

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5212 FAX: (772) 871-5124

P&Z File No. P18-175
Fees (Nonrefundable