for work to be sent elsewhere;

4. Day care center;

5. Restaurant (not including drive-in facilities) with or without an alcoholic beverage license for on premises consumption of alcoholic beverages;

6. Service station (as separate use or in conjunction with a permitted use);

7. Park or playground or other public or private recreation or cultural facility;

8. Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

9. Townhouse dwelling;

10. Multiple-family dwellings;

11. Temporary sales trailers located upon the parcel for which sales activities are to be conducted; and

12. Congregate living facilities

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

Wireless communication antennas and towers with a maximum height of 100 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

(D) Accessory Uses. As set forth in Section 6 hereof.

(E) Minimum and Maximum Lot Requirements and Residential Density.

1. Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.
2. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

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

(G) Minimum Open Space. Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas, and/ or conservation areas.

(H) Maximum Building Height.

1. Residential: Thirty-five (35) feet provided that steeples and similar architectural embellishments shall have a maximum height of sixty-five (65) feet.
2. Non-residential: Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet.

(I) Minimum Building Size and Minimum Living Area

1. Residential: As set forth in Section 1(H) hereof.
2. Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet.

(J) Setback Requirements and Buffering.

1. Setback for single-family and townhouse uses. See Section 1(I)(1) and (2).
2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.

3. Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Zoning Ordinances, except that buffer walls shall not be required between residential and non-residential uses within the neighborhood /village commercial area.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Prior to approval of site plans for non-residential development in the neighborhood /village commercial area, a conceptual plan meeting the criteria set forth above shall be submitted for review and approval of the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Residential uses within the neighborhood/village commercial area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director of the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 3. Town Center Areas.

(A) Purpose. The purpose of town center areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of commercial facilities, said areas to be primarily along established highways where a mixed pattern of commercial usage is to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. Town centers shall be designed, with a minimum size of thirty (30) acres and a maximum size of one hundred fifty (150) acres, to meet the needs of the larger residential area. The following standards shall be met in designing town centers:

(B) Permitted Principal Uses and Structures. A minimum of three (3) of the following principal uses and structures shall be contained within the town center area, provided a minimum of thirty (30) percent and a maximum of fifty (50) percent of the net developable area within a town center shall be residential, a minimum of 800 residential units shall be assigned to the town center and areas within 1/4 mile, and maximum gross floor area of any one (1) retail use shall be sixty thousand (60,000) square feet:

1. Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premise sales;

2. Office for administrative, business, professional or medical use;

3. Bank or savings and loan association;

4. Restaurant, including drive-in service;

5. Retail sales of alcoholic beverages for on and off premises consumption;

6. Hotel, motel, inn or bed and breakfast;

7. Theater (indoor);

8. Service station;

9. Car wash as an accessory to a service station only;

10. Public facility or use;

11. Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

12. School (public or private), grades kindergarten through 12;

13. School (technical or vocational);

14. Day care center;

15. Single-family dwellings (attached and detached; minimum density of 8 du/ac);

16. Townhouse dwellings;

17. Multiple-family dwellings;

18. Recreation amusement facility;

19. 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);

20. A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures.

21. Temporary sales trailers located upon the parcel for which sales activities are to be conducted.

22. Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.

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

Wireless communication antennas and towers with a maximum height of 200 feet, provided all other criteria as set forth in Section 158.213, City of Port St. Lucie Zoning Ordinances.

(D) Accessory Uses. As set forth in Section 6 hereof.

(E) Minimum and Maximum Lot Requirements and Residential Density.

a. Residential: As set forth in Section 1(E) hereof provided the minimum density shall be eight (8) dwelling units per net developable acre and the maximum density shall be twenty (20) dwelling units per net developable acre.

b. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

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

(G) Minimum Open Space. Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/ or conservation areas.

(H) Maximum Building Height. Fifty (50) feet, provided that steeples and similar architectural embellishments shall have a maximum height of one hundred (100) feet and residential only uses shall be limited to thirty-five (35) feet.

(I) Minimum Building Size and Minimum Living Area

a. Residential: As set forth in Section I(H) hereof.

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

(J) Setback Requirements and Buffering.

1. Setback for single-family and townhouse uses. See Section 1(I)(l) and (2).

2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.

3. Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with the landscaping requirements of Chapter 154, City of Port St. Lucie Zoning Ordinances, except that buffer walls shall not be required between residential and non-residential uses within the neighborhood /village commercial area.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Prior to approval of site plans for nonresidential development in the Town Center area, a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD Land Use Design Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual Plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Residential uses within the Town Center area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 4. Mixed Use Areas

(A) Purpose. The purpose of mixed use areas shall be to locate and establish areas within the NCD District which are deemed to be uniquely suited for the development and maintenance of a mixture of uses, said areas to be primarily along established highways where a mixed pattern of housing, big box retail, corporate office and large institutional uses are to be substantially established; to designate those uses and services deemed appropriate and proper for location and development standards and provisions as are appropriate to ensure proper development and functioning of uses. Mixed use areas shall be designed with a minimum size of thirty (30) acres and a maximum of three hundred (300) acres, to meet the needs of the NCD District and areas beyond. The following standards shall be met in designing mixed use areas:

(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 (30) percent and a maximum of seventy (70) percent of the net developable area within a mixed use area shall be residential:

1. Any retail, business, or personal service use (including repair of personal articles, furniture, and household appliances) conducted wholly within an enclosed building, where repair, processing or fabrication of products is clearly incidental to and restricted to on-premises sales;

2. Office for administrative, business, professional or medical use;

3. Bank or savings and loan association;

4. Restaurant, including drive-in service; and/or walk-up window

5. Retail sales of alcoholic beverages for on and off premises consumption;

6. Hotel, motel, inn or bed and breakfast;

7. Theater(indoor);

8. Service station

9. Car wash;

10. Self-storage;

11. Public facility or use;

12. Civic or cultural facility (private); Civic, institutional or cultural facility [including but not limited to enclosed assembly area, day care centers, schools (public or private), kindergarten through 12 grade, congregate living facilities].

13. School (public or private), grades kindergarten through 12;

14. School (technical or vocational);

15. Day care center;

16. Single-family dwellings (attached and detached);

17. Townhouse dwellings;

18. Multiple-family dwellings;

19. Recreation amusement facility;

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. A single structure containing at least two complementary, integrated, or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself. All permitted uses, including residential uses, shall be permitted within any floor of a multi-floor building, provided residential dwellings are not permitted on the ground floor of mixed-use structures. Any retail use in a mixed use project will be located on the ground floor;

22. Temporary sales trailers located upon the parcel for which sales activities are to be conducted;

23. Hospital and other medical facilities;

24. Research uses, including product development and engineering.

25. Temporary outdoor sales and special events, including but not limited to, arts and craft shows, farmer's markets, circuses, carnivals, holiday festivals, and cultural festivals. Such events shall be conducted in accordance with Section 158.225, City of Port St. Lucie Code of Ordinances. Events requiring closure of a public right-of-way shall be conducted in accordance with Chapter 99, City of Port St. Lucie Code of Ordinances.

26. Assisted Living Facilities: and

27. Nursing home.

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

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

(D) Accessory Uses. As set forth in Section 6 hereof.

(E) Minimum and Maximum Lot Requirement.

1. Residential: As set forth in Section l(E) hereof.

2. Non-residential: A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

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

(G) Minimum Open Space. Ten (10) percent. Within open space areas include a minimum of 5% useable open space in the form of squares, greens, parks, recreation areas and/or conservation areas.

(H) Maximum Building Height. One hundred (100) feet provided residential only uses shall be limited to thirty-five (35) feet.

(I) Minimum Building Size and Minimum Living Area

1. Residential: As set forth in Section l(H) hereof.

2. Non-residential: Minimum total gross floor area of one thousand two hundred (1,200) square feet. For Quick Service Restaurant with Drive-through, Walk Up service and no indoor seating, a minimum gross floor area of three hundred (300) square feet shall be permitted.

(J) Setback Requirements and Buffering.

1. Setback for single-family and townhouse uses. See Section l(I)(l) and (2).

2. Setback for multiple-family and non-residential uses. In order to provide for a pedestrian oriented streetscape design, all setback requirements shall be established for each specific use as part of the site plan review process.

3. Buffering. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Buffering shall be provided in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that buffer walls shall not be required between residential and non-residential uses within the mixed use area.

(K) Off-Street Parking and Service Requirements. As set forth in Section 7 hereof.

(L) Site Plan Review. Prior to approval of site plans for nonresidential development in the Mixed Use area, a conceptual plan meeting the criteria set forth above and those criteria contained in the NCD Land Use Design Policies of the City of Port St. Lucie's Comprehensive Plan. Conceptual plans shall be submitted for review and approved by the Planning and Zoning Director or the City's Site Plan Review Committee. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to mix of uses, lot sizes and setbacks, and minimum open space.

Residential uses within the Mixed Use area shall submit a conceptual plan meeting the criteria set forth above for review and approval by the Planning and Zoning Director or the City's Site Plan Review Committee prior to approval of subdivision plats. Conceptual plans shall include adequate information to determine compliance with the required designed standards set forth above, including but not limited to proximity to shops and services, lot sizes and setbacks, and minimum open space.

Section 5. Resort Areas. (Reserved) Section

6. 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 setback, height, building coverage and other requirements, or as restricted in the Homeowners Association documents. In no case shall accessory uses, either separately or in combination, exceed more than twenty (20) percent of the total floor area of the principal building or ground area of any lot, whichever is more restrictive unless as otherwise noted for specific uses under section B as follows. Accessory uses are not considered a part of building coverage standards. Detached garages and storage buildings are also subject to size and design standards as listed in subsection (B)(2)h and (B)(2)i.

(B) Accessory Uses in Residential Areas.

Accessory uses or structures shall not be located in that area extending from the front building line to the front property line unless otherwise specifically provided below. Accessory uses or structures shall be located a minimum of five (5) feet from the rear property line, except where lakes or open space are adjacent to the rear property line the setback may be reduced to two (2) feet. The minimum setback from side property lines shall be three (3) feet, provided ten (10) feet shall be provided adjacent to a right-of- way and five (5) feet shall be provided adjacent to an alley and accept where units share a common side property line where then will be be no side setback. The minimum setback for accessory uses from side and rear property lines adjacent to non-gated collector or arterial roads shall be twenty (20) feet.

1) The following accessory uses are allowed in the residential areas, all other accessory uses are prohibited, or as restricted in the Homeowners Association documents.

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

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

c. A basketball backboard and goal may be located in that area extending from the front building line and on driveways as long as they are portable and a minimum of two (2) feet off the edge of the pavement and not on a collector or arterial road.

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

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

f. Fences or screening walls meeting the requirements of Section 158.216 (A) & (B) per the City of Port St. Lucie Zoning Ordinances. Fences and walls may be located in that area extending from the front building line to front property line. Fences are only required to meet the requirements of Section 158.216 (A), (B), (F) & (G). Section 158.216 (C), (D), (E) (H), (I) through (J) are not required to be met and do not apply.

g. Garages. Maximum size = 900 square feet for detached or attached garages and limited in height so that it is not higher than the principal building's roofline. These uses conform in appearance, materials and design to the principal structure (house) if over 300 square feet in size. Only one garage per lot is permitted.

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

i. Outdoor fireplaces, outdoor kitchens, and barbecue pits.

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

k. Noncommercial greenhouses.

l. Dish antennas provided the meet the above and following requirements:

1. Only one (1) dish antenna per residence shall be permitted;

2. Dish antennas shall not exceed eighteen (18) inches in diameter, nor shall the dish in any position exceed a height of fifteen (15) feet.

m. Recreational accessory uses shall be construed to include incidental retail uses such as cafeterias, gift or variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons or visitors.

(C) Accessory Uses in Non-Residential Areas.

Accessory uses or structures shall not be located in th area extending from the front building line to the front property line, unless otherwise specifically provided. Accessory uses or structures shall be located a minimum of ten (10) feet from the rear property line. The minimum setback from side property lines shall be those set forth in Section l

(D) Storage of a 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.

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

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

1. The holder of the home occupation may have employees engaged in the business provided said employees, except those who reside in the home do not report to or for work at the site of the home occupation.

2. The home occupation shall use no more than two hundred (200) square feet of total floor area of a primary structure, or as provided for in Sec. 6(B)(2)(e).

3. The use of the dwelling for the home occupation shall be clearly incidental and secondary to its use for dwelling purposes. The occupation shall not change the character of the dwelling or reveal from the exterior that the dwelling is being utilized for use other than dwelling purposes. There shall be no display of stock for sale or trade located upon the premises, and no article shall be sold or offered for sale except

such as may be produced on the premises or is utilized in conjunction with the home occupation. The manufacturing of a product for resale shall not be produced with mechanical or electrical equipment which is not normally found in a dwelling and considered as purely a domestic implement.

4. Any use of a dwelling contrary to these provisions or which creates or may create objectionable noises, fumes, odors, dust, electrical interference, or greater than normal residential traffic shall be expressly prohibited.

Section 7. Street, Parking and Pedestrian Requirements

(A) Public Street Requirements. Pursuant to Section 3d of that portion of the Second Capacity Agreement, Tradition Parkway from I-95 to Village Parkway together with that portion of Village Parkway from Tradition Parkway to the north property line will be dedicated to the City of Port St. Lucie. All landscaping shall meet the sight distance and clear zone requirements of FDOT. Arterial, collector and minor collector roads allowing access within the Tradition MPUD as shown on Exhibits shall be designated in accordance with the following minimum criteria.

1. Arterials. Arterial roads shall have a minimum right-of-way width of one hundred thirty (130) feet with ten (10) foot utility easements on each side.

    a. Sidewalks. Arterial roads shall have a five (5) foot minimum sidewalk on both sides if bike lanes are provided in each direction of travel or an eight (8) foot minimum sidewalk on both sides without bike lanes.

2. Major Collector. Collector roads shall have a minimum right-of-way width of one hundred (100) feet.

    a. Sidewalks. Collector roads shall have an eight (8) foot minimum sidewalk on one side with bike lanes.

3. Minor Collector. Minor Collector roads shall have a minimum right-of-way width of eighty (80) feet.

    a. Sidewalks. Minor Collector roads shall have one five (5) foot sidewalk if there are bike lanes in the roadway or one eight (8) foot sidewalk if there are no bike lanes.

4. Intersections.

    a. The minimum intersection radii of pavement or cartway edge, or back of curb, where used, at all typical intersections approximately at right angle shall be a minimum of ten (10) feet to allow for improved pedestrian circulation in neo- traditional neighborhoods and Town Center areas that have been previously approved by St. Lucie County. A minimum radius of twenty-two (22) feet shall be used in additional neo-traditional neighborhoods and town centers approved by the City of Port St. Lucie. All other areas shall have a minimum radius of twenty-five (25) feet.

5. Cul-de-sacs. Permanent dead-end streets shall not exceed one thousand two hundred (1,200) feet in length as measured from the nearest intersecting street. Hammerhead cul-de-sacs shall be permitted provided that the hammerhead spurs shall not exceed one hundred fifty (150) feet in length from the centerline of the intersecting street.

6. Bus Shelters. Bus shelters shall be located in neighborhoods where appropriate and as recommended by the School District, transit authority or other public agency with appropriate pull offs. Locations of bus shelters are subject to the review and approval of the city.

(B) Private Street Requirements. Collector and local roads within neighborhoods which are not dedicated for public access shall be designed in accordance with the following minimum criteria.

1) Typical right-of-way cross-sections for collector and local roads within gated neighborhoods shall be included as part of the conceptual plan prior to subdivision plat approval.

a. Sidewalks. Collector and local roads within gated neighborhoods shall have a five (5) foot minimum sidewalk on one side.

b. Cul-de-sacs. Permanent dead-end streets shall not exceed one thousand two hundred (1,200) feet in length as measured from the nearest intersecting street. Hammerhead cul-de-sacs shall be permitted provided that the hammerhead spurs shall not exceed 150' in length from the centerline of the intersecting street.

(C) 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 a building, use or structure is not identified below, on-street and/or off-street parking and service facilities shall be in accordance with the provisions set forth on Chapter 158, City of Port St. Lucie Zoning Ordinances. On- street parking spaces (min. dimensions 8'x20' for areas previously approved by St. Lucie County; min. dimensions 9'x20' for all other areas except the collector roads where spaces shall be 10'x20') directly and fully adjacent to a site and available to a development shall be counted toward the maximum. On-street parking (min. dimension 10'x20') may be permitted on collector roads and on local roads subject to site plan review. On-street parking shall not be permitted on arterial roads.

1) Retail and Office: 4 spaces per 1,000 sq. ft.

2) Medical Office:4 spaces per 1,000 sq. ft. (Hospital parking to be reviewed at the time of site plan review).

3) Mixed-use including restaurants: to be reviewed based on individual use of proposed mix of use at the time of site plan review.

4) Residential: 1.5 spaces per dwelling unit.

5) Parks and Recreation:

a. Private Facilities: No parking required provided adequate pedestrian access exists within the area intended to be served by the facility.

b. Public Facilities: All parking requirements shall be established for each specific use as part of the site plan review process.

6) Restaurant (stand-alone): 1 space per 100 sq. ft.

7) Senior Living Units: Independent units (attached and detached) 1 space per unit. All other units (rooms) shall provide a half space (.5) per unit plus 1 space per employee per shift.

8) Nursing Home: One half (0.5) space per unit (room) plus one (1) space per employee per shift.

9) Parcels 17 and 17A shall provide 1.75 spaces for each multi-family residential unit and one guest parking space for every five (5) units. Multi-family dwelling units with garage spaces may include the garage spaces as required parking spaces.

(D) Shared or joint use of parking facilities between and among uses is authorized in Town Center and Mixed Use areas when:

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

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

3. The applicant has submitted a properly drawn legal instrument executed by the parties concerned showing agreement to such joint use and specifying the duration of the agreement.

4. Use of ULI's Shared Parking or comparable analysis is encouraged.

(E) Parking areas shall be encouraged to be located to the rear or side of the property.

(F) Parking lot landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Zoning Ordinances except that ten (10) foot parking islands shall be required to break up rows in groups of twelve (12) contiguous spaces.

(G) Parking decks where proposed shall be designed with internal ramping not visible from the street and access should not be off of major streets. Parking deck interiors shall be screened from view adjacent to roadways and residential areas by use of landscape screening grates, parapet walls or architectural facade treatment.

(H) Pedestrian Access.

1. An on-site pedestrian 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. Convenient pedestrian access to transit stops shall be provided.

2. The circulation system must be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

3. Where the system crosses driveways, parking areas, and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method.

4. Lighting for parking lots and pedestrian ways shall be provided to ensure public safety. Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets.

Section 8. Landscaping

(A) Plant Materials

1. Tree species height, spread and minimum clear trunk and shrub heights 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.

2. Tree species shall be a minimum of fourteen (14) feet overall height when planted with a minimum four (4) foot spread and two (2) inch caliper DBH 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 1 5 4 , City of Port St. Lucie Ordinance, will not have to be of a quality comparable to Florida No. 1 since this material was not nursery grown.

4. No more than 80% of the required trees may be palm trees.

5. A minimum of 25% of all required trees shall be native species.

6. Landscaping shall meet the city's requirements for xeriscape.

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

(C) Site Perimeter Landscaping

(1) Development Located Adjacent to a Right of Way or to Another Property. One tree shall be provided for each 30 linear feet of right of way or abutting property or fractional part thereof. Shrub spacing shall be based on the growth characteristics of the species and

may exceed 24 inches on center.

(D) Landscape Buffer Strips

1. No wall shall be required adjacent to open space land and senior living campuses. No wall shall be required where a wall is already provided by the adjacent property. Senior living campuses are not required to provide a wall adjacent to single family development. One tree shall be planted for each 30 linear feet of the landscape buffer strip or fractional part thereof. Shrub spacing shall be based on the growth characteristics of the species and may exceed 24 inches on center.

(E) Parking Lot Landscaping. Parking lot landscaping shall be in accordance with Chapter 154 , City of Port St. Lucie Land Development Regulations, except for those items specified below.

(1) To facilitate the integration of uses within Neighborhood /Village Centers, Town Centers, and Mixed Use areas, 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.

(F) Landscape Strip Between Buildings and Vehicular Use Areas and Around Building Facades. In the Neighborhood /Village Centers, Town Centers and Mixed Use areas, where the design intent is to bring the buildings closer to the street, a landscape strip shall not be required between buildings and vehicular use areas and around building facades. Street trees will be provided pursuant to the City's Subdivision Regulations.

(G) Residential Landscaping. The number of trees to be provided per lot shall be as follows:

(1) Lots less than 6,000 sq. ft. shall provide two (2) trees.

(2) Lots from 6,000 to 7,500 sq. ft. shall provide three (3) trees.

(4) Lots over 7,500 sq. ft. shall provide four (4)trees.

EXHIBIT 7

DESCRIPTION: TRADITION

A PARCEL OF LAND BEING ALL OF SECTION 9 AND A PORTION OF SECTIONS 4, 5, 6, 7, 8, 10, 15, 16, 17 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, A PORTION OF SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND ALL OF TRADITION PLAT NO. 2, RECORDED IN PLAT BOOK 42, PAGES 3, 3A THRU 3D, ALL OF TRADITION PLAT NO. 3, RECORDED IN PLAT BOOK 43, PAGES 4, 4A AND 4B, ALL OF TRADITION PLAT NO. 4, RECORDED IN PLAT BOOK 43, PAGES 5 AND 5A, ALL OF TRADITION PLAT NO. 5, RECORDED IN PLAT BOOK 42, PAGES 4, 4A THRU 4I, ALL OF TRADITION PLAT NO. 6, RECORDED IN PLAT BOOK 42, PAGES 5, 5A THRU 5F, ALL OF TRADITION PLAT NO. 7, RECORDED IN PLAT BOOK 44, PAGES 7 AND 7A, ALL OF TRADITION PLAT NO. 9, RECORDED IN PLAT BOOK 44, PAGES 2, 2A AND 2B, ALL OF TRADITION PLAT NO. 10, RECORDED IN PLAT BOOK 43, PAGES 19, 19A THRU 19C, ALL OF TRADITION PLAT NO. 12, RECORDED IN PLAT BOOK 44, PAGES 3, 3A THRU 3D, ALL OF TRADITION PLAT NO. 13, RECORDED IN PLAT BOOK 43, PAGES 20 AND 20A, ALL OF TRADITION PLAT NO. 16, RECORDED IN PLAT BOOK 44, PAGES 12, 12A THRU 12J AND ALL OF TRADITION PLAT NO. 17, RECORDED IN PLAT BOOK 43, PAGES 22, 22A THRU 22F, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SAID PLAT OF TRADITION PLAT NO. 6 AND THE WESTERLY LIMITS OF GATLIN BOULEVARD RIGHT-OF-WAY AND THE WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING DATED JULY 24, 1979 AND RECORDED IN OFFICIAL RECORDS BOOK 311, PAGES 2946 THROUGH 2952, INCLUSIVE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR STATE ROAD NO. 9 (I-95), SECTION 94001 – 2412, DATED 06/02/77, WITH LAST REVISION OF 09/11/79; THENCE NORTH 00°01'45" EAST AS A BASIS OF BEARINGS ALONG THE EAST LINE OF SAID PLAT AND SAID WESTERLY LIMITS OF GATLIN BOULEVARD, A DISTANCE OF 200.00 FEET. THENCE TRAVERSING SAID WESTERLY LIMITS OF THOSE LANDS DESCRIBED IN AN ORDER OF TAKING BY THE FOLLOWING TWELVE (12) COURSES;

1. SOUTH 89°58'15" EAST DEPARTING SAID EAST LINE, A DISTANCE OF 262.61 FEET;
2. SOUTH 89°58'15" EAST, A DISTANCE OF 372.63 FEET;
3. NORTH 82°24'53" EAST, A DISTANCE OF 317.56 FEET;
4. NORTH 00°01'45" EAST, A DISTANCE OF 64.09 FEET;
5. NORTH 70°02'50" EAST, A DISTANCE OF 289.50 FEET;
6. NORTH 34°39'50" EAST, A DISTANCE OF 207.78 FEET;
7. NORTH 15°33'28" EAST, A DISTANCE OF 491.49 FEET;
8. NORTH 06°58'16 EAST, A DISTANCE OF 373.49 FEET;
9. NORTH 07°32'07" WEST, A DISTANCE OF 374.37 FEET;
10. NORTH 17°47'19" WEST, A DISTANCE OF 510.88 FEET;
11. NORTH 18°47'19" WEST, A DISTANCE OF 714.03 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 5983.58 FEET;
12. NORTHERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 23°41'41", AN ARC DISTANCE OF 2474.52 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°05'37" EAST FROM THIS POINT), SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 10 AND THE

BOUNDARY OF THE PLAT OF PORT ST. LUCIE SECTION 35, RECORDED IN PLAT BOOK 15, PAGES 10, 10A THRU 10P, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY;

THENCE TRAVERSING THE BOUNDARY OF THE SAID PLAT OF PORT ST. LUCIE SECTION 35, THE NORTH LINE OF SAID SECTION 10 AND THE EAST LINE OF SAID SECTION 4 BY THE FOLLOWING THREE (3) COURSES,

1. SOUTH 89°54'10" WEST DEPARTING SAID WESTERLY LIMITS, A DISTANCE OF 1793.84 FEET;
2. NORTH 00°36'27" EAST, A DISTANCE OF 2651.97 FEET;
3. NORTH 00°35'12" EAST, A DISTANCE OF 2833.04 FEET;

THENCE CONTINUE NORTH 00°35'12" EAST DEPARTING SAID BOUNDARY, ALONG THE NORTHERLY PROLONGATION OF THE EAST OF THE NORTHEAST ONE QUARTER OF SAID SECTION 4, A DISTANCE OF 259.15 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE O.L. PEACOCK CANAL AS DESCRIBED BY DRAINAGE AND IRRIGATION EASEMENT IN EXHIBIT "A" AND RECORDED IN OFFICIAL RECORDS BOOK 675, PAGE 1942, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING SAID SOUTHERLY LINE BY THE FOLLOWING FOURTEEN (14) COURSES;

1. CONTINUE NORTH 00°35'12" EAST, A DISTANCE OF 12.29 FEET;
2. SOUTH 66°21'07" WEST, A DISTANCE OF 557.84 FEET;
3. SOUTH 56°25'29" WEST, A DISTANCE OF 121.35 FEET;
4. SOUTH 70°54'29" WEST, A DISTANCE OF 143.67 FEET;
5. SOUTH 85°53'58" WEST, A DISTANCE OF 132.02 FEET;
6. SOUTH 54°34'18" WEST, A DISTANCE OF 298.73 FEET;
7. SOUTH 33°56'01" WEST, A DISTANCE OF 30.15 FEET;
8. SOUTH 56°01'38" WEST, A DISTANCE OF 31.64 FEET;
9. NORTH 50°55'52" WEST, A DISTANCE OF 7.43 FEET;
10. SOUTH 73°43'15" WEST, A DISTANCE OF 14.12 FEET;
11. SOUTH 59°06'39" WEST, A DISTANCE OF 424.13 FEET;
12. SOUTH 65°11'40" WEST, A DISTANCE OF 178.59 FEET;
13. SOUTH 76°04'00" WEST, A DISTANCE OF 1244.50 FEET;
14. SOUTH 74°14'30" WEST, A DISTANCE OF 2525.46 FEET;

THENCE SOUTH 13°31'07" WEST DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 51.88 FEET TO THE NORTHEAST CORNER OF GROVE 3; THENCE SOUTH 74°03'19" WEST ALONG THE NORTH LINE OF SAID GROVE 3, A DISTANCE OF 5341.55 FEET TO THE NORTHWEST CORNER OF SAID GROVE 3; THENCE NORTH 89°33'50" WEST DEPARTING SAID NORTH LINE, A DISTANCE OF 638.42 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT 200.00 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING SAID WEST LINE BY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 14°45'25" EAST, A DISTANCE OF 1501.30 FEET;
2. SOUTH 00°41'50" WEST, A DISTANCE OF 6072.71 FEET;
3. SOUTH 00°08'18" WEST, A DISTANCE OF 316.64 FEET;

THENCE NORTH 31°45'23" EAST DEPARTING SAID WEST LINE, A DISTANCE OF 287.45 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 479.11 FEET; THENCE NORTH 25°42'03" EAST, A DISTANCE OF 706.40 FEET; THENCE NORTH 55°58'12" WEST, A DISTANCE OF 41.35 FEET; THENCE NORTH 64°04'09" WEST, A DISTANCE OF 36.99 FEET; THENCE NORTH 34°18'02" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 04°58'20" EAST, A DISTANCE OF 32.40 FEET; THENCE NORTH 29°38'11"EAST, A DISTANCE OF 56.90 FEET; THENCE NORTH 55°08'19" EAST, A DISTANCE OF 39.86 FEET; THENCE NORTH 67°58'26" EAST, A DISTANCE OF 76.12 FEET, THENCE NORTH 79°45'14" EAST, A DISTANCE OF 78.71 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF 47.36 FEET, THENCE SOUTH 83°49'59" EAST, A DISTANCE OF 32.61 FEET; THENCE SOUTH 76°45'58" EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 58°01'15" EAST, A DISTANCE OF 59.29 FEET; THENCE NORTH 67°14'46" EAST, A DISTANCE OF 365.78 FEET, THENCE NORTH 80°50'57" EAST, A DISTANCE OF 312.09 FEET; THENCE SOUTH 39°35'38" EAST, A DISTANCE OF 373.81 FEET; THENCE SOUTH 62°56'57" WEST, A DISTANCE OF 710.69 FEET; THENCE SOUTH 09°44'53" WEST, A DISTANCE OF 529.29 FEET; THENCE NORTH 89°57'05" EAST, A DISTANCE OF 1118.66 FEET;

THENCE NORTH 35°27'24" EAST, A DISTANCE OF 161.02 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 102°13'07", AN ARC DISTANCE OF 356.81 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 47°40'31" WEST FROM THIS POINT); THENCE SOUTH 00°28'44" WEST ALONG SAID NON RADIAL LINE, A DISTANCE OF 3805.52 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED TO METROPOLITAN LIFE INSURANCE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 477, PAGE 560, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE SOUTH 89°50'39" EAST ALONG SAID NORTH LINE, A DISTANCE OF 5976.30 FEET; THENCE NORTH 00°02'54" WEST DEPARTING SAID NORTH LINE, A DISTANCE OF 3277.26 FEET; THENCE NORTH 89°57'06" EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 00°02'54" WEST, A DISTANCE OF 12.84 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°35'41", AN ARC DISTANCE OF 166.75 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 300.00 FEET, SAID POINT ALSO BEING THE SOUTHERLY BOUNDARY OF THE SAID PLAT OF TRADITION PLAT NO. 6; THENCE TRAVERSING THE SAID SOUTHERLY BOUNDARY BY THE FOLLOWING THREE (3) COURSES,

1. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 19°13'06", AN ARC DISTANCE OF 100.63 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET,
2. NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 54°37'37", AN ARC DISTANCE OF 166.85 FEET TO A POINT OF TANGENCY WITH A LINE;
3. NORTH 89°57'05" EAST ALONG SAID LINE, A DISTANCE OF 2428.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 3014.818 ACRES, MORE OR LESS

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 24, AS RECORDED IN PLAT BOOK 62, PAGE 15, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE TO THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 27°52'26" EAST, A RADIAL DISTANCE OF 130.00 FEET AND HAVING A CHORD BEARING OF SOUTH 15°46'00" WEST, 188.16 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF A 92°43'08", A DISTANCE OF 210.37 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 49°08'12"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 49.74 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 53.26 FEET; THENCE SOUTH 26°27'22" EAST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 18°32'38" WEST, A DISTANCE OF 400.72 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 590.92 FEET, A CENTRAL ANGLE OF 06°54'10", AND A CHORD BEARING OF SOUTH 15°05'34" WEST, 71.15 FEET; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 71.19 FEET; THENCE NORTH 71°27'22" WEST, A DISTANCE OF 42.42 FEET; THENCE SOUTH 54°52'19" WEST, A DISTANCE OF 156.59 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 00°28'33" WEST, A DISTANCE OF 1,225.95 FEET; THENCE NORTH 81°51'17" WEST, A DISTANCE OF 184.82 FEET; THENCE SOUTH 72°37'52" WEST, A DISTANCE OF 222.88 FEET; THENCE NORTH 28°06'28" WEST, A DISTANCE OF 899.01 FEET; THENCE NORTH 51°49'41" WEST, A DISTANCE OF 294.23 FEET; THENCE NORTH 04°24'55" EAST, A DISTANCE OF 302.92 FEET; THENCE NORTH 26°55'17" WEST, A DISTANCE OF 157.56 FEET; THENCE NORTH 61°48'44" EAST, A DISTANCE OF 265.08 FEET; THENCE SOUTH 38°28'42" EAST, A DISTANCE OF 244.24 FEET; THENCE SOUTH 64°44'39" EAST, A DISTANCE OF 347.21 FEET; THENCE SOUTH 87°53'08" EAST, A DISTANCE OF 303.75 FEET; THENCE

NORTH 54°52'19" EAST, A DISTANCE OF 129.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.826 ACRES, MORE OR LESS.

SAID ABOVE LANDS TOTAL 3037.649 ACRES, MORE OR LESS.

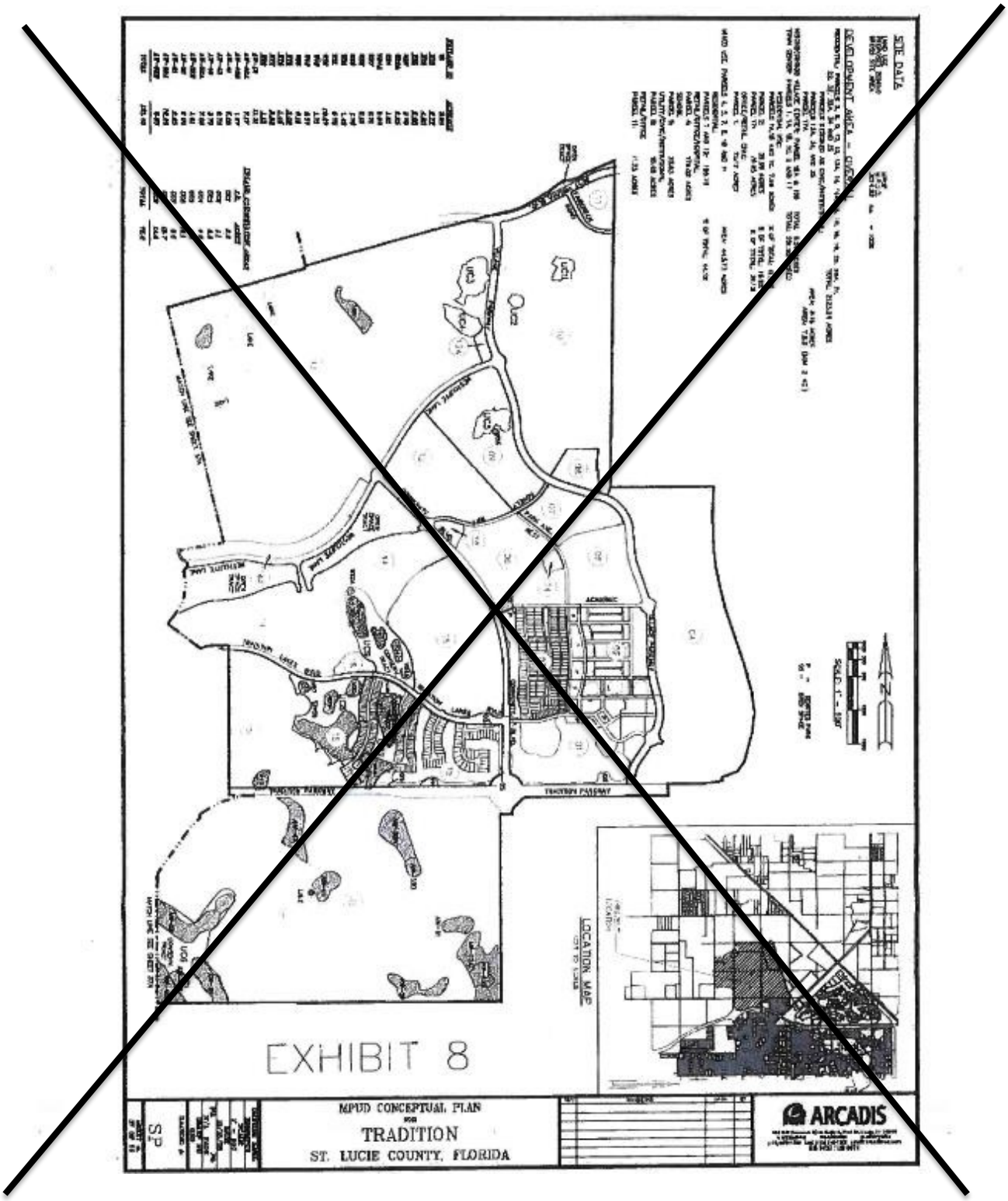
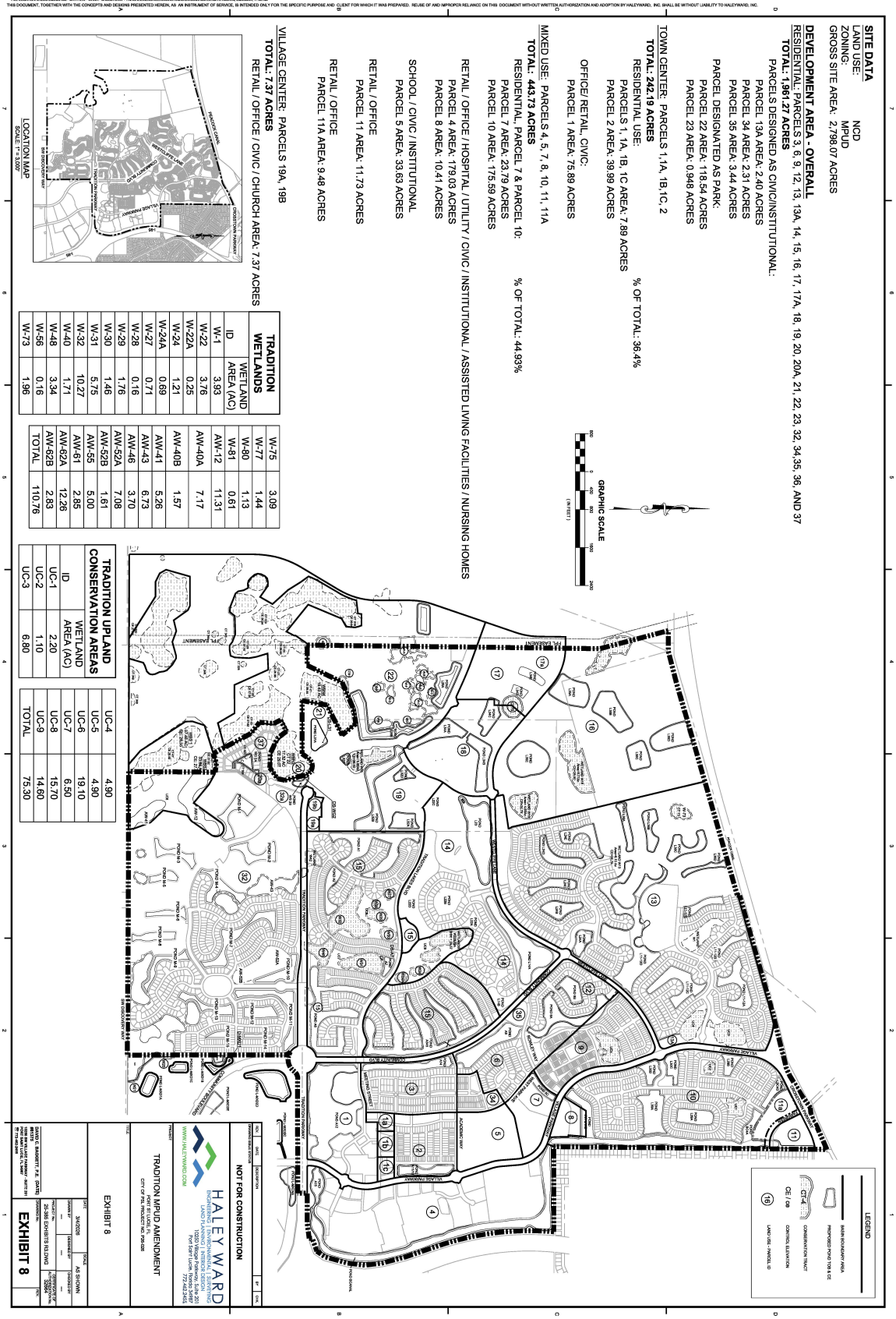
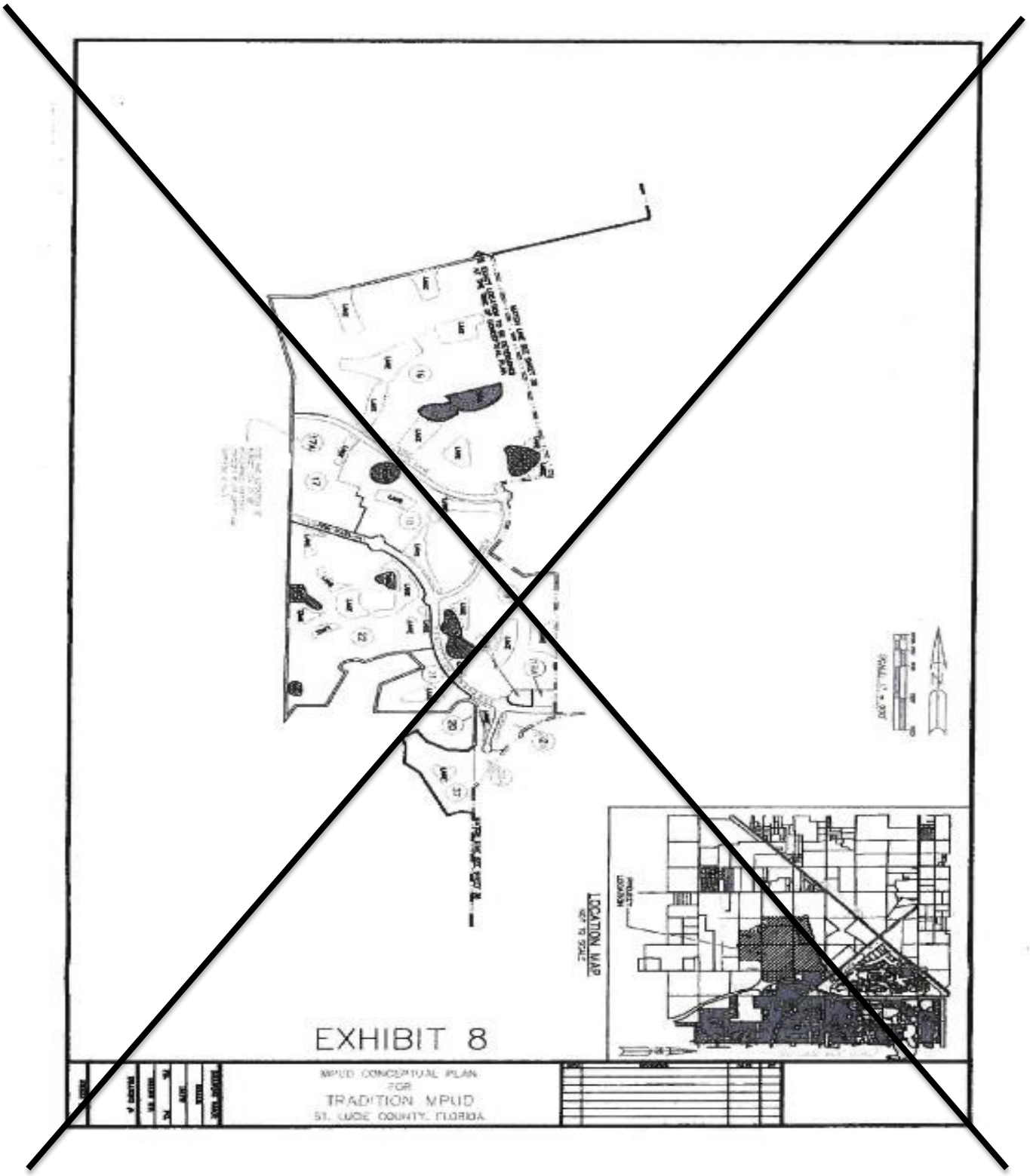

EXHIBIT 8
MPUD CONCEPTUAL PLAN
FOR
TRADITION
ST. LUCIE COUNTY, FLORIDA
ARCADIS
LOCATION MAP

EXHIBIT 8



TRADITION WETLANDS	
ID	WETLAND AREA (AC)
W-1	3.93
W-22	3.76
W-22A	0.25
W-24	1.21
W-24A	0.69
W-27	0.71
W-28	0.16
W-29	1.76
W-30	1.46
W-31	5.75
W-32	10.27
W-40	1.71
W-48	3.34
W-56	0.16
W-73	1.96
W-75	3.09
W-77	1.44
W-80	1.13
W-81	0.61
AW-12	11.31
AW-40A	7.17
AW-40B	1.57
AW-41	5.26
AW-43	6.73
AW-46	3.70
AW-52A	7.08
AW-52B	1.61
AW-55	5.00
AW-61	2.85
AW-62A	12.26
AW-62B	2.83
TOTAL	110.76

TRADITION UPLAND CONSERVATION AREAS	
ID	WETLAND AREA (AC)
UC-1	2.20
UC-2	1.10
UC-3	6.80
UC-4	4.90
UC-5	4.90
UC-6	19.10
UC-7	6.50
UC-8	15.70
UC-9	14.60
TOTAL	75.30


LOCATION MAP
EXHIBIT 8
MPUD CONCEPTUAL PLAN
FOR
TRADITION MPUD
ST. LUCIE COUNTY, FLORIDA

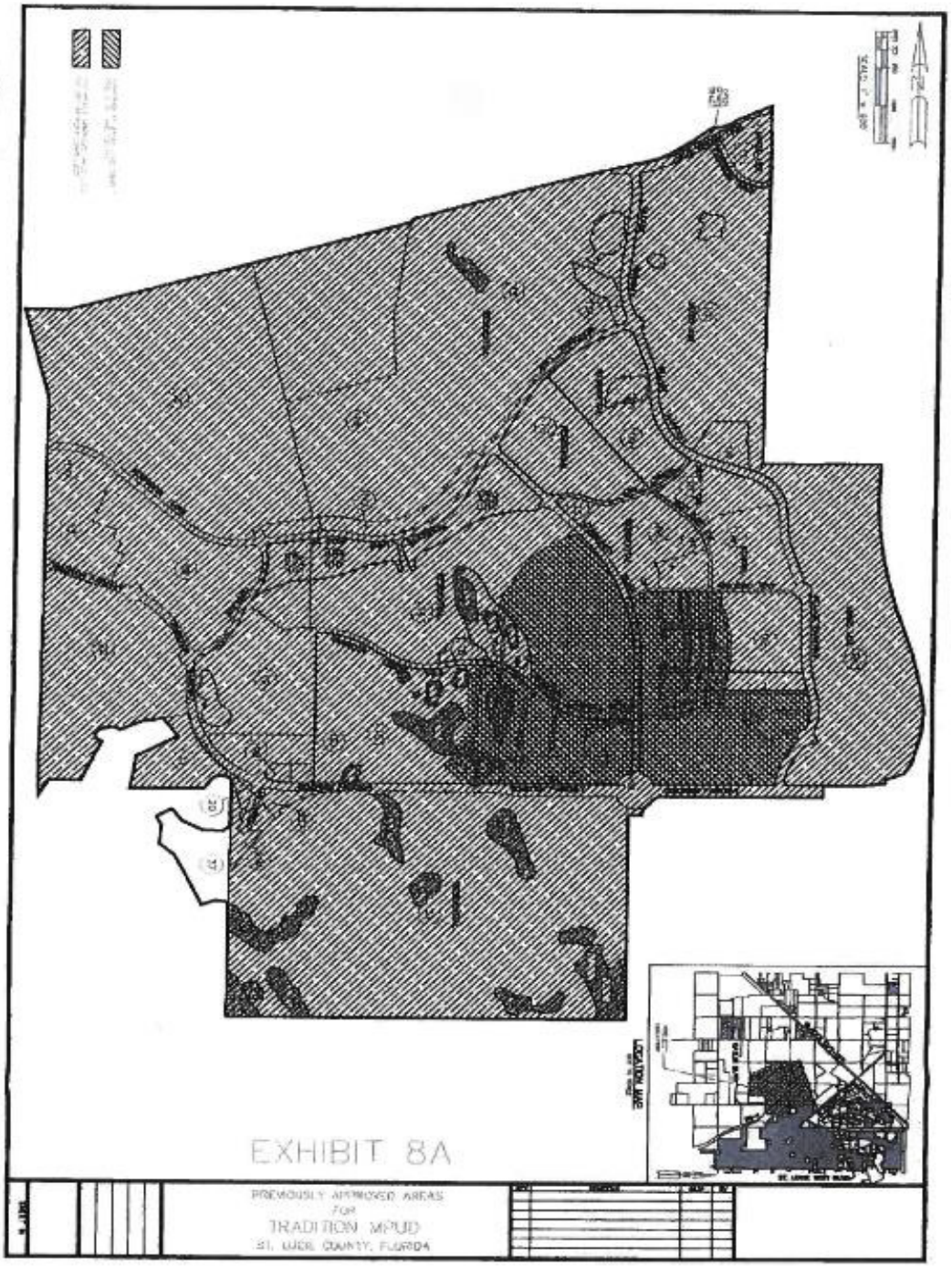

EXHIBIT 8A
PREVIOUSLY APPROVED AREAS
FOR
TRADITION MPUD
ST. LUCIE COUNTY, FLORIDA

EXHIBIT 8B


Crosstown Parkway
Village Pkwy
Westcliffe Ln
Community Blvd
Interstate 95
Tradition Pkwy
SW Discovery Way
11
10
13
13a
16
9
12
8
17a
7
17
6
5
18
34
14
15
2
22
3
4
19
1a 1b 1c
15
1
21
19b
19a
20
32a
37
20a
32
Legend:
Sub-district Boundary
Residential
Mixed Use
Town Center
Village Center
OSC/OSR
Tradition
Conceptual Land Use Plan

EXHIBIT 8B

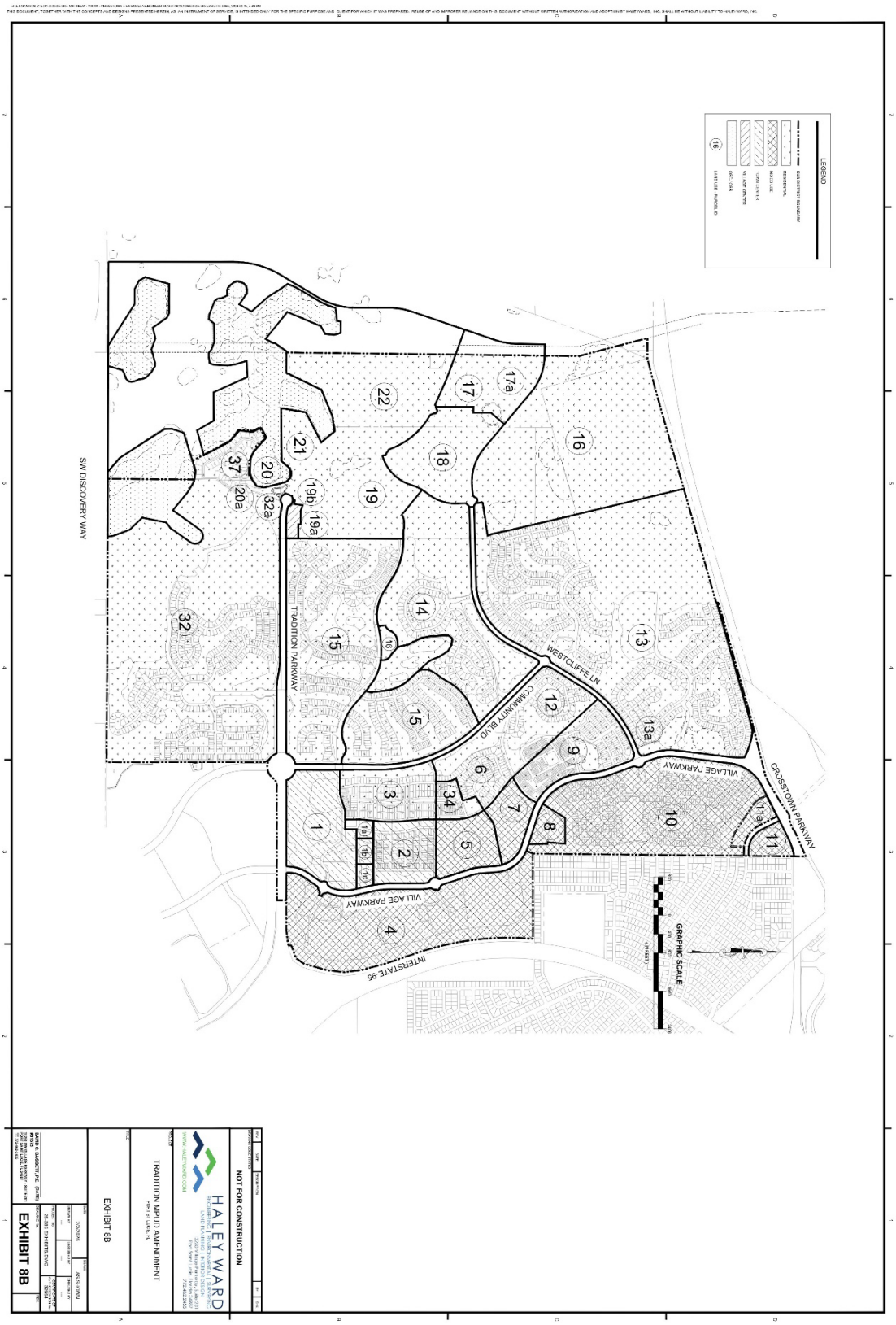

LEGEND
RESIDENTIAL
MIXED USE
TOWN CENTER
VILLAGE PARKWAY
CROSSTOWN PARKWAY
TRADITION PARKWAY
WESTCLIFFE LN
COMMUNITY BLVD
SW DISCOVERY WAY
INTERSTATE-95
GRAPHIC SCALE
NOT FOR CONSTRUCTION
HALEY WARD
TRADITION LMPUD AMENDMENT
EXHIBIT 8B
EXHIBIT 8B

EXHIBIT 9

BINDING P.U.D. AGREEMENT

TRADITION

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 Port St. Lucie P.U.D. 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 22 day of January, 2018.

WITNESS

BY: _____
Lon Martin

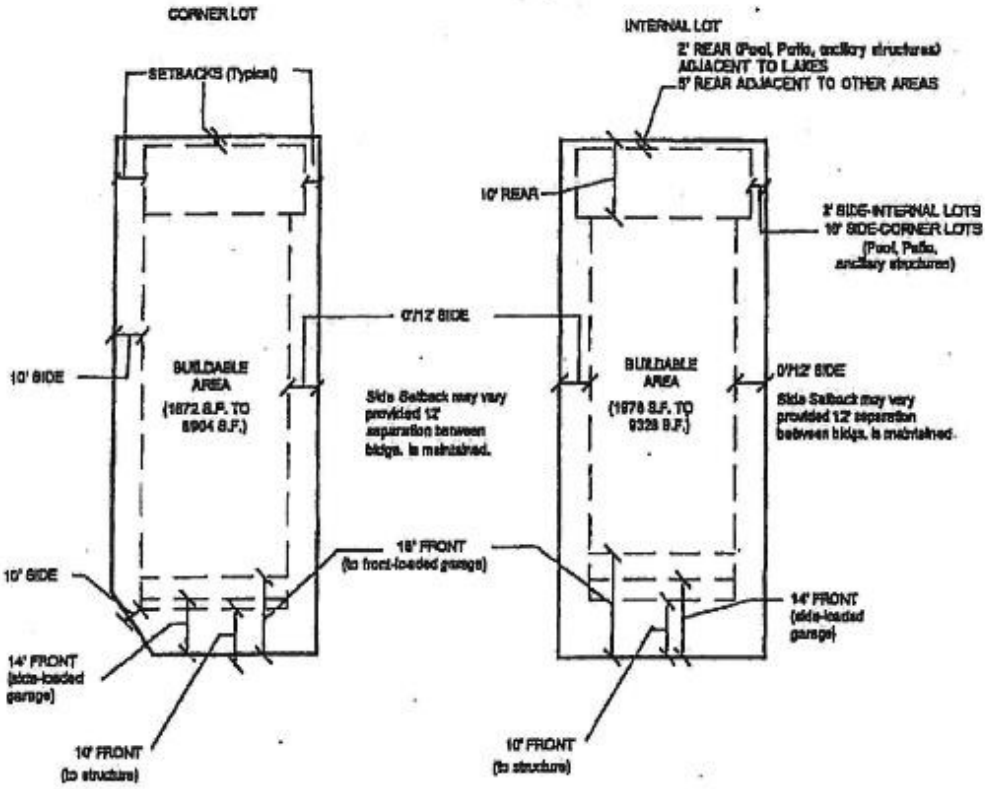
BY: _____
Dyana Watkins

TRADITION LAND COMPANY, LLC

BY: _____
David C. Feltman
President

EXHIBIT 10A

SINGLE FAMILY – NON ALLEY
TRADITION
NOT TO SCALE



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

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.

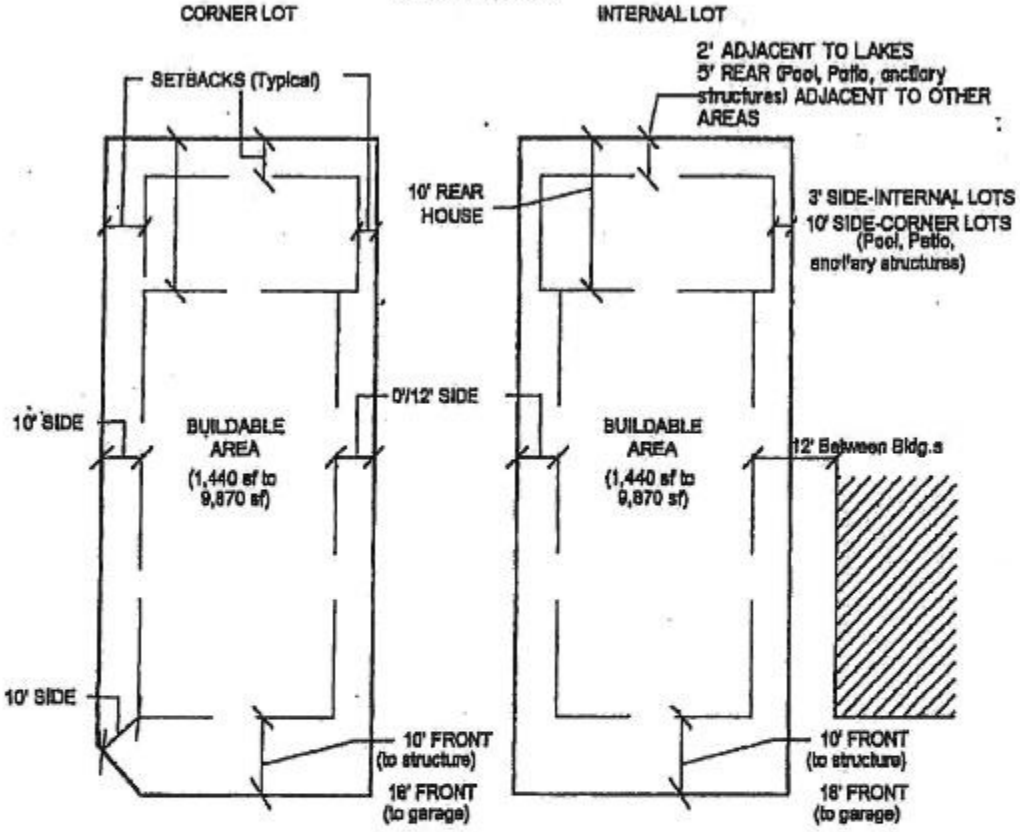
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

TYPICAL LOT

(Single Family Detached Min. 38'-Max. 100' Width x Min. 100' Depth)

EXHIBIT 10B

SINGLE FAMILY – NON ALLEY
TRADITION
NOT TO SCALE



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

Note: Non alley lots
Single Family Detached Lot's side setbacks vary provided 12' separation between bldgs is maintained for non-alley lots.
Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.

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

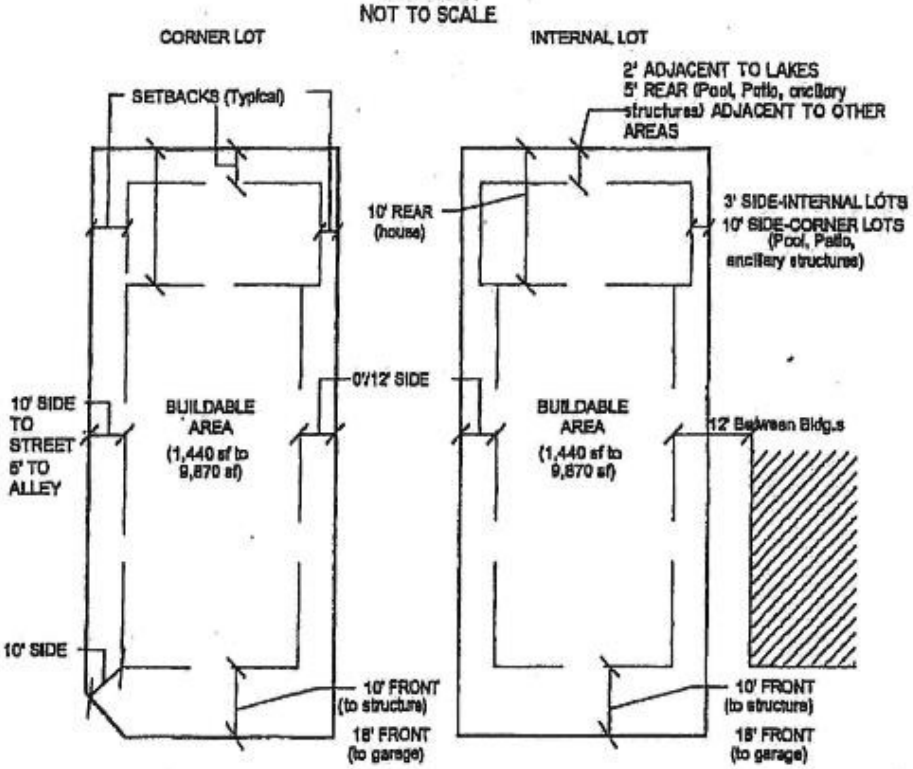
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

TYPICAL LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10C

SINGLE FAMILY – NON ALLEY
TRADITION
NOT TO SCALE



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

Note: Non alley lots
Single Family Detached Lot's side setbacks vary provided 12' separation between bldgs is maintained for non-alley lots.

Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.

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

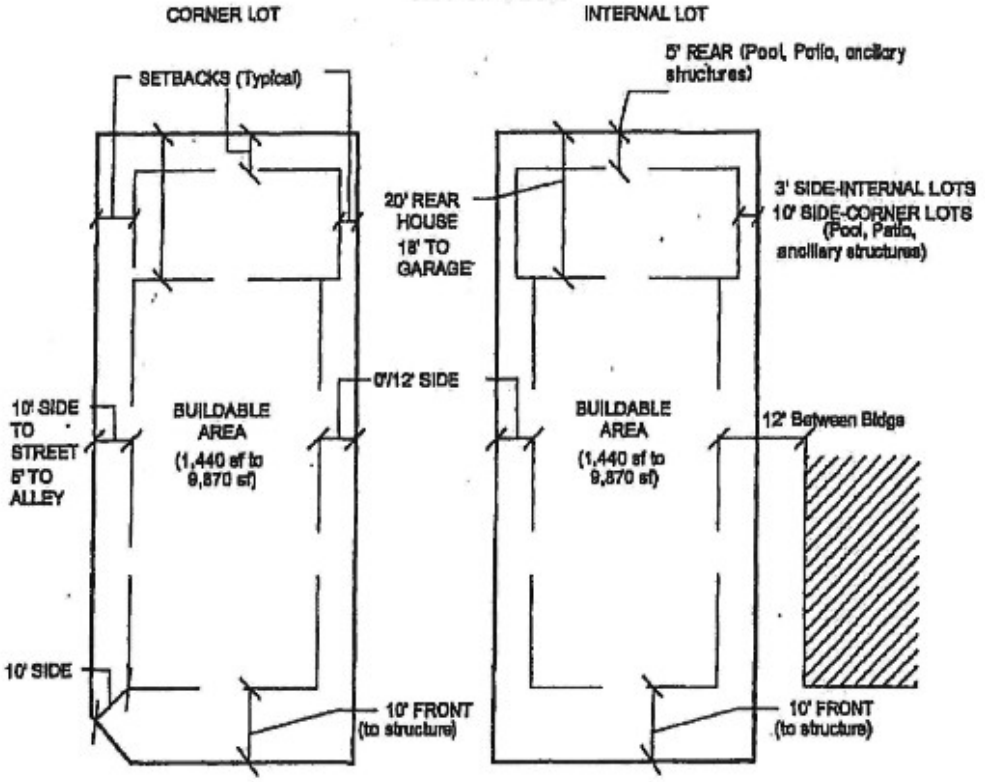
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

TYPICAL LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10D

SINGLE FAMILY – ALLEY
TRADITION
NOT TO SCALE



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

Note: Alley lots
Alley Lots shall have a side setback of 0'/12'.
Alley Lot's side setbacks very provided a 12'separation between buildings.

Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.

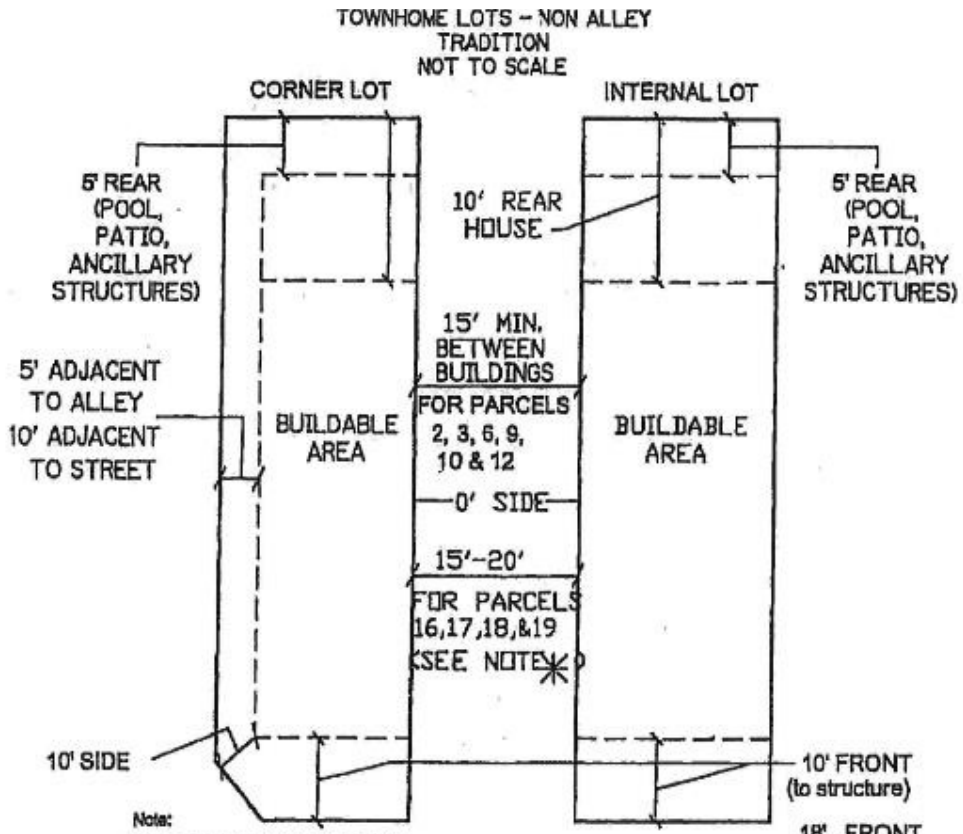
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES T THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 25' FEET

TYPICAL ALLEY LOT

(Single Family Detached Min. 35'-Max. 100' Width x Min. 75' Depth)

EXHIBIT 10E



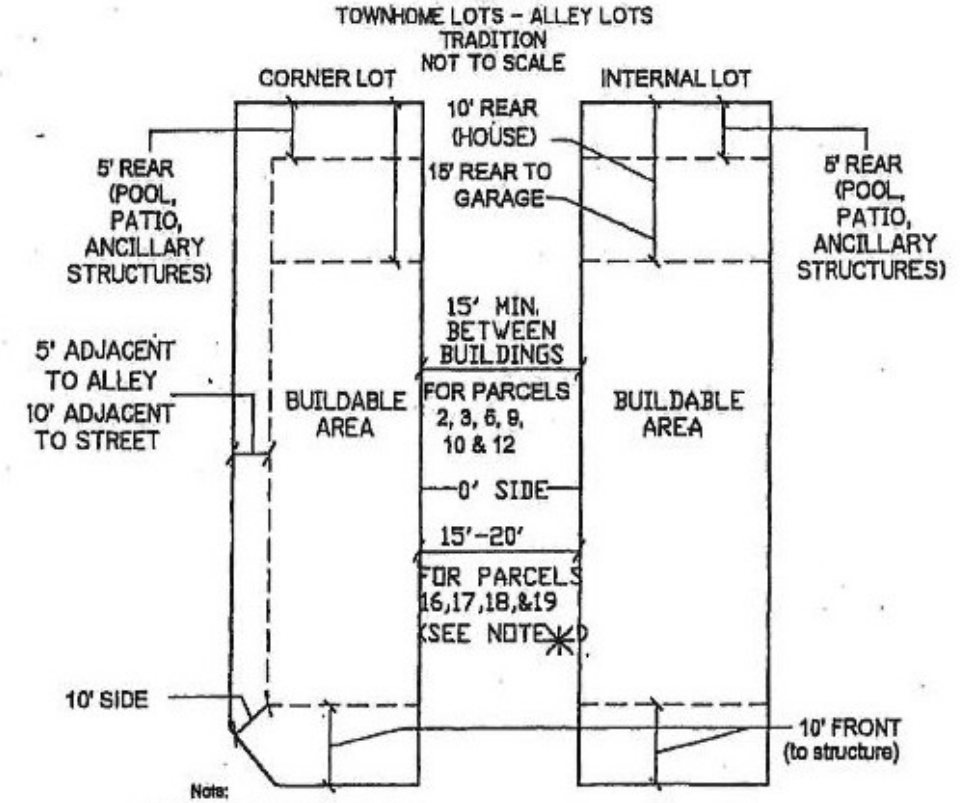
TYPICAL TOWNHOUSE LOT

Non alley lot

(Min. 18' - 48' Width Min. 70' Depth)

Townhomes may be developed from a min of 3 units to a max of 8 units, in a single building.

EXHIBIT 10F



Note:

Townhomes to have 0' Side Setbacks.
Side setbacks for corner lots adjacent to a street is 10'.
Side setbacks for corner lots adjacent to an alley is 5'.
Building separation shall be 15'.
Building area shall be a maximum of 60% of lot area. Maximum impervious shall be 80%

TYPICAL TOWNHOUSE LOT
ALLEY LOT

* 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.

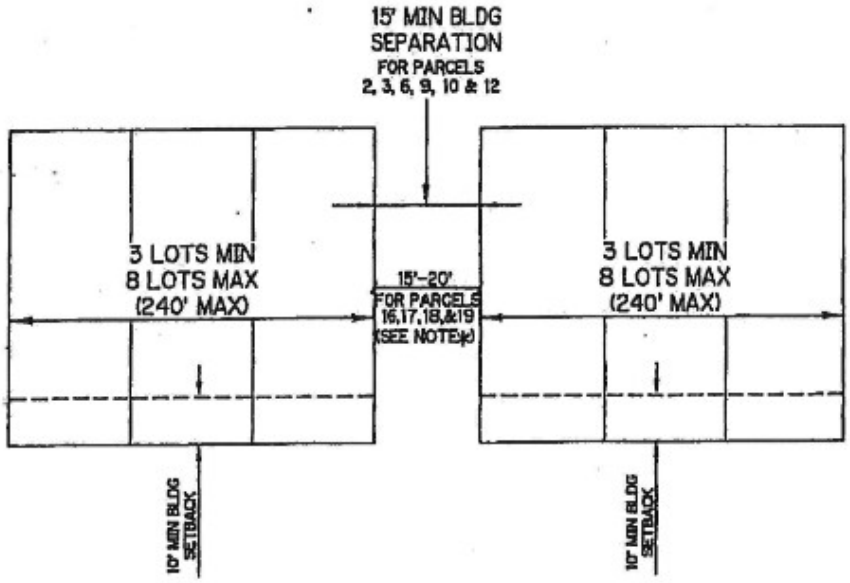
PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MEET.

Alley lot Min.
(Min. 18' - 46' Width Max. 70' Depth)
Townhomes may be developed from a min of 3 units to a max of 8 units, in a single building.

EXHIBIT 10G

TOWNHOUSE LOTS
TRADITION
NOT TO SCALE

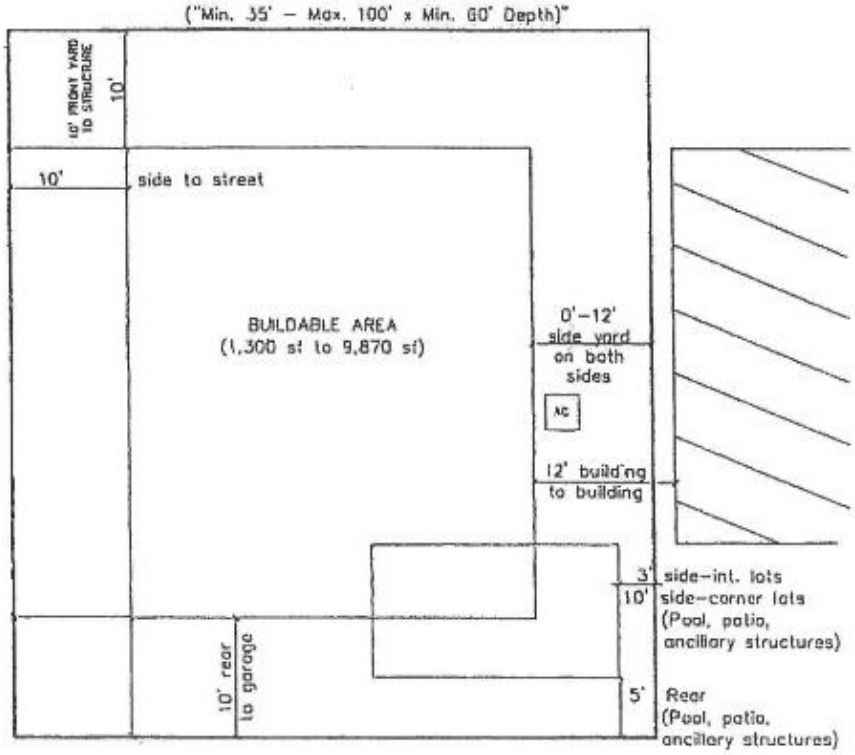
* PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MEET.



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.

TYPICAL BUILDING TOWNHOME LAYOUT

EXHIBIT 10H
SINGLE FAMILY–REAR LOADED
GARAGE VILLAGE UNIT
NOT TO SCALE



BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%
Note: Alley lots
Alley Lots shall have a side setback of 0'–12'
Alley Lot's side setbacks vary provided a 12' seperation between buildings

Side setbacks for corner lots adjacent to a street is 10'.

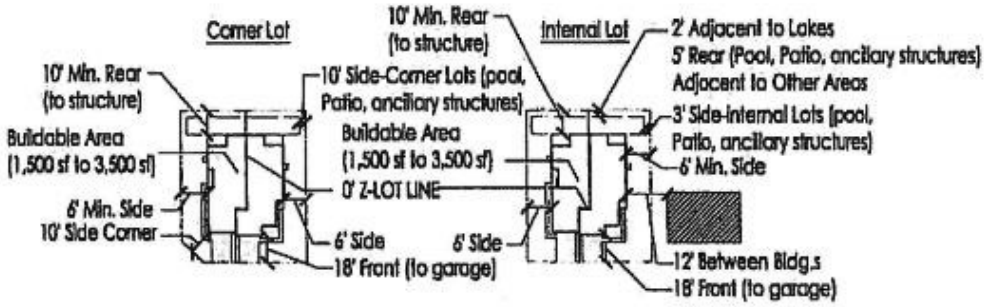
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES

THE MINIMUM FRONT LINE WIDTH AT THE R–O–W LINE SHALL BE 20' FEET

TYPICAL LOT
(Single Family Detached "Min. 35' – Max. 100' x Min. 60' Depth)"

EXHIBIT 10I

PAIRED VILLA
TRADITION
NOT TO SCALE



TYPICAL PAIRED VILLA LOT

(PAIRED VILLA ATTACHED MIN. 110' LENGTH X MIN. 37.5' WIDTH)

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

VILLA LOTS SHALL HAVE A 0' Z LOT LINE SETBACK
VILLA LOTS SHALL HAVE A SIDE SETBACK OF 6'
VILLA LOTS SHALL MAINTAIN A 12' SEPARATION BETWEEN BUILDINGS.
VILLA LOTS SHALL MAINTAIN A MINIMUM OF 0' SIDE SETBACK FOR PATIOS, & SCREEN ENCLOSURES ON THE 0' SIDE Z-LOT LINE.
VILLA LOTS SHALL MAINTAIN A MINIMUM OF 3' SIDE SETBACK FOR POOLS ON THE 0' SIDE Z-LOT LINE.

SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.

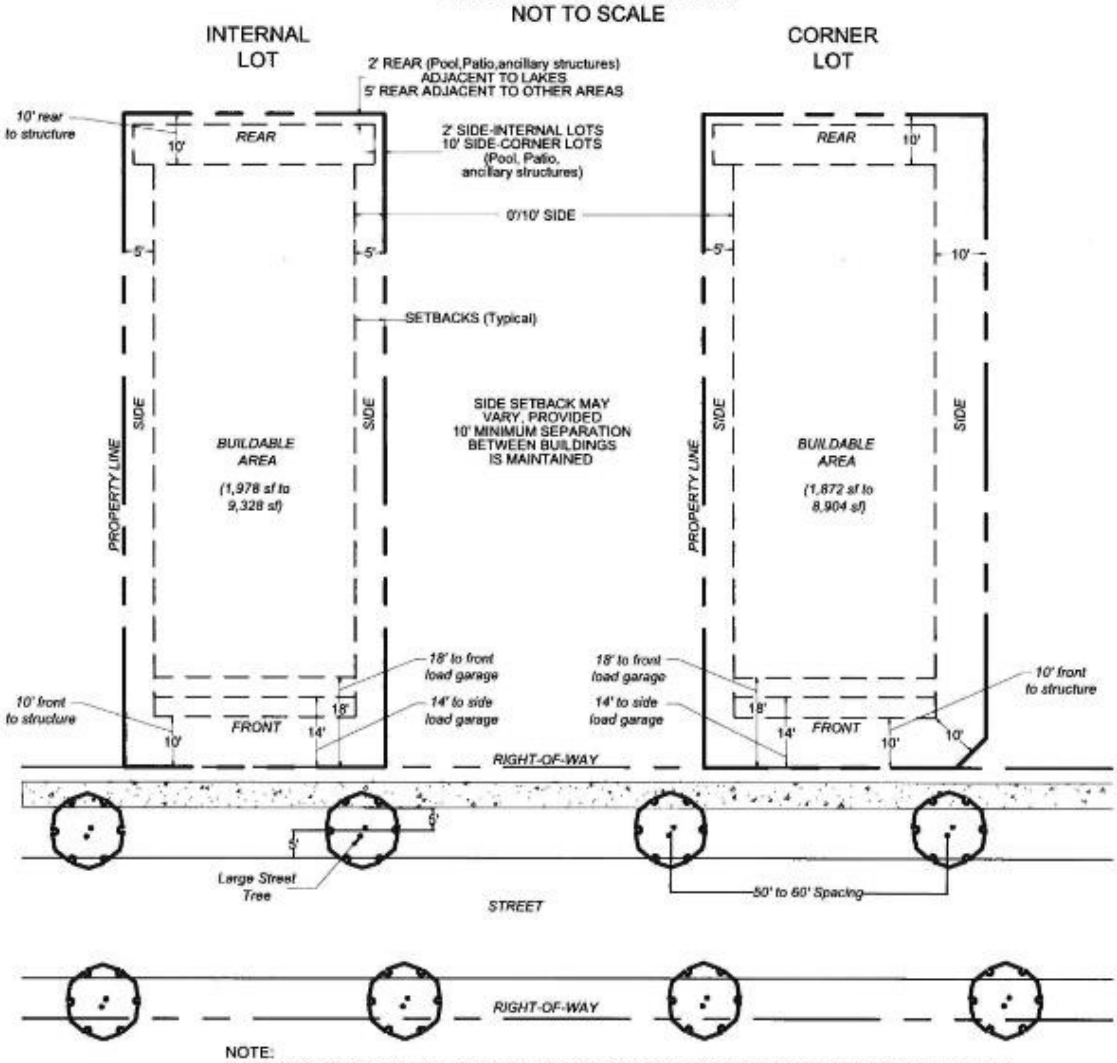
LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

THE PAIRED VILLA UNIT TYPE IS SPECIFIED FOR PARCEL 32 (AS SHOWN ON THE MPUD CONCEPT PLAN)
THE MINIMUM FRONT LINE WIDTH AT THE R-O-W LINE SHALL BE 37 FEET.
THE LOCATION OF ALL PSUSD PRESSURE MAINS ARE REQUIRED TO MEET CURRENT PSUSD SEPARATION REQUIREMENTS AND BE CONTAINED IN A DEDICATED CITY UTILITY EASEMENT.

EXHIBIT 10J

PARCELS 17, 17A, and 18

SINGLE FAMILY - NON ALLEY
NOT TO SCALE



NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. 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.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

TYPICAL LOT (NON ALLEY)

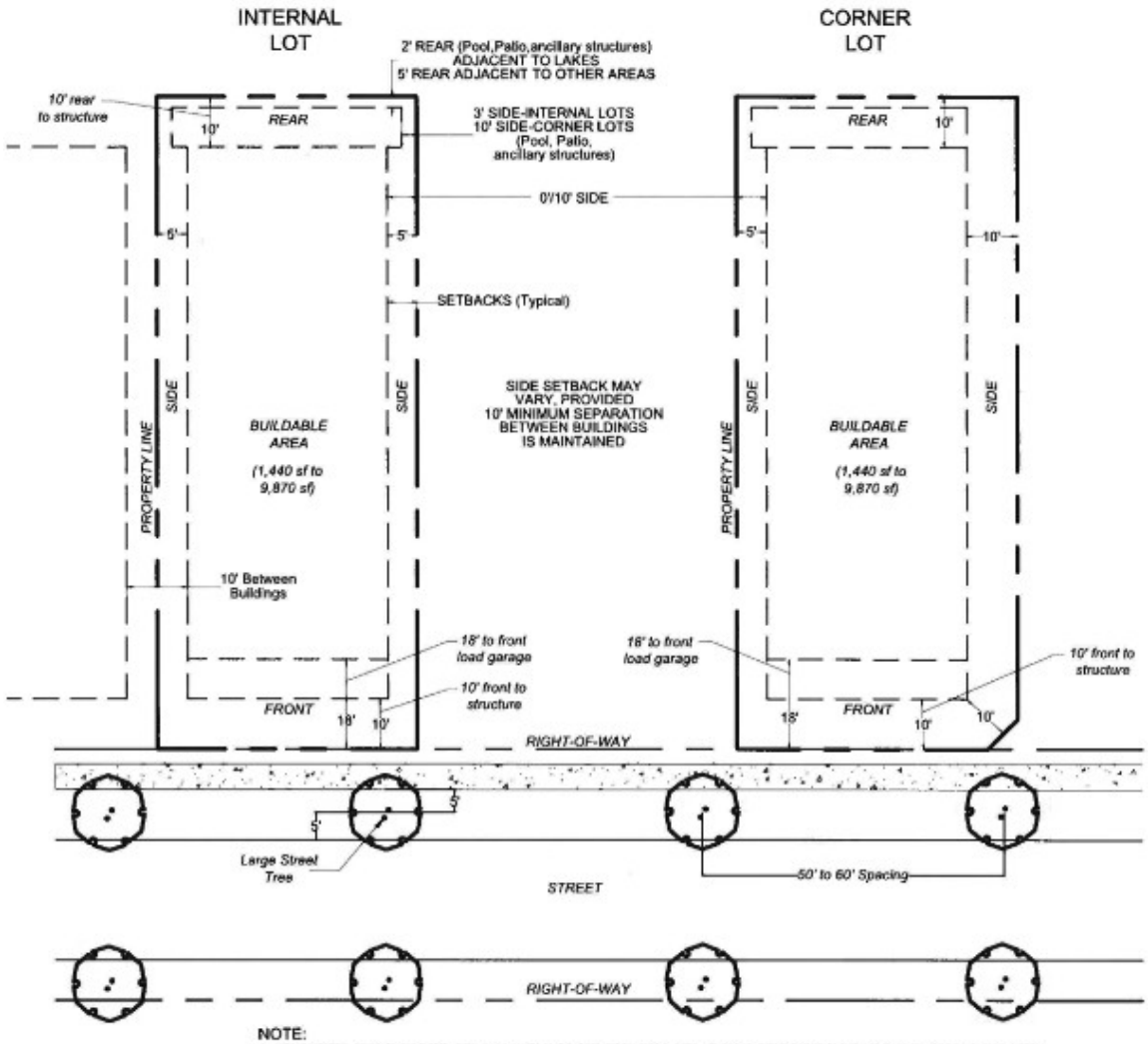
(Single Family Detached Min. 38' - Max 100' Width x Min 100' Depth)

EXHIBIT 10K

PARCELS 17, 17A, and 18

SINGLE FAMILY - NON ALLEY

NOT TO SCALE



NOTE:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. 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.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.

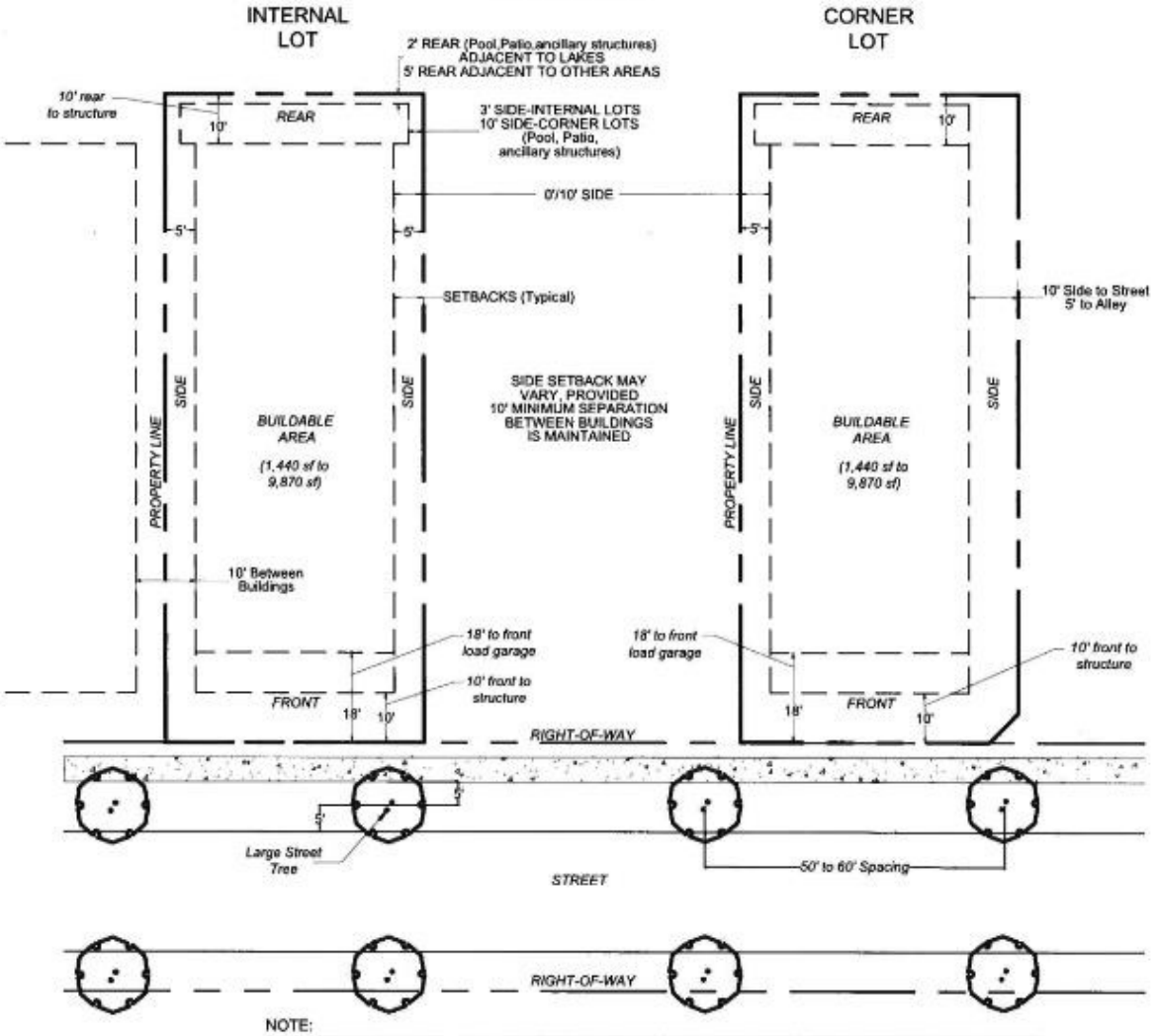
TYPICAL LOT (NON ALLEY)

(Single Family Detached Min. 35' - Max 100' Width x Min 75' Depth)

EXHIBIT 10L

PARCELS 17, 17A, and 18

SINGLE FAMILY - NON ALLEY
NOT TO SCALE



NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. 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.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.

TYPICAL LOT (NON ALLEY)

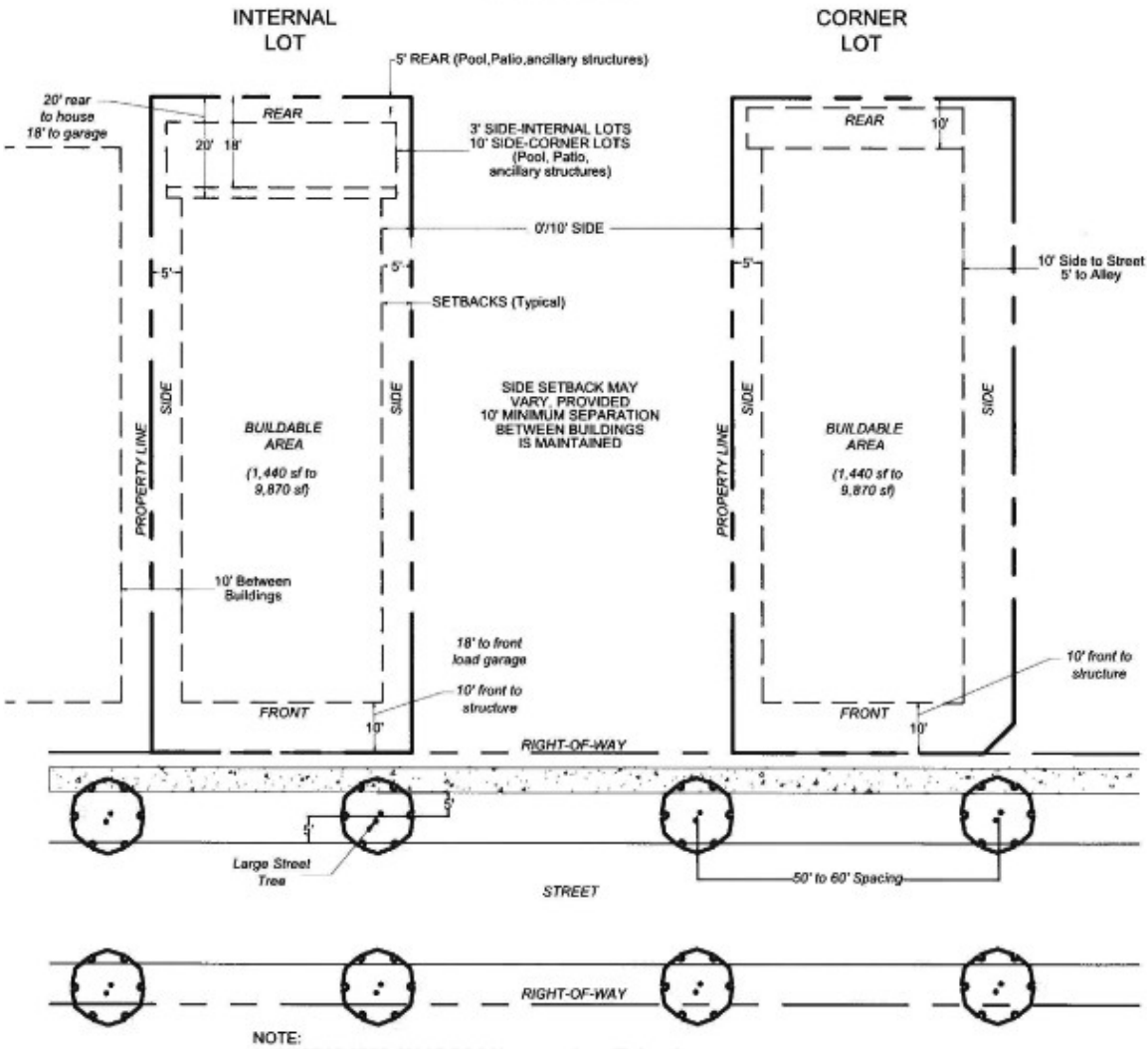
(Single Family Detached Min. 35' - Max 100' Width x Min 75' Depth)

EXHIBIT 10M

PARCELS 17, 17A, and 18

SINGLE FAMILY - ALLEY

NOT TO SCALE



NOTE:

1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. 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.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 25' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.

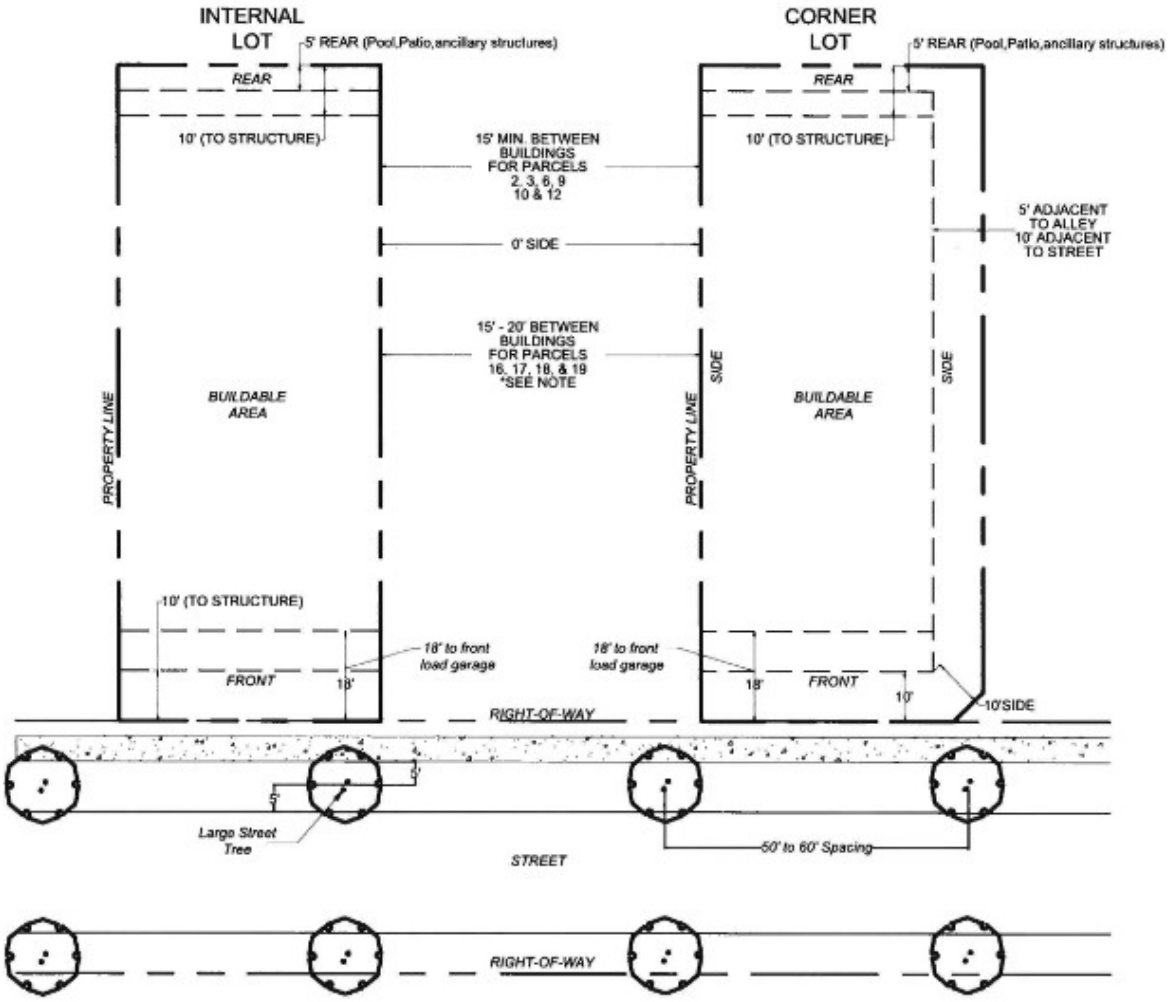
TYPICAL LOT (ALLEY)

(Single Family Detached Min. 35' - Max 100' Width x Min 75' Depth)

EXHIBIT 10N

PARCELS 17, 17A, and 18

TOWNHOME LOT - NON ALLEY
NOT TO SCALE



NOTE:
1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.
4. *15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
5. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
6. 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.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

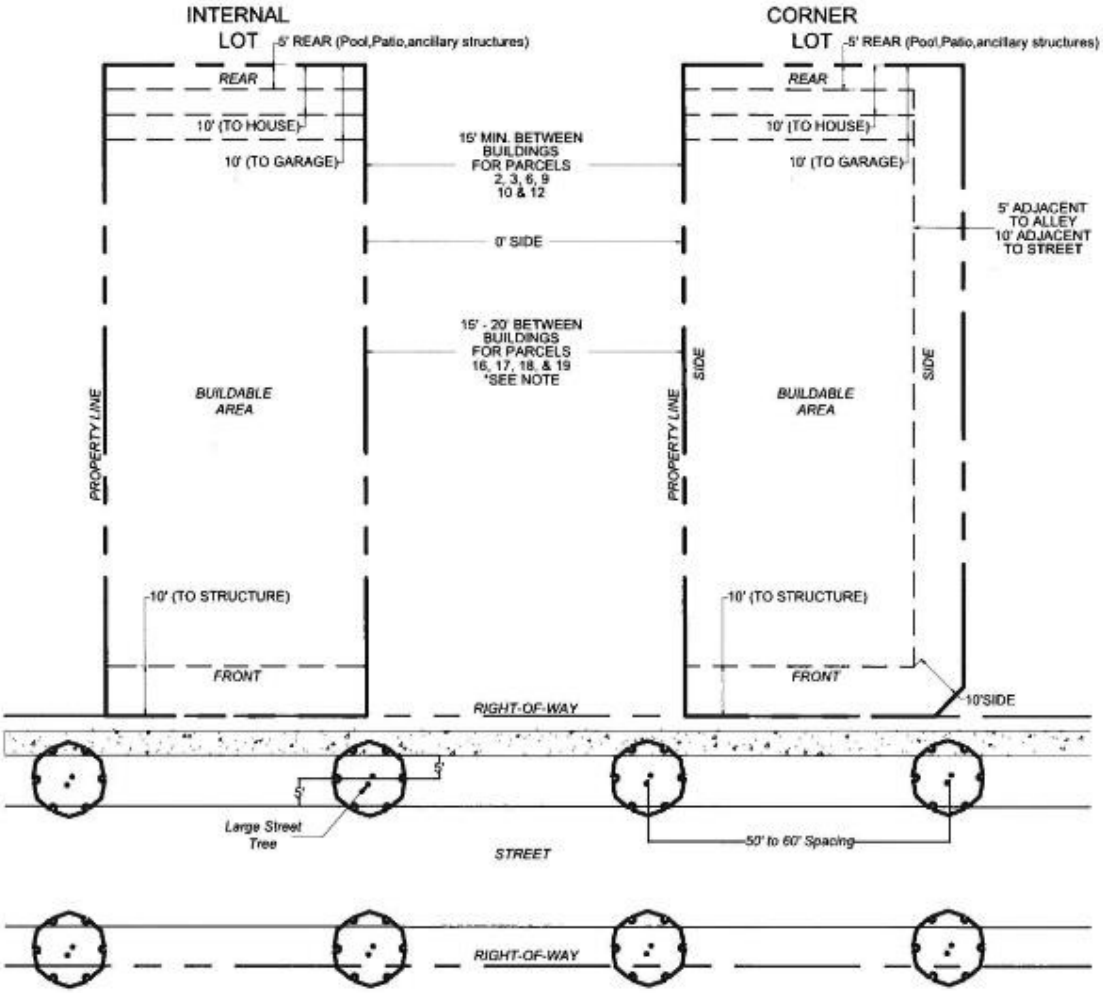
TYPICAL TOWNHOME LOT (NON ALLEY)

(MIN. 18'-46' WIDTH x MIN. 70' DEPTH)
TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3 UNITS TO A MAX OF 8 UNITS, IN A SINGLE BUILDING.

EXHIBIT 10O

PARCELS 17, 17A, and 18

TOWNHOME LOT - ALLEY
NOT TO SCALE



NOTE:
1. TOWNHOMES TO HAVE 0' SIDE SETBACKS.
2. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
3. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO AN ALLEY IS 5'.
4. *15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
5. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT MAXIMUM IMPERVIOUS SHALL BE 80%.
6. 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.
6. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.

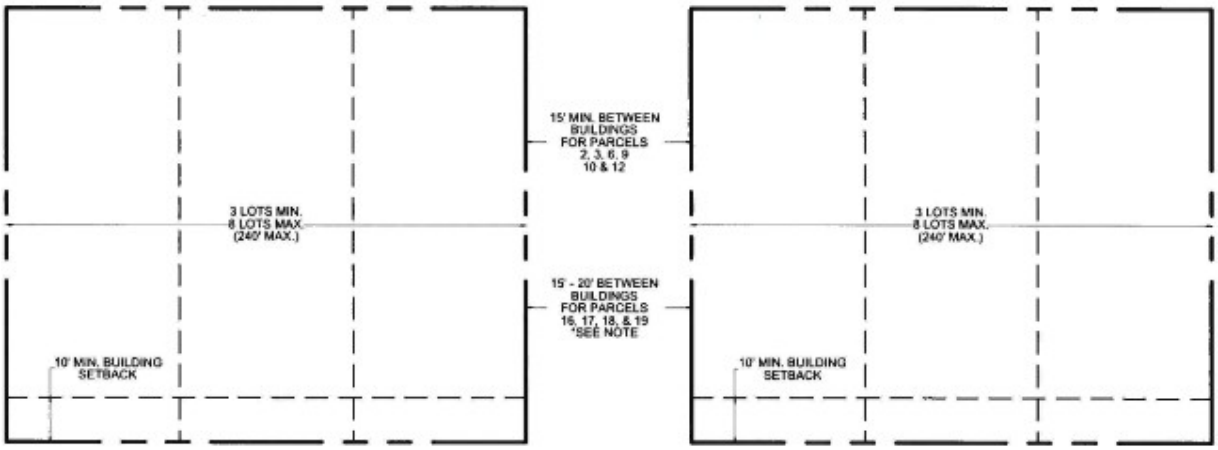
TYPICAL TOWNHOME LOT (ALLEY)

(MIN. 18'-46' WIDTH x MIN. 70' DEPTH)
TOWNHOMES MAY BE DEVELOPED FROM A MIN. OF 3 UNITS TO A MAX OF 8 UNITS, IN A SINGLE BUILDING.

EXHIBIT 10P

PARCELS 17, 17A, and 18

TOWNHOME LOTS
NOT TO SCALE

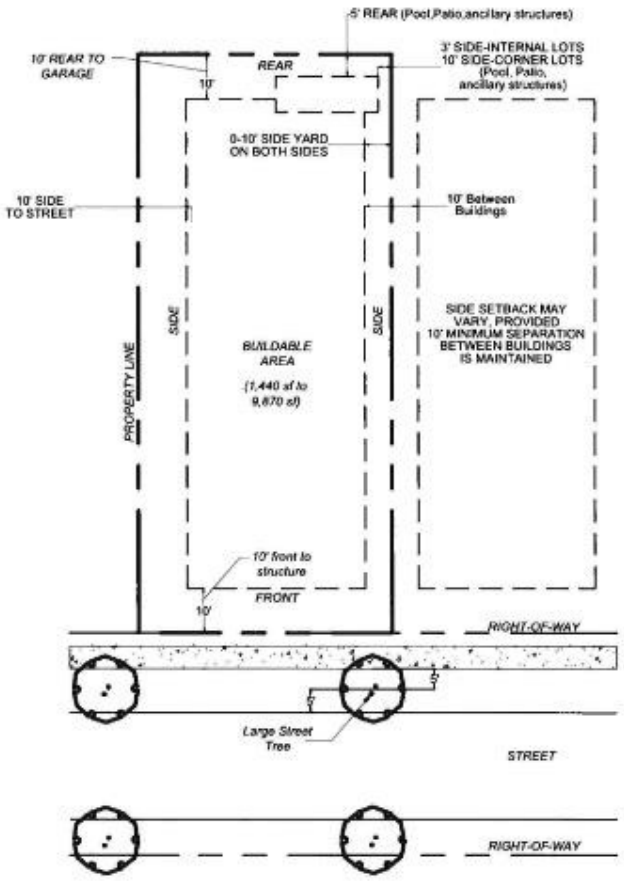


NOTE:
1. *15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS PROVIDED COMPLIANCE WITH ST. LUCIE COUNTY FIRE DISTRICT FIRE PREVENTION CODE RESOLUTION NO. 442-05 ADOPTED SEPTEMBER 21, 2005 IS MET.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.

TYPICAL BUILDING TOWNHOME LAYOUT

EXHIBIT 10Q

EXHIBIT 10H
PARCELS 17, 17A, and 18
SINGLE FAMILY - REAR LOADED GARAGE
VILLAGE UNIT
NOT TO SCALE



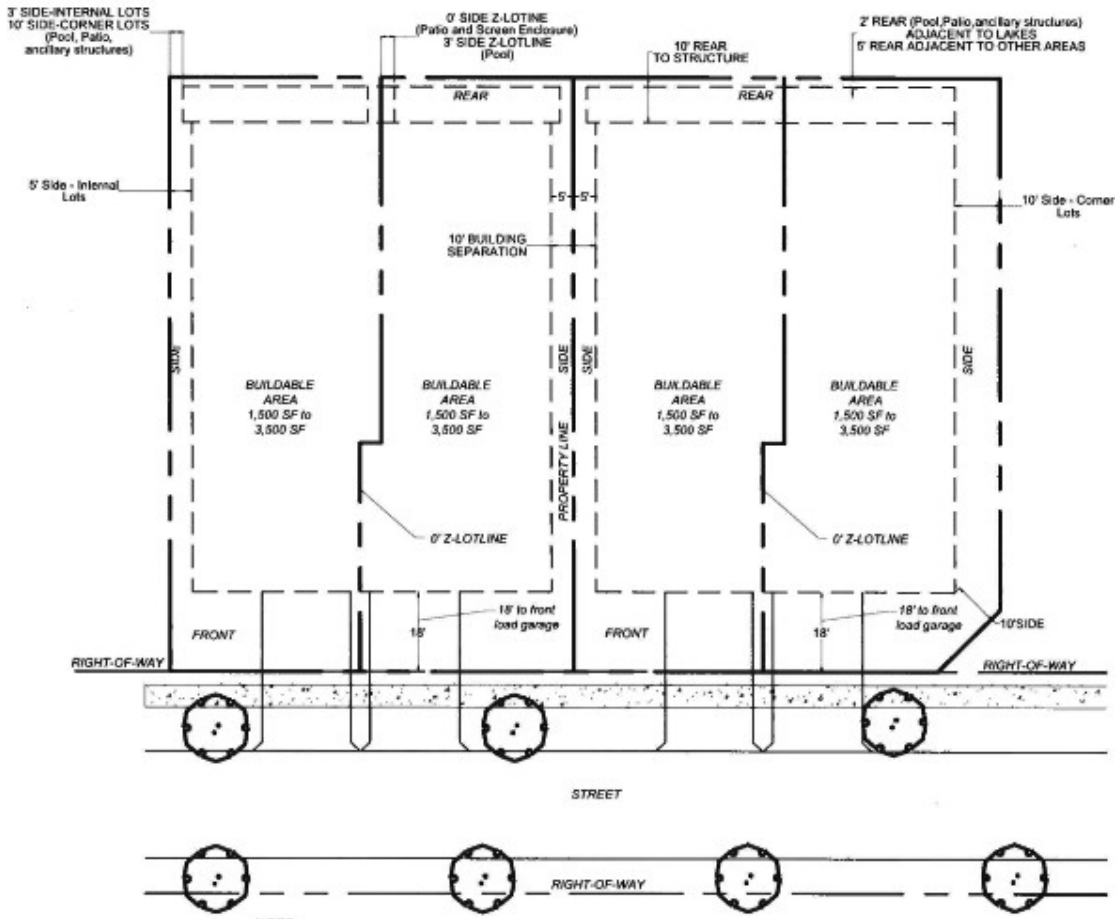
NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. LOT WIDTH MEANS THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT RIGHT ANGLES TO THE LOT DEPTH AT A POINT MIDWAY BETWEEN THE FRONT AND REAR PROPERTY LINES.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 20' FEET
4. STREET TREES WILL MEET FDOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. SINGLE FAMILY DETACHED ALLEY LOTS SIDE SETBACKS VARY PROVIDED 10' SEPARATION BETWEEN BUILDING IS MAINTAINED.
6. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'.
7. SIDE SETBACKS FOR ALLEY LOTS SHALL BE 0'-10'

TYPICAL LOT (REAR LOADED GARAGE)
VILLAGE UNIT
(Single Family Detached Min. 35' - Max 100' Width x Min 60' Depth)

EXHIBIT 10R

PARCELS 17, 17A, and 18

PAIRED VILLA
NOT TO SCALE



NOTE:
1. BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT AREA MAXIMUM IMPERVIOUS SHALL BE 80%.
2. 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.
3. THE MINIMUM FRONT LINE WIDTH AT THE ROW LINE SHALL BE 37' FEET
4. STREET TREES WILL MEET FOOT SIGHT LINE AND CLEAR ZONE REQUIREMENTS.
5. VILLA LOTS SHALL HAVE A 0' Z-LOT LINE SETBACK
6. VILLA LOTS SHALL HAVE A SIDE SETBACK OF 5'
7. VILLA LOTS SHALL MAINTAIN A MINIMUM 10' SEPARATION BETWEEN BUILDINGS
8. VILLA LOTS SHALL BE ALLOWED A 0' SIDE SETBACK FOR PATIOS AND SCREEN ENCLOSURES ON THE 0' Z-LOTLINE SIDE
9. VILLA LOTS SHALL MAINTAIN A MINIMUM OF 3' SIDE SETBACK FOR POOLS ON THE 0' Z-LOTLINE SIDE
10. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 10'
11. THE PAIRED VILLA UNIT TYPE IS SPECIFIED FOR PARCEL 32 (AS SHOWN ON THE MPUD CONCEPT PLAN)
12. THE LOCATION OF ALL PSLUSD PRESSURE MAINS ARE REQUIRED TO MEET CURRENT PSLUSD SEPARATION REQUIREMENTS AND BE CONTAINED IN A DEDICATED CITY UTILITY EASEMENT

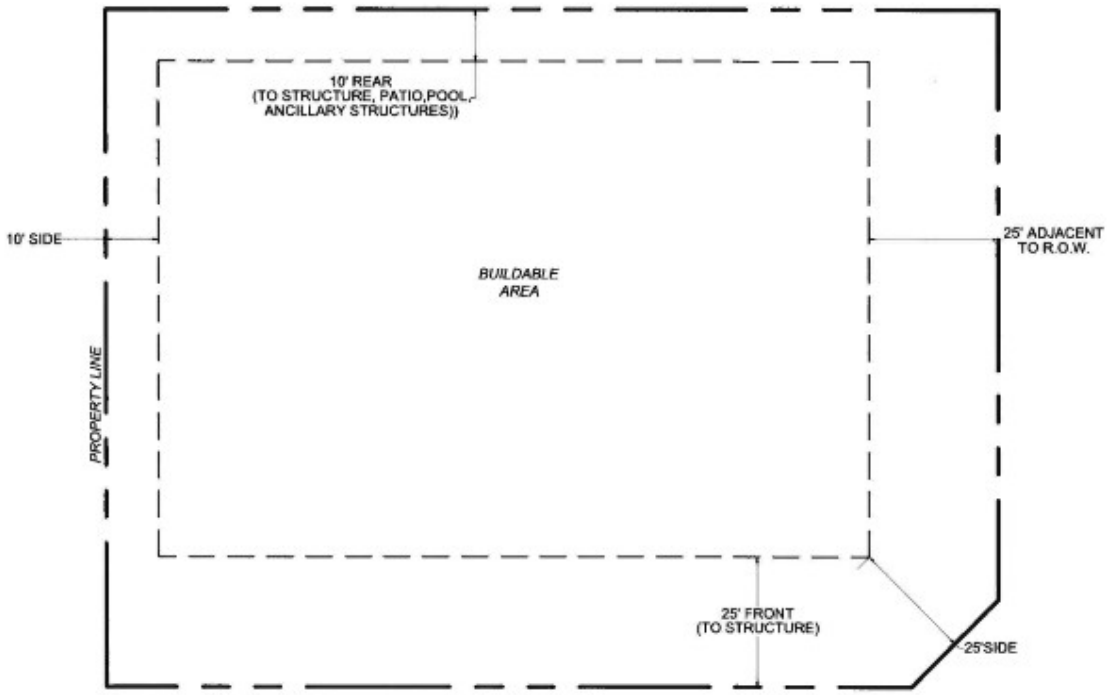
TYPICAL PAIRED VILLA LOT

(Single Family Detached Min. 37.5' Width x Min 118' Depth)

EXHIBIT 10S

PARCELS 17, 17A, and 18

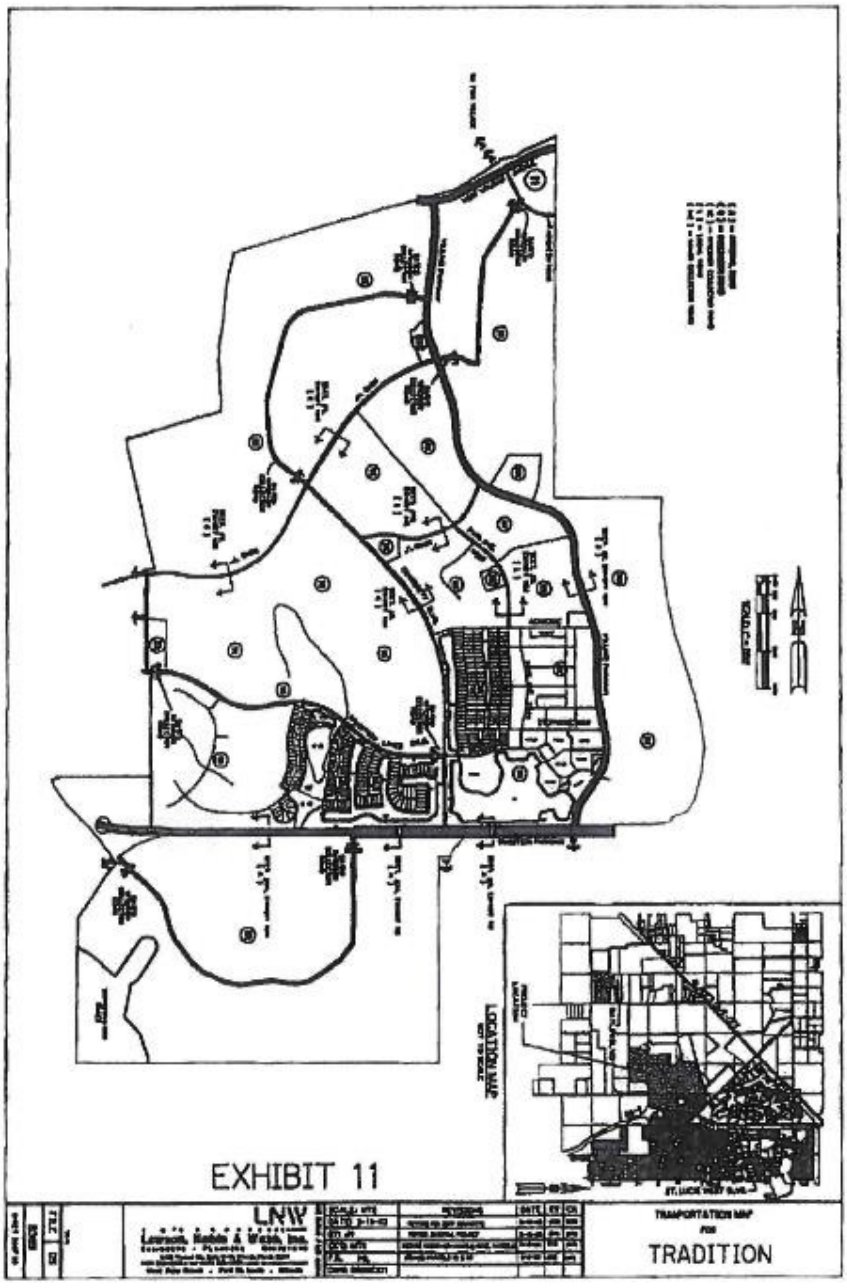
MULTIFAMILY RESIDENTIAL
(VERTICALLY ATTACHED AND HORIZONTAL)
NOT TO SCALE



NOTE:
1. 20' MIN. BUILDING SEPARATION SHALL BE PROVIDED BETWEEN BUILDINGS FOR VERTICALLY ATTACHED UNITS
2. 15' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS FOR TOWNHOME UNITS.
3. 10' MIN. CLEARANCE SHALL BE PROVIDED BETWEEN BUILDINGS HORIZONTAL UNITS SUCH AS COTTAGES AND PAIRED VILLAS
4. SIDE SETBACKS FOR CORNER LOTS ADJACENT TO A STREET IS 25'.
5. WITHIN THE RESIDENTIAL AREA, BUILDING AREA SHALL BE A MAXIMUM OF 60% OF LOT, MAXIMUM IMPERVIOUS SHALL BE 80%, AND MAXIMUM HEIGHT SHALL BE 65 FT.
6. 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.

TYPICAL LOT

(MIN. LOT 30,000 SF. , MIN. 15' WIDTH)


EXHIBIT 11
TRANSPORTATION MAP
FOR
TRADITION

DELETED BY 7TH AMENDMENT

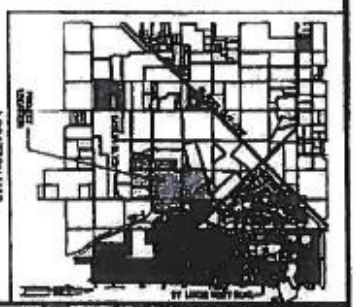
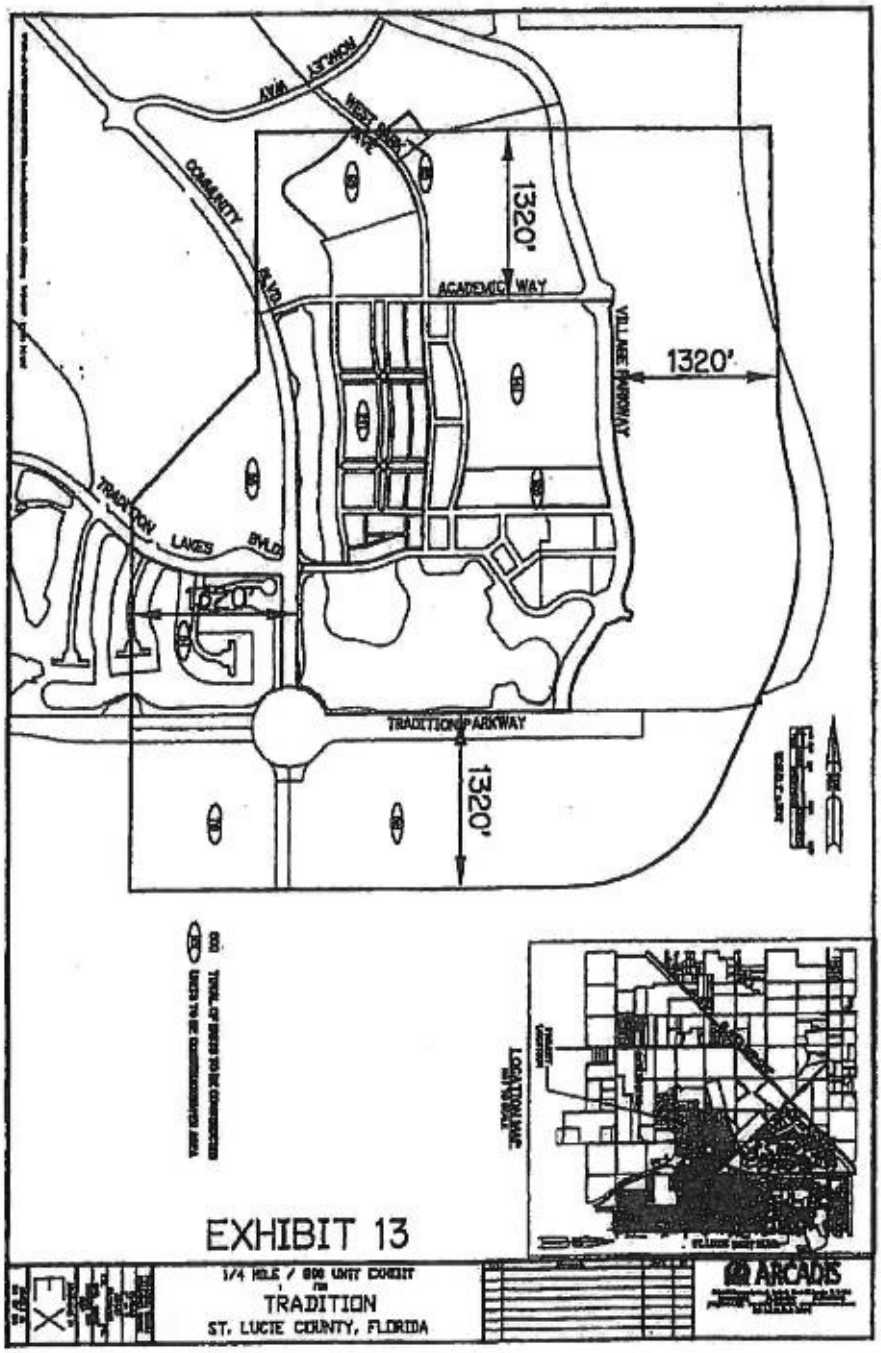


EXHIBIT 12

CORE COMMUNITIES DEVELOPMENT ALLOCATION
TO
TRADITION
ST. LUCIE COUNTY, FLORIDA

ARCADIS


AVIA
COMMUNITY
BLVD
1320'
ACADEMIC WAY
VILLAGE PARKWAY
1320'
TRADITION LAKES BLVD
1320'
TRADITION PARKWAY
1320'
EXHIBIT 13
TRADITION
ST. LUCIE COUNTY, FLORIDA
ARCADIS

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5494703 OR BOOK 5328 PAGE 2672, Recorded 06/17/2025 04:26:32 PM Doc Tax: $4550.00

PREPARED BY AND RETURN TO:
Michael G. Candiotti, Esq.
GREENSPOON MARDER LLP
201 E. Pine Street, Suite 500
Orlando, FL 32801
Telephone: (407) 692-9113

UNOFFICIAL COPY

WARRANTY DEED

THIS indenture is made and executed as of the 4th day of June 2025 by **5T WEALTH PARTNERS, LP**, a California limited partnership ("**Grantor**"), whose address is 2055 US HWY 1, Vero Beach, Florida 32960, to **WINDING RIVER CROSSTOWN, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 2170 6th CT SE, Vero Beach, Florida 32962.

WITNESSETH: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the property described land, situate, lying and being in **ST. LUCIE COUNTY, FLORIDA**, as more particularly described on **Exhibit "A"** attached hereto.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (collectively, the "**Property**").

TO HAVE AND TO HOLD, the same unto Grantee in fee simple forever.

SUBJECT TO real property taxes for the year of 2025, which became a lien on the land January 1st although not due or payable until November 1st of said year, and all matters of record without the intent to reimpose the same.

AND Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed effective as of the first date written above.

Signed, sealed and delivered in the presence of the following:

Witness #1: Jana Carrington

Print Name: JANA CARRINGTON

Address: 2055 US HIGHWAY 1
VERO BEACH FL 32960

Witness #2:

Print Name: Irina Zorc

Address: 2055 US HWY 1
VERO Beach FL 32960

GRANTOR:

5T WEALTH PARTNERS, LP, a California Partnership

By: KITE CAPITAL PARTNERS, LLC, a Florida limited liability company, its Liquidator

By: KELLY P. KITE, JR., LLC, a Florida limited liability company, its Manager

By: _____
Kelly P Kite, Jr., its Manager

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2025 before me, **KELLY P. KITE, JR.**, as Manager of KELLY P. KITE, JR., LLC, a Florida limited liability company, as Manager of KITE CAPITAL PARTNERS, LLC, a Florida limited liability company, as Liquidator of **5T WEALTH PARTNERS, LP**, a California limited partnership, on behalf of said partnership who ☒ is to me personally known, or ☐ has produced _____ as identification.

(notary seal)

IRINA ELAINE ZORC
Notary Public - State of Florida
Commission # HH 225433
My Comm. Expires Feb 7, 2026
Bonded through National Notary Assn.

_____
NOTARY PUBLIC
Printed Name: Irina Zorc
My Commission Expires: Feb 7, 2026

Public Record

EXHIBIT "A"

Being a portion of OST-21 of the plat of TRADITION PLAT NO. 18, as recorded in Plat Book 44, Page 30, Public Records of St. Lucie County, Florida, and a parcel of land recorded in Official Records Book 2700, Page 109, all lying in Section 4, Township 37 South, Range 39 East being more particularly described as follows:

Commence at the Northeast corner of said Section 4; thence S00°35'12"W, along the East line of said Section 4, a distance of 824.14 feet; thence N89°24'48"W a distance of 198.19 feet to the Northeast corner of said OST-21; thence S00°35'12"W, along the East line of said OST-21, a distance of 165.51 feet to the POINT OF BEGINNING of the following described parcel;

Thence continue S00°35'12"W a distance of 259.50 feet; thence S18°21'56"E a distance of 32.12 feet to the intersection with a non tangent curve concave to the southwest, having a radius of 45.00 feet, the chord of which bears N53°53'22"W; thence northwesterly along the arc of said curve, a distance of 55.80 feet through a central angle of 71°02'52"; thence N89°24'48"W a distance of 63.77 feet to the beginning of a curve concave to the north having a radius of 455.00 feet; thence westerly along the arc of said curve a distance of 22.16 feet through a central angle of 02°47'26" to the point of compound curvature with a curve concave to the north, having a radius of 100.00 feet; thence westerly along the arc of said curve, a distance 46.84 feet through a central angle of 26°50'21"; thence N59°47'01"W a distance of 3.56 feet to the beginning of a curve concave to the south having a radius of 100.00 feet; thence westerly along the arc of said curve a distance of 29.45 feet through a central angle of 16°52'15" to the point of reverse curvature with a curve concave to the northeast, having a radius of 440.00 feet; thence northwesterly along the arc of said curve a distance of 153.54 feet, through a central angle of 19°59'35"; thence N56°39'41"W a distance of 634.75 feet to the beginning of a curve concave to the northeast having a radius of 440.00 feet; thence northwesterly along the arc of said curve a distance of 229.87 feet through a central angle of 29°55'59"; thence N26°43'42"W a distance of 17.93 feet to the beginning of a curve concave to the east having a radius of 195.00 feet; thence northerly along the arc of said curve a distance of 46.08 feet through a central angle of 13°32'19" to the point of reverse curvature with a curve concave to the west, having a radius of 40.00 feet; thence northerly along the arc of said curve a distance of 9.45 feet, through a central angle of 13°32'19"; thence N26°43'42"W a distance of 62.49 feet; thence N63°16'18"E a distance of 465.78 feet; thence S71°43'42"E a distance of 35.34 feet; thence S26°43'42"E a distance of 387.39 feet to the beginning of a curve concave to the northeast having a radius of 600.00 feet; thence southeasterly along the arc of said curve a distance of 574.83 feet through a central angle of 54°53'31" to the POINT OF BEGINNING.

LESS AND EXCEPT that parcel of land described in that certain Special Warranty Deed recorded in Official records Book 2700, Page 109, of the Public Records of St. Lucie County, Florida.

DRAFT

Tradition MPUD Amendment No. 16

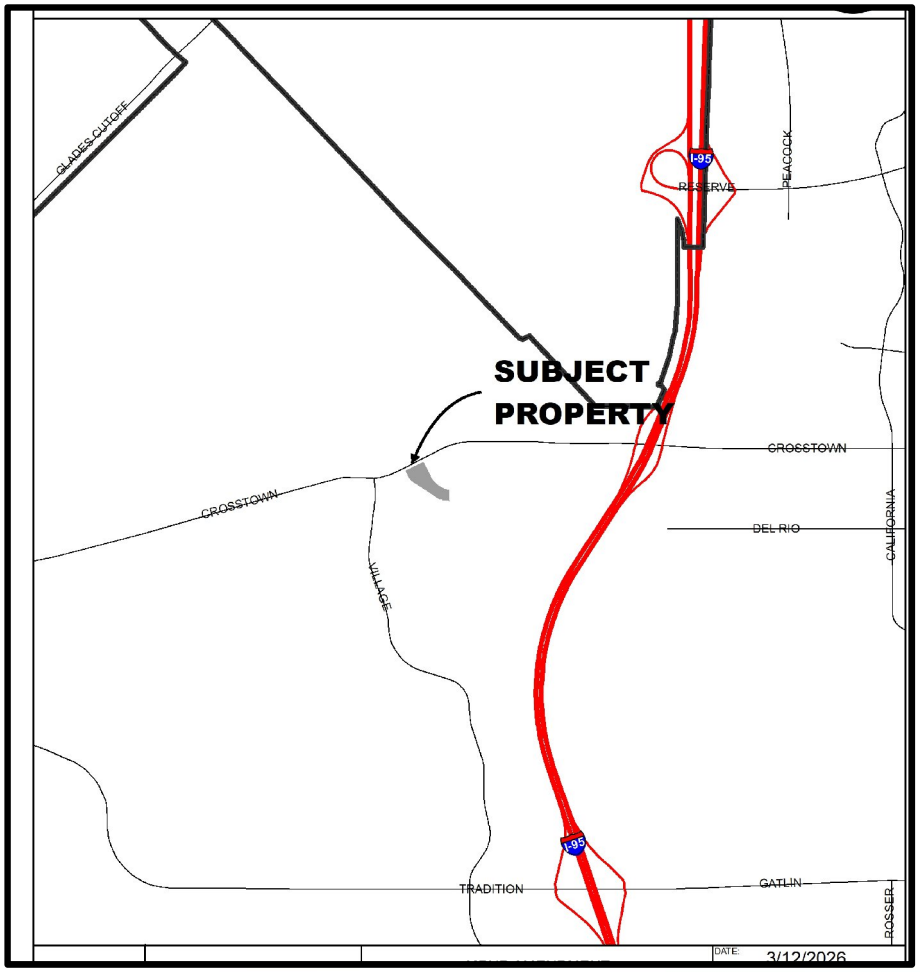
Project No. P26-026

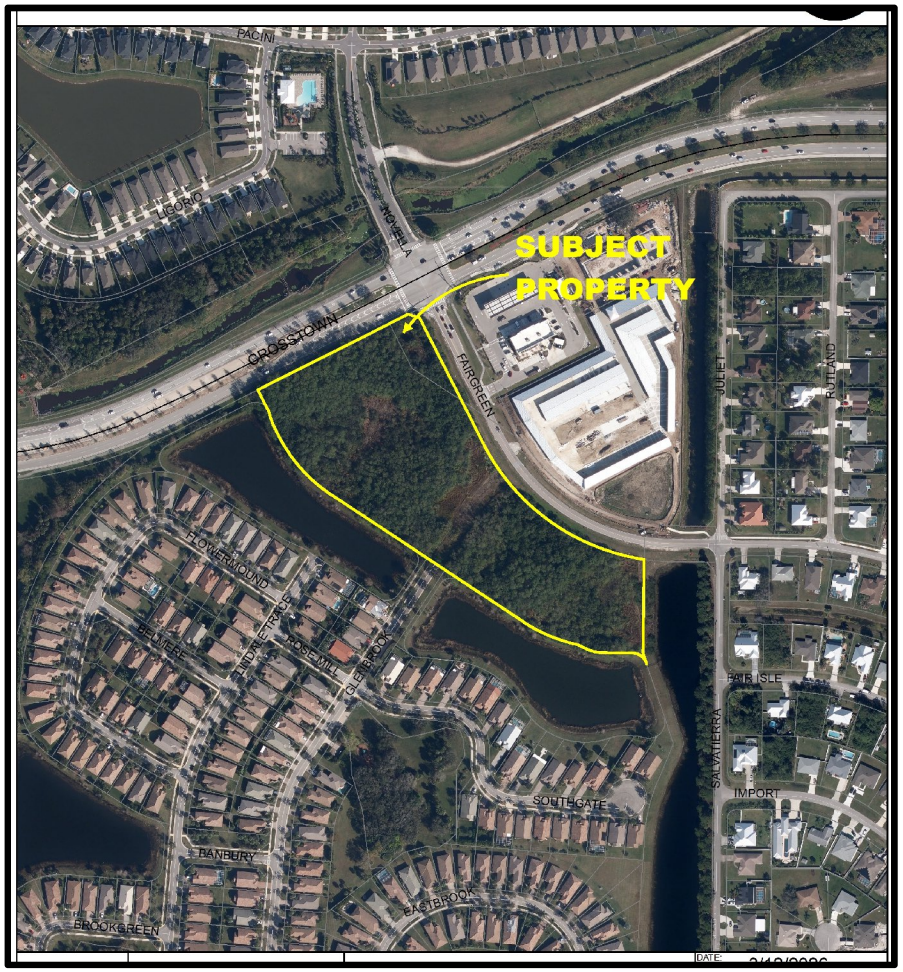
Planning and Zoning Board Meeting
April 7, 2026

Request Summary

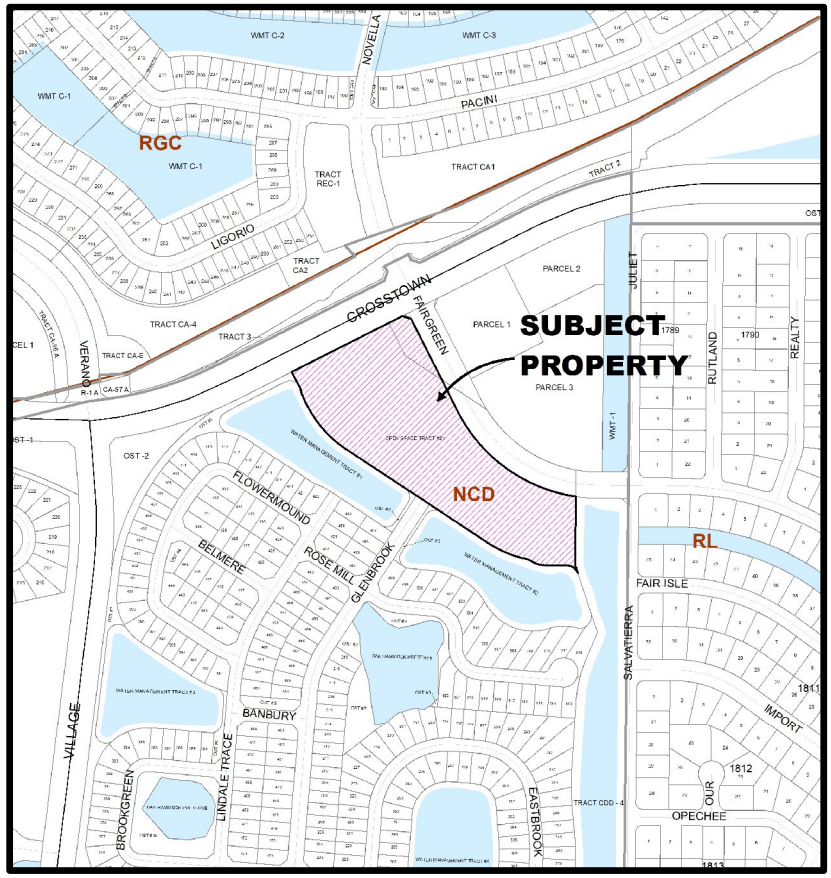
Owner:	Winding River Crosstown, LLC
Applicant:	Brad Currie, AICP, Haley Ward
Location:	Southwest corner of the intersection at Crosstown Parkway and SW Fairgreen Drive
Request:	A request to amend the Tradition MPUD for 9.48 acres of property.

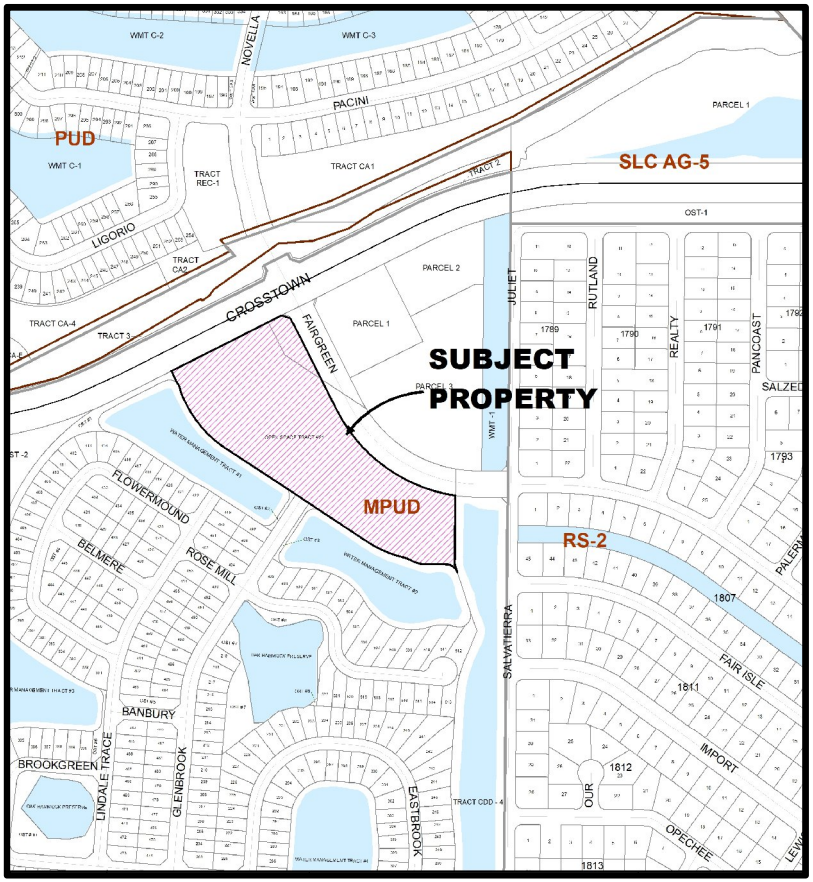
Location and Aerial





Land Use and Zoning





PORT ST. LUCIE
HEART OF THE TREASURE COAST

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Convenience store, gas, and self-storage
South	NCD	MPUD	Heritage Oaks residential community
East	RL	RS-2	Single-family residential community
West	RGC	Verano South PUD 1 Pod C	Open space tracts

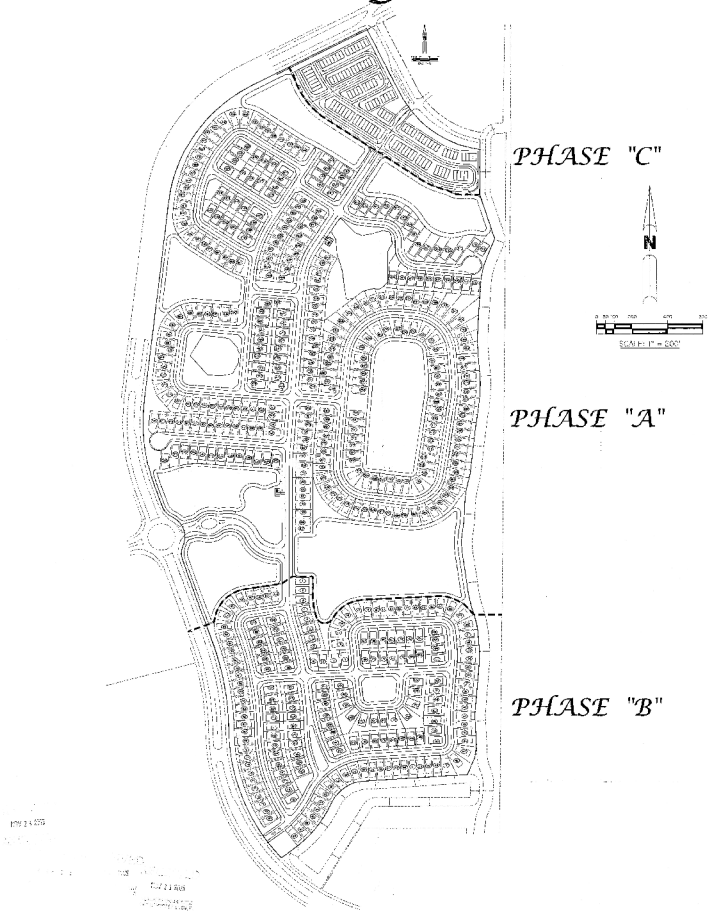
Project Background

- The Tradition MPUD is approximately 3,038 acres and is located south of the Crosstown Parkway, West of I-95, and North and South of Tradition Parkway.
- The development plan divides the project into major sub-areas - Residential, Mixed Use, Village Center, and Town Center.
- Each sub-area is divided into parcels for planning purposes with each parcel designated for a certain use or combination of uses.

Proposed Project

- The proposed amendment pertains to 9.48 acres of undeveloped land that is located at the southwest corner of Crosstown Parkway and SW Fairgreen Drive.
- The subject property was previously Phase C of Heritage Oaks at Tradition.
- A conceptual site plan for Phase 3 was submitted in 2006 for approximately 106 townhome units.
- The project was never built and it is staff's understanding that the property is no longer associated with the Heritage Oaks community.

HERITAGE OAKS



AT TRADITION

Proposed Project

- The MPUD currently designates the 9.48 acres for residential use as part of the larger Parcel 10 (Heritage Oaks).
- This application will remove the 9.48 acres from Parcel 10, reclassify the 9.48 acres as Parcel 11A, and designate the use for Parcel 11A as Retail/Office to provide for the property to be developed for commercial and other uses in the future.

Proposed Project

- The non-residential uses permitted in the MPUD for Mixed Use include: office use, medical use, banks, restaurant with drive through, retail, service station, car wash, multi-family dwellings, day care, and recreation facility as well as civic and cultural uses.
- To accomplish the change, the application amends Exhibits 5 of the MPUD document, Exhibit 8, the MPUD concept plan, and Exhibit 8B, the conceptual land use plan, to add Parcel 11A and designate it for Retail/Office use.

SITE DATA
LAND USE: NCD
ZONING: MPUD
GROSS SITE AREA: 2,798.07 ACRES

DEVELOPMENT AREA - OVERALL
RESIDENTIAL: PARCELS 3, 6, 9, 12, 13, 13A, 14, 15, 16, 17, 17A, 18, 19, 20, 20A, 21, 22, 23, 32, 34,35, 36, AND 37
TOTAL: 1,961.27 ACRES
PARCELS DESIGNED AS CIVIC/INSTITUTIONAL:
PARCEL 13A AREA: 2.40 ACRES
PARCEL 34 AREA: 2.31 ACRES
PARCEL 35 AREA: 3.44 ACRES
PARCEL DESIGNATED AS PARK:
PARCEL 22 AREA: 118.54 ACRES
PARCEL 23 AREA: 0.948 ACRES

TOWN CENTER: PARCELS 1,1A, 1B,1C, 2
TOTAL: 242.19 ACRES
RESIDENTIAL USE: % OF TOTAL: 36.4%
PARCELS 1, 1A, 1B, 1C AREA: 7.89 ACRES
PARCEL 2 AREA: 39.99 ACRES

OFFICE/ RETAIL, CIVIC:
PARCEL 1 AREA: 75.89 ACRES

MIXED USE: PARCELS 4, 5, 7, 8, 10, 11, 11A
TOTAL: 443.73 ACRES
RESIDENTIAL, PARCEL 7 & PARCEL 10: % OF TOTAL: 44.93%
PARCEL 7 AREA: 23.79 ACRES
PARCEL 10 AREA: 175.59 ACRES

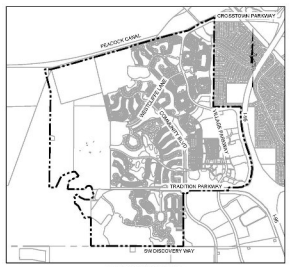
RETAIL / OFFICE / HOSPITAL / UTILITY / CIVIC / INSTITUTIONAL / ASSISTED LIVING FACILITIES / NURSING HOMES
PARCEL 4 AREA: 179.03 ACRES
PARCEL 8 AREA: 10.41 ACRES

SCHOOL / CIVIC / INSTITUTIONAL
PARCEL 5 AREA: 33.63 ACRES

RETAIL / OFFICE
PARCEL 11 AREA: 11.73 ACRES

RETAIL / OFFICE / CIVIC / INSTITUTIONAL (ALL NON-RESIDENTIAL USES LISTED IN EXHIBIT 6, SECTION 4, MIXED USE AREAS, BELOW):
PARCEL 11A AREA: 9.48 ACRES

VILLAGE CENTER: PARCELS 19A, 19B
TOTAL: 7.37 ACRES
RETAIL / OFFICE / CIVIC / CHURCH AREA: 7.37 ACRES



LOCATION MAP
SCALE 1" = 3,000'

TRADITION WETLANDS	
ID	WETLAND AREA (AC)
W-1	3.93
W-22	3.76
W-22A	0.25
W-24	1.21
W-24A	0.69
W-27	0.71
W-28	0.16
W-29	1.76
W-30	1.46
W-31	5.75
W-32	10.27
W-40	1.71
W-48	3.34
W-56	0.16
W-73	1.96
W-75	3.09
W-77	1.44
W-80	1.13
W-81	0.61
AW-12	11.31
AW-40A	7.17
AW-40B	1.57
AW-41	5.26
AW-43	6.73
AW-46	3.70
AW-52A	7.08
AW-52B	1.61
AW-55	5.00
AW-61	2.85
AW-62A	12.26
AW-62B	2.83
TOTAL	110.76

TRADITION UPLAND CONSERVATION AREAS	
ID	WETLAND AREA (AC)
UC-1	2.20
UC-2	1.10
UC-3	6.80
UC-4	4.90
UC-5	4.90
UC-6	19.10
UC-7	6.50
UC-8	15.70
UC-9	14.60
TOTAL	75.30

GRAPHIC SCALE
(IN FEET)

LEGEND
BASIN BOUNDARY AREA
PROPOSED POND T08 & CE
CT-4 CONSERVATION TRACT
CE / 08 CONTROL ELEVATION
16 LAND USE - PARCEL ID

NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

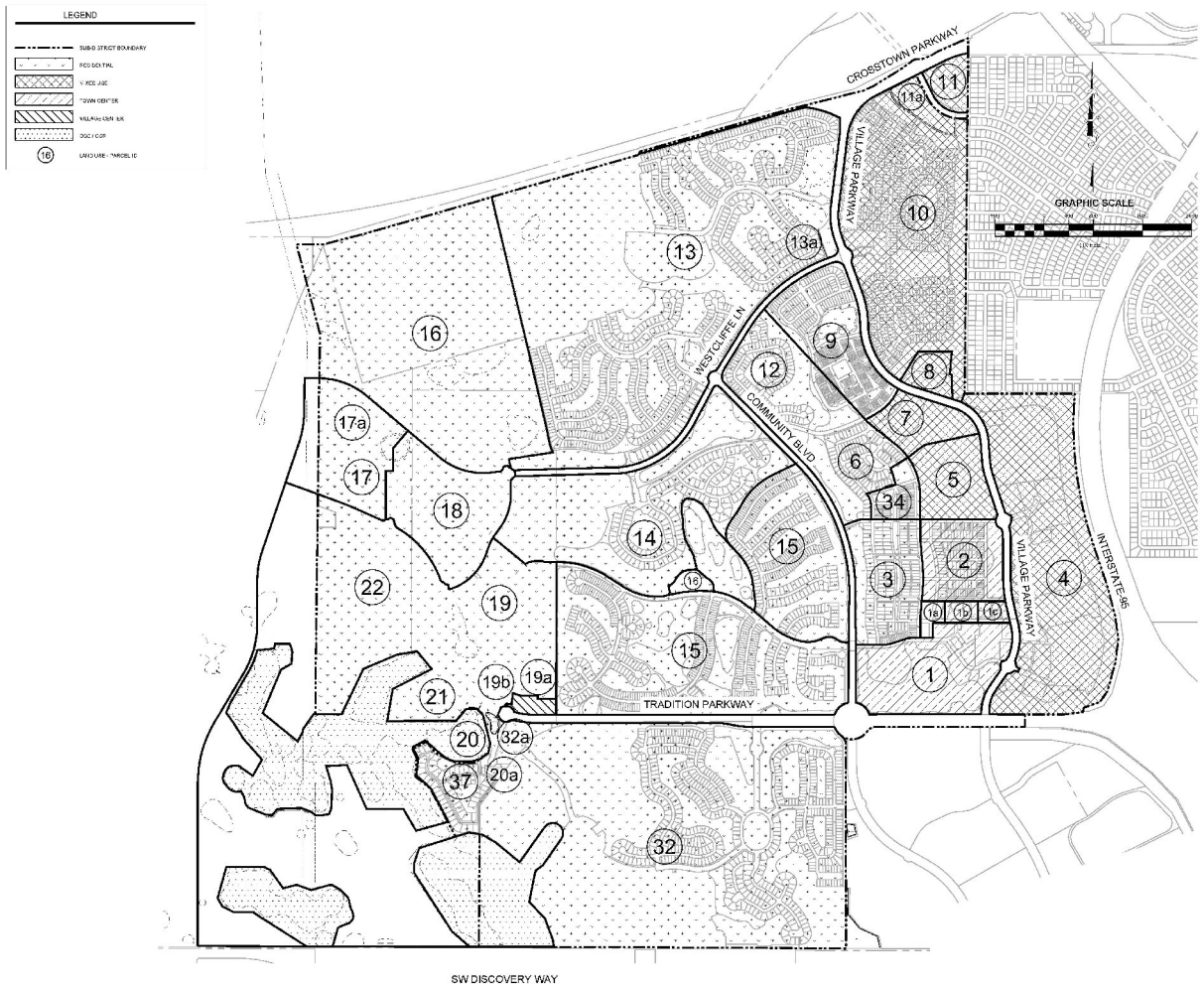
TRADITION MPUD AMENDMENT
PORT ST LUCIE, FL
CITY OF PSL PROJECT NO. P06-109

EXHIBIT 8

DATE: 3/4/2026
SCALE: AS SHOWN
DRAWN BY: --
DESIGNED BY: --
CHECKED BY: --
PROJECT No.: 25-385
SURVEY DWG No.: 32954
DRAWING No.: EXHIBIT 8

DAVID C. BAGGETT, P.E. (DATE)
483 575
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

PORT ST. LUCIE
HEART OF THE TREASURE COAST



NOT FOR CONSTRUCTION

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ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
WWW.HALEYWARD.COM

TRADITION MPUD AMENDMENT
PORT ST LUCIE, FL

EXHIBIT 8B

2/2/2026

AS SHOWN

25-359 LOT LITE SURV2

EXHIBIT 8B

DAVID C. BAGGETT, P.E. (DATE)

PORT ST. LUCIE
HEART OF THE TREASURE COAST

Land Use Consistency

- The subject property is located within the Tradition DRI and within a designated Mixed Use sub-district as depicted on Map H of the Tradition DRI and Figure 1-3 of the Future Land Use Element.
- Per Policy 1.2.2.7 of the comprehensive plan, Mixed-Use Areas can include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area.
- Each mixed-use area must contain a minimum of three or more uses as described above, one of which shall be residential. A minimum of 30% and a maximum 70% of the net acreage within a Mixed-Use Area shall be residential.

Staff Findings

- The Tradition MPUD provides for a variety of uses under the Mixed-Use Sub-Area including residential.
- The removal of 9.48 acres from residential will not adversely impact the amount of acreage designated for residential use in the Mixed-Use Area.
- It is currently at approx. 47% this application will reduce it to 44.93%.

Staff Findings

- Policy 1.1.7.3 of the comprehensive plan states that the City should encourage commercial and mixed-use nodes at or near arterial intersections and utilize urban design standards and techniques to beautify and enhance community appearance along major corridors.
- Given the proximity of the subject property to residential development to the south and east, staff is recommending a condition of approval to require future development of the property to include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

Staff Recommendation

The Site Plan Review Committee recommended approval of the proposed MPUD amendment at the February 25, 2026 Site Plan Review Committee meeting.

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval subject to the following condition:

1. Future development of the property shall include the installation of an architectural wall and enhanced landscaping along the eastern and southern boundaries of the property.

From: Jerline B.
To: Bridget Kean
Subject: Public Comment – Opposition to MPUD Amendment (P26-026)
Date: Wednesday, April 1, 2026 9:31:45 PM

Dear Planning & Zoning Board Members,

I am writing as a concerned resident regarding the proposed MPUD Amendment No. 16 (P26-026) to convert a portion of land near Crosstown Parkway and SW Fairgreen Drive from residential use to commercial use.

I respectfully oppose this amendment.

This area has been developed and valued as a family-oriented residential community. Introducing commercial zoning in this location would significantly change the character of the neighborhood in ways that many residents did not anticipate when choosing to live here. Increased traffic, congestion, noise, and safety concerns—especially for children and families—are inevitable outcomes of this type of change.

In addition, the existing green space and open areas are essential to maintaining the quality of life in our community. These spaces provide not only environmental benefits, but also a sense of balance, peace, and livability that cannot be replaced once lost. Preserving green areas should be prioritized over additional commercial expansion, particularly in already growing and densely developing areas.

Our community does not need more commercial development at the expense of residential integrity. What we need is thoughtful planning that protects families, reduces overcrowding, and maintains safe, accessible, and green environments.

I urge the Board and City Council to carefully consider the long-term impact of this amendment and to deny the proposed zoning change.

Thank you for your time and consideration.

Sincerely,
Jerline Baltimore
Resident of Fairgreen Community

Bridget Kean

From: Planning
Sent: Thursday, April 2, 2026 10:39 AM
To: Bridget Kean
Subject: FW: P26-026 - Tradition MPUD Amendment No. 16/ P&Z April 7th
Attachments: Public Comment Form

From: Tommie M. Fowler <Tommie.M.Fowler@stlucieco.gov>
Sent: Thursday, April 2, 2026 8:31 AM
To: Planning <Planning@cityofpsl.com>
Cc: Kori Benton <Kori.Benton@stlucieco.gov>; Benjamin Balcer <Benjamin.Balcer@stlucieco.gov>
Subject: P26-026 - Tradition MPUD Amendment No. 16/ P&Z April 7th

Good morning,

We received the attached public comment for P26-026 - Tradition MPUD Amendment No. 16, going to P&Z on April 7th.

Thank you & have a wondeful rest of the week.

Tommie Marie Fowler | Planning Tech | Planning and Development Services
Ph: 772-462-1584 | Fax: 772-462-1581 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov

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Bridget Kean

From: noreply@formstack.com
Sent: Wednesday, April 1, 2026 8:56 PM
To: Benjamin Balcer; Kori Benton; Joseph Sabater; Tommie M. Fowler
Subject: Public Comment Form

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.





Formstack Submission For: Public Comment Form

Submitted at 04/01/26 8:56 PM

Date of Meeting:	Apr 07, 2026
Board or Council :	Planning & Zoning Commission
Topic or Agenda Item:	P26-026 - Tradition MPUD Amendment No. 16
Your Comment:	I am a property owner located directly across the pond from the parcel under consideration and I respectfully request that the board deny the proposed rezoning from residential to commercial use. The intersection at Crosstown Parkway already experiences regular congestion, particularly for vehicles turning southbound, and traffic backs up multiple times per day; adding a high traffic commercial use at this location would increase vehicle volume, turning movements, and the risk of accidents while further straining an already impacted intersection. Commercial activity would also introduce sustained noise from vehicles, deliveries, and late night operations, and since the nearby Circle K was built there has been a noticeable increase in noise in this area, which additional commercial development would only intensify and further reduce the quality of life for surrounding residents. The existing tree line serves as a buffer between Crosstown Parkway and the homes to the south, and

	removing this vegetation would expose residences to increased noise, lighting, and roadway activity while also eliminating existing wildlife habitat. This proposed change is not compatible with the surrounding residential character and would introduce a level of intensity that does not align with the existing neighborhood. For these reasons, I respectfully urge the board to deny this rezoning request. Thank you for your time and consideration.
Your name:	Kevin Fess
Address:	10460 SW Southgate CT Port Saint Lucie, FL 34987
Email:	kmfess@gmail.com
Phone:	(772) 812-9962



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ADDITIONAL PUBLIC COMMENT ITEM 8D

From: aaraujo101
To: Bridget Kean
Subject: Notice to adjacent property owners request for Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No.16
Date: Saturday, April 4, 2026 10:22:10 AM

Sent from my Galaxy

Dear City Council Member

We are writing to express our strong opposition to the Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.

We have lived in Port St. Lucie for 6 years, and what made us fall in love with this specific part of Florida was the peace, tranquility, and nature that our area provides. In particular, what enchanted me, Adriana, immensely were our beautiful pine trees; to me, they look like dreamy clouds or pom-poms due to their structure. Notably and unfortunately, more and more of these pines are disappearing, putting them on the path to extinction. Florida's native pines include the longleaf, slash, loblolly, and sand pines, which are vital ecosystems, and it is extremely important to support biodiversity by providing food and shelter for species like the endangered red-cockaded woodpecker, gopher tortoises, and white-tailed deer.

We, as residents of this area, have seen acres and more acres of these beautiful trees and others being cleared for the construction and continuation of Crosstown Parkway and residential and commercial areas. In our backyard, we have received an unprotected diversity of wildlife; among it, neighbors have reported videos and photos of Florida panthers, bobcats, coyotes, turtles, turkeys, wild pigs, and a deer running from a bobcat. Among the coyotes, our camera captured a black dog that did not belong to the coyote family; in fact, they seemed threatened by it. When I researched, I discovered that in the past there were black coyotes and even black wolves in Florida, but these are rare, and in the case of the wolf, it is extinct. I even brought this to the attention of the Wildlife Protection and Conservation Commission. Without research, we will never know if our beautiful Port St. Lucie was home to one of these special animals that are losing their habitat.

Now a bit about us: when we moved to Florida, we had the same mindset as many of wanting a green lawn, which requires extensive maintenance. But as we learned more about this beautiful part of the United States where we chose to make our home, we realized we had to do our part. We noticed that in our yard there were no birds or insects—and how could there be, with the amount of pesticide used to maintain grass? Our home also had no trees, so how could birds make our yard a refuge?

So we decided to make our yard more eco-friendly—and not just that. We decided to plant native trees, shrubs, and flowers to support our fragile ecosystem. As a result, in just two years we noticed a remarkable difference in the diversity of wildlife visiting our yard.

One detail I forgot to mention: we live right across from the property in question. Our trees are still young, so most of these beautiful creatures still seek refuge in the area in question.

Port St. Lucie has been losing a lot of green space due to this significant growth. In our specific area, there is no park. And not enough protected green spaces. We would love for this area to be restored with more native plants so that our beautiful creatures have a safe refuge. Please consider the effects of your decision, which will not only affect traffic, noise pollution —which is already significant, light pollution, and the peace of us residents, but especially our beautiful creatures.

We are extremely proud to have achieved gold standards for our efforts to make our yard more eco-friendly from IFAS.

Feel free to visit us to see for yourself the beautiful wildlife oasis that we recreated right across from the area in question.

We are doing our part! And you?

We plead that you please consider your actions and decisions. Think reasonably and most import, think and take action for those that don't have a voice. We trust you care and will do what is right!

Regards,

Adriana and Fernando Domingues

10640 SW Soughgate CT

From:	Patricia Taylor
To:	Mary Savage-Dunham
Cc:	Sally Walsh; Jessica Heinz; Calleigh Nazario
Subject:	FW: Zoning request
Date:	Tuesday, April 7, 2026 8:38:42 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png

For the record.

Kind regards,

Patricia "Trish" L. Taylor
Executive Assistant
Office of the Mayor & City Council
Supporting:
Stephanie Morgan, Councilwoman, District 1
David Pickett, Councilman, District 2
o. 772-873-6472

City of Port St. Lucie | *Heart of the Treasure Coast*
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: John Day <jmd34987@gmail.com>
Sent: Friday, April 3, 2026 7:56 PM
To: David Pickett <David.Pickett@cityofpsl.com>
Cc: Patricia Taylor <PTaylor@cityofpsl.com>
Subject: Zoning request

Dear City Council Member, David Pickett

I am writing to express my strong opposition to the Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.

As a resident of Tradition and specifically abutting Heritage Oaks I am concerned with the proposed zone change. The original master plan of the property designated the parcel as residential. My current hope would be that it be donated by the owners and designated open space, purchased by the city or sold to a nature conservancy. The small community I retired to Port Saint Lucie from spent millions in bond issue money to preserve open space.It is also commonplace for development plans to require open space. Heritage Oaks itself has several areas which have been left natural or undeveloped…a home for animals and vegetation.

I believe the original vision for the Crosstown/ Village Parkway area has been modified enough. I cannot imagine the grand plan envisioned the issues the area currently experiences.

The exit off of Crosstown to Circle K/Fairgreen already creates a congestive traffic situation backing traffic up towards Publix on Crosstown. The left lane of Crosstown is often blocked by cars unable to get in the turn off lane attempting to turn onto Fairgreen when the turn light is red and the Crosstown light is green. An extension of the turn out lane has already been completed. The situation has worsened. The traffic circle on Village Parkway is automotive Russian Roulette.

Any allowed development of the property will only make the situation worse.

I thank you for your consideration.

John Day

From:	Patricia Taylor
To:	Mary Savage-Dunham
Cc:	Sally Walsh; Jessica Heinz; Calleigh Nazario
Subject:	FW: Homeowner concern about the about the request for Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026- Tradition MPUD Amendment No.16
Date:	Tuesday, April 7, 2026 8:39:54 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png

For the record.

Kind regards,

Patricia "Trish" L. Taylor
Executive Assistant
Office of the Mayor & City Council
Supporting:
Stephanie Morgan, Councilwoman, District 1
David Pickett, Councilman, District 2
o. 772-873-6472

City of Port St. Lucie | *Heart of the Treasure Coast*
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: aaraujo101 <aaraujo101@aol.com>
Sent: Saturday, April 4, 2026 10:07 AM
To: David Pickett <David.Pickett@cityofpsl.com>
Cc: Patricia Taylor <PTaylor@cityofpsl.com>
Subject: Homeowner concern about the about the request for Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026- Tradition MPUD Amendment No.16

Dear City Council Member, David Pickett,

We are writing to express our strong opposition to the Amendment of MPUD Zoning

Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.
We have lived in Port St. Lucie for 6 years, and what made us fall in love with this specific part of Florida was the peace, tranquility, and nature that our area provides. In particular, what enchanted me, Adriana, immensely were our beautiful pine trees; to me, they look like dreamy clouds or pom-poms due to their structure. Notably and unfortunately, more and more of these pines are disappearing, putting them on the path to extinction. Florida's native pines include the longleaf, slash, loblolly, and sand pines, which are vital ecosystems, and it is extremely important to support biodiversity by providing food and shelter for species like the endangered red-cockaded woodpecker, gopher tortoises, and white-tailed deer.

We, as residents of this area, have seen acres and more acres of these beautiful trees and others being cleared for the construction and continuation of Crosstown Parkway and residential and commercial areas. In our backyard, we have received an unprotected diversity of wildlife; among it, neighbors have reported videos and photos of Florida panthers, bobcats, coyotes, turtles, turkeys, wild pigs, and a deer running from a bobcat. Among the coyotes, our camera captured a black dog that did not belong to the coyote family; in fact, they seemed threatened by it. When I researched, I discovered that in the past there were black coyotes and even black wolves in Florida, but these are rare, and in the case of the wolf, it is extinct. I even brought this to the attention of the Wildlife Protection and Conservation Commission. Without research, we will never know if our beautiful Port St. Lucie was home to one of these special animals that are losing their habitat.

Now a bit about us: when we moved to Florida, we had the same mindset as many of wanting a green lawn, which requires extensive maintenance. But as we learned more about this beautiful part of the United States where we chose to make our home, we realized we had to do our part. We noticed that in our yard there were no birds or insects—and how could there be, with the amount of pesticide used to maintain grass? Our home also had no trees, so how could birds make our yard a refuge?

So we decided to make our yard more eco-friendly—and not just that. We decided to plant native trees, shrubs, and flowers to support our fragile ecosystem. As a result, in just two years we noticed a remarkable difference in the diversity of wildlife visiting our yard.

One detail I forgot to mention: we live right across from the property in question. Our trees are still young, so most of these beautiful creatures still seek refuge in the area in question.

Port St. Lucie has been losing a lot of green space due to this significant growth. In our specific area, there is no park. And not enough protected green spaces. We would love for this area to be restored with more native plants so that our beautiful creatures have a safe refuge. Please

consider the effects of your decision, which will not only affect traffic, noise pollution—which is already significant, light pollution, and the peace of us residents, but especially our beautiful creatures.

We are extremely proud to have achieved gold standards for our efforts to make our yard more eco-friendly from IFAS.

Feel free to visit us to see for yourself the beautiful wildlife oasis that we recreated right across from the area in question.

We are doing our part! And you?

We plead that you please consider your actions and decisions. Think reasonably and most import, think and take action for those that don't have a voice. We trust you care and will do what is right!

Regards,
Adriana and Fernando Domingues
10640 SW Soughgate CT

Sent from my Galaxy

From:	Patricia Taylor
To:	Mary Savage-Dunham
Cc:	Sally Walsh; Calleigh Nazario; Jessica Heinz; Brandon Dolan; Melanie Lorenzo
Subject:	FW: Request for Zoning Amendment P26-026
Date:	Tuesday, April 7, 2026 8:40:40 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png

For the record,

Kind regards,

Patricia "Trish" L. Taylor
Executive Assistant
Office of the Mayor & City Council
Supporting:
Stephanie Morgan, Councilwoman, District 1
David Pickett, Councilman, District 2
o. 772-873-6472

City of Port St. Lucie | *Heart of the Treasure Coast*
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: Carrie Dickinson <tpast@msn.com>
Sent: Saturday, April 4, 2026 10:30 AM
To: David Pickett <David.Pickett@cityofpsl.com>
Cc: Patricia Taylor <PTaylor@cityofpsl.com>; Shannon Martin <Mayor@cityofpsl.com>
Subject: Request for Zoning Amendment P26-026

Dear Mr. Pickett,

I own 9516 SW Flowermound Cir. In Heritage Oaks, the community directly across the small lake from the site of the proposed zoning amendment request.

I am vehemently opposed to the proposed zoning change on these parcels from Residental use to Retail/Office/Civic/Institutional use.

I have owned this house since 2009 and have really enjoyed the trees and wildlife we see across our lake. I always thought there may be a chance that these wooded lots would eventually be developed with residential units, and I'd have to accept that possibility. I never thought there would be a commercial use there. I can't imagine the extra traffic, noise, bright lights, trash and odors that may come from allowing a commercial use there. This would lower the value of my home and others in the community. I would have a very hard time ever renting or selling my home if there was a commercial use across the lake, especially if it was a Wawa as I continue to hear it may become.

I cannot attend the Planning & Zoning Board hearing regarding this proposal on April 7, 2026, but I would like to voice my opinion here that the zoning on these lots should not be changed to allow commercial use. Please forward this message to Board and/or Council members as appropriate.

Thank you,

Carrie Dickinson
Owner: 9516 SW Flowermound Cir.

From:	Patricia Taylor
To:	Mary Savage-Dunham
Cc:	Sally Walsh; Calleigh Nazario; Jessica Heinz; Brandon Dolan; Melanie Lorenzo
Subject:	FW: Opposition to Rezoning Near Fairgreen Rd & Crosstown Pkwy – Noise and Quality of Life Impact
Date:	Tuesday, April 7, 2026 9:29:15 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png

For the record.

Kind regards,

Patricia "Trish" L. Taylor
Executive Assistant
Office of the Mayor & City Council
Supporting:
Stephanie Morgan, Councilwoman, District 1
David Pickett, Councilman, District 2
o. 772-873-6472

City of Port St. Lucie | *Heart of the Treasure Coast*
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: Dana <scrubsforlife@gmail.com>
Sent: Monday, April 6, 2026 2:04 PM
To: David Pickett <David.Pickett@cityofpsl.com>
Cc: Patricia Taylor <PTaylor@cityofpsl.com>; little-atom9y@icloud.com
Subject: Opposition to Rezoning Near Fairgreen Rd & Crosstown Pkwy – Noise and Quality of Life Impact

To Whom It May Concern,

I am a resident of Heritage Oaks, 9552 SW Flowermound Circle, located directly adjacent to the area under consideration for rezoning near Fairgreen Road and Crosstown Parkway.

I am writing to formally oppose the proposed rezoning of this parcel from residential to

commercial due to the already significant and ongoing noise impacts affecting this neighborhood.

At present, the noise level from Crosstown Parkway alone is substantial. Vehicles frequently accelerate from Village Parkway onto Crosstown, often braking at the Fairgreen intersection, and then accelerating again. This repeated pattern creates constant engine noise, including loud exhaust and muffler sounds. Additionally, horns, emergency vehicle sirens, and frequent accidents contribute to an already disruptive environment.

The situation is further intensified by the nearby gas station, where traffic entering and exiting the property generates additional noise at all hours. The presence of the adjacent lake appears to amplify and carry these sounds, making them more pronounced within our neighborhood.

As a result, I am unable to comfortably use my patio or enjoy my outdoor space. This has a direct impact on my quality of life and the quiet enjoyment of my property.

Introducing additional commercial zoning in this immediate area will predictably increase traffic volume, delivery vehicles, and overall activity, further compounding the existing noise problem. This is not a speculative concern—it is an extension of conditions that are already present and problematic.

I respectfully ask the City to:

- Deny the rezoning request based on incompatibility with the surrounding residential area
- Consider the cumulative noise impacts already affecting nearby homes
- Require a formal noise and traffic impact study before moving forward with any changes
- Protect the residential character and livability of this community

This is not simply about future development, but about the current, measurable impacts that residents are already experiencing on a daily basis.

In addition, I would like to raise a concern regarding consistency and fairness in how noise impacts have been addressed across the City.

In other areas—particularly east of I-95—the City has implemented noise abatement measures such as berms, walls, landscaping buffers, and has conducted noise and safety studies to protect residential communities from roadway impacts.

In contrast, west of I-95, including the area around Fairgreen Road and Crosstown Parkway, similar protections have not been provided. The only meaningful noise wall in this vicinity was installed by the Tradition development, not by the City, and it primarily benefits areas closer to that project. This leaves our neighborhood exposed, despite being directly impacted by the

same roadway infrastructure.

As Crosstown Parkway expanded, our area appears to have been left without comparable mitigation, despite experiencing significant and measurable effects from traffic noise and activity.

Approving additional commercial zoning in this already unprotected area would further increase:

- 24/7 lighting from commercial properties
- Extended hours of operation and associated noise
- Vehicle emissions and fuel-related fumes
- Trash collection and service vehicle activity

These are cumulative impacts layered on top of an existing problem that has not yet been addressed.

I also want to note that some residents, including myself, are particularly affected by high levels of noise due to medical or mental health considerations. I am currently on medical leave for PTSD, and excessive and unpredictable noise—like that already present from Crosstown Parkway and nearby traffic—has a measurable impact on my ability to rest, recover, and maintain health. Approving additional commercial zoning in this area would worsen conditions that already interfere with residents' well-being.

I respectfully ask the City to consider whether it is appropriate to intensify development in an area that has not received the same level of protection or mitigation as other parts of the community.

Thank you for your time and consideration.

Sincerely,
Dana Davidson

From:	Margaret Mucciolo
To:	Patricia Taylor; David Pickett
Subject:	Re: Subject: Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.
Date:	Saturday, April 4, 2026 3:40:45 PM
Attachments:	image008.png image007.png image009.png image004.png image003.png image006.png image005.png image002.png image001.png

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Dear City Council Member, David Pickett

Thank you for responding to my letter, thank you for remaining open-minded and taking my comments into consideration before rendering your vote. With that in mind please also consider the following:

106 apartments or commercial zoning/building**:** As both residential and commercial development cause major damage to our ecosystems, my first preference is neither. However, I fear that is an unrealistic option and as such, for what it's worth I pick apartments. My hope would be the plans are such that land can be preserved for wildlife. This would help protect the wildlife that is protected by The Migratory Bird Treaty Act that calls this piece of land home. This also would provide more real estate value when you consider the view.

You note a positive motion for commercial versus residential being "prevent further rooftops in our city" I apologize as I am not 100% what this refers to as all building commercials or residential have rooftops, regardless of height the site line is there. Large commercial developments often feature massive parking lots and roofs. These "impervious surfaces" prevent water from soaking into the ground, leading to polluted storm-water running off that harm's aquatic ecosystems.

You mentioned road improvements as a positive step for commercial rather than residential development. The commercial developer proposes to extend the turn lane from Crosstown, extend the turning lane coming out of Fairgreen to Crosstown, and two lane all of Fairgreen from Crosstown to the stop sign on Fairgreen. As noted, these are much needed road improvements that would not be funded from our general fund.

Have studies regarding traffic increase caused by the commercial buildings been taken into consideration, WAWA is open 24/7. Have the road work changes been proven to manage the increased traffic caused by the development?

I truly believe the damage to wildlife needs to be taken into consideration. I'd like to add the Florida sandhill crane which are protected as a state designated threaten species, heron and egret covered by Migratory Bird Treaty Act to the wildlife I previously mentioned. I am sure there are many other protected species living on this piece of land that I cannot identify. For me this is reason enough not to move forward with development but, at the very least, not allowing rezoning from residential to

commercial.

Thank you for your time and your consideration.

On Friday, April 3, 2026 at 09:31:39 PM EDT, David Pickett <david.pickett@cityofpsl.com> wrote:

Ms. Mucciolo
Thank you for writing expressing your concern for the property located at Fairgreen and Crosstown. Currently the property is zoned to have up to 106 apartments on that parcel.
The current proposed change would eliminate that entitlement and change the property's zoning to commercial.
Additionally, I would like to address some of the issues that you wrote about as the land use change does not tell the full story.
The developer who has expressed interest in that property also proposes to extend the turn lane from Crosstown, extend the turning lane coming out of Fairgreen to Crosstown, and two lane all of Fairgreen from Crosstown to the stop sign on Fairgreen.
This are much needed road improvements that would not be funded from our general fund. I have been an advocate for the turn lane extension for quite some time now as I live back in that edition and experience the backup of traffic turning onto Fairgreen everyday.
I agree with you in wanting to have green space, but given the circumstances before us it's either allow 106 apartments on that property (which it is currently zone for) to further add to our frustration getting into or out of our neighborhood or allow the zoning to change to be commercial and prevent further rooftops in our city, while getting some much needed road improvements paid for by someone other than the taxpayers of Port St. Lucie.
This land amendment change has to go before the Planning and Zoning board before it comes to council and I will take your comments into consideration before I render my vote.
My mind is not made up, I am simply giving you more information that you might not have been made aware of.
Respectfully,
Dave Pickett

Get Outlook for iOS

From: Patricia Taylor <PTaylor@cityofpsl.com>
Sent: Friday, April 3, 2026 4:58:46 PM
To: Margaret Mucciolo <margaret.mucciolo@yahoo.com>; David Pickett <David.Pickett@cityofpsl.com>
Subject: RE: Subject: Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-

Tradition MPUD Amendment No. 16.

Good afternoon, Ms. Mucciolo,

Thank you for taking the time to share your concerns regarding the proposed Tradition MPUD Amendment No. 16. Your input as a nearby resident is important, and we appreciate you outlining the potential impacts related to traffic, environmental considerations, and overall community planning.

I have forwarded your email to the Planning and Zoning Department Director to ensure your comments are included in the official record and reviewed as part of the evaluation process.

This item is scheduled to be discussed at the upcoming meeting on Tuesday, April 7 at 6:00 PM in the Council Chambers, City Hall. You are welcome to attend and provide public comment should you wish to share your concerns directly.

Thank you again for your engagement in this matter.

Kind regards,

Patricia "Trish" L. Taylor
Executive Assistant
Office of the Mayor & City Council
Supporting:
Stephanie Morgan, Councilwoman, District 1
David Pickett, Councilman, District 2
o. 772-873-6472

City of Port St. Lucie | *Heart of the Treasure Coast*
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: Margaret Mucciolo <margaret.mucciolo@yahoo.com>
Sent: Friday, April 3, 2026 4:43 PM
To: David Pickett <David.Pickett@cityofpsl.com>
Cc: Patricia Taylor <PTaylor@cityofpsl.com>
Subject: Subject: Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.

Dear City Council Member, David Pickett

My name is Margaret Mucciolo, I reside at 10540 SW Southgate Ct. Port Saint Lucie Fl. which is within 750 feet of the subject property request for residential to commercial rezoning. I am writing to express my strong opposition to the Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16.

Location Site: Residents have previously noted Crosstown Parkway was originally proposed, with the intention to move cars quickly across the city and not to be heavily developed with commercial, commercialization. The corner of Crosstown Parkway and Fairgreen is the planned site area for this development. This creates traffic issues and over development in an area that already has infrastructure issues. We need to maintain designated commercial-free, green spaces in this area.Directly across the area requesting rezoning is Circle K, as well as many other commercial properties. A Publix and a 7-11 Mini Market/gas station approximately ¼ mile away. We do not need additional commercial development.

Wildlife Conservation is a major concern. We have so many beautiful birds, eagles which are heavily protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, and turtles which also are protected under the Federal Endangered Species Act of 1973 and of cause alligators which are protected in the state of Florida while no longer in danger they are protected by state law and federally designated as a “threatened” species due to their similarity appearance to the American crocodile they all call this stretch of land home. Our Ecosystem is a Public Trust that truly needs to be protected. Science relies on our ecosystems to provide essential services of which technology cannot fully reproduce. Our ecosystem helps support clean air and water, disease regulation – all supporting human health.

We don't own the planet Earth, we belong to it. And we must share it with our wildlife.” – Steve Irwin, renowned Australian wildlife expert and conservationist There is no need for a WAWA or any additional commercial/retail stores. Traffic is already unbearable, this would serve to the taking away of safe easy walking paths, an increase in noise level and air pollution, trash, bright lights are all within their reason for not allowing the rezoning.

Therefore, I urge you to oppose the rezoning of subject property. Thank you for your attention to this matter.

Sincerely,

Margaret Mucciolo

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Tuesday, April 7, 2026 5:09:22 PM

New Submission: Comments to be Heard

Meeting Date	04-07-2026
Name	ADRIANA DOMINGUES
Phone Number	(551) 404-5548
Email	aaraujo101@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	10640 sw southgate ct, Port st lucie, Fl, 34987
I would like to comment on:	Agenda Items
Name of Agenda Item:	Request for Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition-tradition MPUD AMENDMENT No.16
I am...	Opposed
Comments:	We are writing to express our strong opposition to the Amendment of MPUD Zoning Regulation Book and Concept Plan P26-026-Tradition MPUD Amendment No. 16. We have lived in Port St. Lucie for 6 years, and what made us fall in love with this specific part of Florida was the peace, tranquility, and nature that our area provides. In particular, what enchanted me, Adriana, immensely were our beautiful pine trees; to me, they look like dreamy clouds or pom-poms due to their structure. Notably and unfortunately, more and more of these pines are disappearing, putting them on the path to extinction. Florida's native pines include the longleaf, slash, loblolly, and sand pines, which are vital ecosystems, and it is extremely important to support biodiversity by providing food and shelter for species like the endangered red-cockaded woodpecker, gopher tortoises, and white-tailed deer.

We, as residents of this area, have seen acres and more acres of these beautiful trees and others being cleared for the construction and continuation of Crosstown Parkway and residential and commercial areas. In our backyard, we have received an unprotected diversity of wildlife; among it, neighbors have reported videos and photos of Florida panthers, bobcats, coyotes, turtles, turkeys, wild pigs, and a deer running from a bobcat. Among the coyotes, our camera captured a black dog that did not belong to the coyote family; in fact, they seemed threatened by it. When I researched, I discovered that in the past there were black coyotes and even black wolves in Florida, but these are rare, and in the case of the wolf, it is extinct. I even brought this to the attention of the Wildlife Protection and Conservation Commission. Without research, we will never know if our beautiful Port St. Lucie was home to one of these special animals that are losing their habitat.

Now a bit about us: when we moved to Florida, we had the same mindset as many of wanting a green lawn, which requires extensive maintenance. But as we learned more about this beautiful part of the United States where we chose to make our home, we realized we had to do our part. We noticed that in our yard there were no birds or insects—and how could there be, with the amount of pesticide used to maintain grass? Our home also had no trees, so how could birds make our yard a refuge?

So we decided to make our yard more eco-friendly—and not just that. We decided to plant native trees, shrubs, and flowers to support our fragile ecosystem. As a result, in just two years we noticed a remarkable difference in the diversity of wildlife visiting our yard.

One detail I forgot to mention: we live right across from the property in question. Our trees are still young, so most of these beautiful creatures still seek refuge in the area in question.

Port St. Lucie has been losing a lot of green space due to this significant growth. In our specific area, there is no park. And not enough protected green spaces. We would love for this area to be restored with more native plants so that our beautiful creatures have a safe refuge. Please consider the effects of your decision, which will not only affect traffic, noise pollution—which is already significant, light pollution, and the peace of us residents, but especially our beautiful creatures.

We are extremely proud to have achieved gold standards for our efforts to make our yard more eco-friendly from IFAS.

Feel free to visit us to see for yourself the beautiful wildlife oasis that we recreated right across from the area in question.

We are doing our part! And you?

We plead that you please consider your actions and decisions. Think reasonably and most import, think and take action for those that don’t have a voice. We trust you care and will do what is right!

Regards,

Adriana and Fernando Domingues

10640 SW Soughgate CT

April 7, 2026

City of Port St Lucie Planning and Zoning Board
City of Port St Lucie City Council
121 Pt St Lucie Blvd, Bdg A
Port Saint Lucie, FL

RE: Rezoning application for the 9.48 ac of Open Space Tract 21, Tradition Plat No. 18

Thank you for the opportunity to give input on the change in zoning proposed for this land. It is directly behind my home (9528 SW Flowermound Circle). I am quite concerned regarding the impact this narrow strip of land would have on our neighborhood. Change can be difficult for all of us!

Additional residential options exist if Winding River Crosstown chose to withdraw their request for change. Townhouses, cottages could be built here. A wall or landscaping would be needed on the boundary to keep residents from entering our gated community and utilizing the amenities.

If retail/office/civic/institutional uses are approved, they have the potential for greater impact. Noise, lights, traffic and litter are a few of my concerns regarding a commercial project on the narrow strip of land.

The noise issue includes many cars arriving and leaving at various times of day. Trucks and vehicles often leave windows open with loud music playing. Vehicles often need muffler work or use sirens (this is already heard from Crosstown Parkway) but the existing landscaping helps baffle the sounds.

A business would need bright lights in their parking and entry areas for the safety of their customers. At night, the lake and surrounding properties are dark, which makes it wonderful to enjoy the peace and quiet of the lake and for sleeping with windows open. The one street light that currently shines on the lake isn't overwhelming but adding them along the 9.48 acres, and removing the landscaping and trees, would change our yards and homes.

The traffic on Crosstown Parkway and SW Fairgreen Drive is already a mess. The large residential neighborhood in this area back up getting on and off Crosstown Parkway. The stop light is often run and the turn into Circle K often backs up onto Crosstown.

Our HOA regularly cleans up trash that blows from Crosstown Parkway into the corner of Crosstown and Fairgreen. If a business does build there, assuming responsibility to keep trash from blowing into the lake just behind the land would be important.

The HOA for our gated community (Heritage Oaks of Tradition) uses landscaping and fences as a barrier to prevent uninvited individuals. While I would hope Winding River Crosstown would install a 10 foot concrete fence (which would help with the noise, lights and litter), other options could be helpful.

Being good neighbors is always important. I've focused on ways to alleviate the potential issues that a commercial project could have. These concerns would be alleviated if the zoning remains residential. If the City Council approves the rezoning request change the land zoning to commercial, the owners would need to make the investments in the property that I have described.

Thank you for considering my suggestions. Please include my letter in the records of this zoning application.

Sincerely,

Janet Edwards
9528 SW Flowermound Cir
Port St Lucie, FL 34987

City of Port St Lucie City Council

Diane H. McGinnis RN, BSN, Med
9522 SW Flowermound Circle
Port Saint Lucie, FL 34987
570-419-3797
dianemcginnis1@comcast.net

Dear Sir or Madame,

This letter in response to the proposed change of use request from residential to commercial by the owner of the two parcels of land at the southwest corner of Crosstown Parkway and Fairgreen Drive. We purchased our home in 2020. The main reason we bought it was the narrow lake behind our home that looks at those parcels of land. The scene from our lanai is tranquil and peaceful. We knew when we bought our home that townhomes might built and change our view. That was fine with us.

I was not able to attend the April 7, 2026 Planning and Zoning Board meeting. I did watch it on our TV. I agree with many of the key points made by the residents who are going to be affected by the proposed changes. I appreciate the Board's thoughtful response to everyone who spoke. There is one concern that was not mentioned. It became clear to me after our home was almost flooded two days after the April 7,2026 meeting.

Please look at the enclosed pictures of our home on April 9, 2026, after a few days of rain. As you can see the storm water was halfway up our driveway. The drain in the street in front of our house was clear of debris but was not draining well. The drain across the street from us did not appear to be draining at all. It was clear of debris also. The storm water backed-up into the street due to the height of the lake, which you can see was very high. My husband and I went to see the person in charge of the Tradition CDD. He told us that **all of Tradition** drains by gravity into the narrow lake behind our home. From there, it drains into The Barrow Canal. Unfortunately for us, many properties around us drain into that canal, including the Circle K, the Shopping Center and Storage business next to it. Many of the residential areas around us also drain into the canal. There is a retention pond on Fairgreen Drive, adjacent to the Storage business to stage the runoff and gradually release it into the canal. I think we have reached a tipping point.

When all of the commercial land on Fairgreen and Crosstown Parkway was greenspace, we did not have flooding issues. Now it is proposed to take another greenspace away for commercial space. Even if that space is used for residential townhomes, rainwater is still an issue. There will be 9.48 acres of concrete surfaces and roof to drain somewhere. What are the plans for rainwater control? Do you plan to put a retention pond on the property? Do you plan to divert rainwater from this parcel into the Barrow Canal or the narrow lake behind our home. Remember all of Tradition already drains into our narrow lake and then the Barrow Canal. A confluence of a few heavy days of rain and rainwater drainage from all of the properties in the

area that drain into the canal have created a problem for us. I am worried our home is going to have perpetual flooding issues. I hope decisions can be made to prevent this from happening.

One of the arguments I heard at the Zoning meeting for using the parcel on Crosstown and Fairgreen for commercial use, is that Port Saint Lucie is primarily a residential area and only has 6% commercial space. Tradition, I believe, has a plan for 2/3 of its's land for commercial space and 1/3 for residential. This parcel was at one time part of Tradition. It was planned as residential space. I find it hard to understand why we need more commercial space on the Crosstown Parkway. I love driving on the Parkway because it is mostly free of commercial space. It is beautiful and pleasant with greenspace on either side of the road. (You will not find me driving on St.Lucie West Blvd.! Too much stop and go traffic!)

I would love to see this parcel become a park so that everyone in the community could enjoy it. That would be in keeping with the character and beauty of the Crossway Parkway.

Respectfully,

Diane McGinnis



From:	Patricia Taylor
To:	Sally Walsh; Calleigh Nazario; Jessica Heinz
Cc:	Brandon Dolan; Melanie Lorenzo; Patricia Taylor
Subject:	FW: Immediate Concern Before Vote: Noise Study Omission and Request for Abatement Wall – Crosstown Parkway
Date:	Monday, April 13, 2026 12:20:05 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png

For the record.

Kind regards,

Patricia "Trish" L. Taylor
Executive Assistant
Office of the Mayor & City Council
Supporting:
Stephanie Morgan, Councilwoman, District 1
David Pickett, Councilman, District 2
o. 772-873-6472

City of Port St. Lucie | *Heart of the Treasure Coast*
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: Dana <scrubsforlife@gmail.com>
Sent: Monday, April 13, 2026 12:16 PM
To: Shannon Martin <Mayor@cityofpsl.com>; Brandon Dolan <BDolan@cityofpsl.com>; Media <Media@cityofpsl.com>; CMO <CMO@cityofpsl.com>; David Pickett <David.Pickett@cityofpsl.com>; Patricia Taylor <PTaylor@cityofpsl.com>
Cc: mike.oleary@tcpalm.com; feedback@tcpalm.com; tony@orangepeelgazette.com; thesunlandcompany@gmail.com
Subject: Immediate Concern Before Vote: Noise Study Omission and Request for Abatement Wall – Crosstown Parkway

This is time-sensitive, as the Council is scheduled to vote within the hour.

I am writing regarding the proposed project along Crosstown Parkway and two primary concerns: the absence of a noise impact analysis and the inconsistent application of noise mitigation along the corridor.

After reviewing the Public Works memo, third-party review, and traffic study, I found that while traffic capacity and volume were analyzed, no evaluation was conducted on noise or quality-of-life impacts.

This is particularly concerning given existing conditions. Noise abatement measures were installed east of I-95 toward US-1, and a noise wall was constructed within the Tradition area along Crosstown Parkway (from Circle K to the C-24 Canal). However, west of I-95, similarly impacted communities—such as Heritage Oaks—have not received comparable protection.

My address is 9552 SW Flowermound Circle, Port St. Lucie, FL 34987.

The current materials include no noise study, no baseline measurements, no projected increases, and no mitigation strategies. As a result, decisions are being made without addressing how increased traffic will affect nearby residents.

I understand development will continue, but it should be done fairly and with minimal impact on residents' ability to enjoy their homes.

I am specifically requesting the installation of a noise abatement wall or berm along Crosstown Parkway from Fairgreen Drive to Village Parkway. This is a targeted and reasonable solution that would bring consistency to mitigation efforts already implemented in other sections of the corridor.

In addition, I request:

- A formal noise impact analysis
- Evaluation of existing conditions west of I-95
- Consistent application of noise mitigation standards

Thank you for your time and consideration.

Sincerely,
Dana Davidson

From:	Planning
To:	Bridget Kean
Subject:	FW: Concern Regarding Wildlife Impact – Proposed Development at Crosstown Parkway & Fairgreen Road
Date:	Thursday, April 30, 2026 3:30:12 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png

P26-026 Comment to attached….. PZ Board May 5

Lorraine Prussing
Office Manager
Planning & Zoning Department
o. 772-871-7380

City of Port St. Lucie | *Heart of the Treasure Coast*
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: Pratt, Chanae <PRATTC8@ccf.org>
Sent: Thursday, April 30, 2026 2:51 PM
To: Planning <Planning@cityofpsl.com>
Cc: Chanae Cottrell <chancottrell@gmail.com>
Subject: Concern Regarding Wildlife Impact – Proposed Development at Crosstown Parkway & Fairgreen Road

Dear City Commission,

I am writing to express concern regarding the ongoing land clearing and proposed zoning changes for the property located at the corner of Crosstown Parkway and Fairgreen Road in Port St. Lucie, Florida.

This parcel currently supports a variety of wildlife, including a pack of coyotes, a bobcat, gopher tortoises, many varities of birds, and freshwater turtles. In recent weeks, I have

observed tree clearing activity, particularly in the central portion of the property and near the pond, which raises concern about the immediate and long-term impact on these animals.

Given that the surrounding area is already densely developed with residential housing and lacks meaningful green space corridors, displacement of wildlife from this site will likely result in animals moving into nearby neighborhoods. This poses risks both to the animals and to the community, including increased vehicle strikes, human-wildlife conflict, and loss of protected species.

I am particularly concerned about whether appropriate environmental assessments and wildlife relocation protocols are being followed—especially regarding protected species such as gopher tortoises, which require permitted relocation under Florida law. There is concern within the community that proper relocation measures may not be fully implemented.

I respectfully request:

- Clarification on whether an environmental impact assessment and wildlife survey have been completed for this property
- Confirmation that all required permits and relocation efforts for protected species are being obtained and properly executed
- Information on any opportunities for public input, including the upcoming zoning discussions scheduled for next week

If your organization is able to review this situation, provide guidance, or become involved in ensuring appropriate environmental protections, it would be greatly appreciated.

Thank you for your time and for any assistance you may be able to provide in protecting the wildlife and ecological integrity of this area.

Sincerely,

Chanae Pratt
chancottrell@gmail.com

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From:	Patricia Taylor
To:	Mary Savage-Dunham; Sally Walsh; Jessica Heinz
Cc:	Brandon Dolan; Melanie Lorenzo; Patricia Taylor
Subject:	FW: Tradition Zoning Changes Crosstown and Fairgreen
Date:	Friday, May 1, 2026 8:36:44 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png

Good morning,

For the record.

Kind regards,

Patricia "Trish" L. Taylor
Executive Assistant
Office of the Mayor & City Council
Supporting:
Stephanie Morgan, Councilwoman, District 1
David Pickett, Councilman, District 2
o. 772-873-6472

City of Port St. Lucie | *Heart of the Treasure Coast*
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: ik_md@yahoo.com <ik_md@yahoo.com>
Sent: Friday, May 1, 2026 6:06 AM
To: David Pickett <David.Pickett@cityofpsl.com>; Patricia Taylor <PTaylor@cityofpsl.com>
Subject: Tradition Zoning Changes Crosstown and Fairgreen

Mr. Pickett and team,

As residents of Vitalia in Tradition, Port St Lucie, we are against any zoning change regarding the subject area and are opposed to any commercial development adjacent to residential properties.

The over extension of commercial development in Tradition and adjacent areas must stop. There are many areas currently zoned for commercial development that can accommodate stores, restaurants, and gas stations, etc. The constant exemptions and zoning changes will impact property values, and demographics may degrade.

As an alternative, can we please consider creating a commercial zone West of the new high school where future residents can decide if they want to live in an area zoned for commercial properties.

We will actively monitor this subject and hope that you will give our suggestion serious consideration!

Regards,

Kathleen and Irfan Khan

12093 SW Marigold Ave

Port Saint Lucie, FL 34987

Agenda Summary

2026-388

Agenda Date: 5/5/2026 **Agenda Item No.:** 9.a

Placement: New Business

Action Requested: Motion / Vote

Selection of a Planning and Zoning Board Representative for the Site Plan Review Committee

Submitted By: Mary Savage Dunham, Planning and Zoning

Executive Summary: Mr. Norton is the current representative of the Board sitting on the SPRC and this is an opportunity to see if another member is ready to assume this role.

Presentation Information: N/A

Staff Recommendation: Move that the Board select a representative to sit on the SPRC.

Alternate Recommendations:

1. Move that the Board amend the recommendation and appoint a representative.
2. Move that the Board table the item.

Background: Mr. Norton is the current representative. Mr. Spatara is retired and has more time available to serve in this capacity and is interested in being selected as the representative to the SPRC.

Issues/Analysis: N/A

Special Consideration: the SPRC meets during the work day, remotely or in person.

Location of Project: N/A

Attachments: N/A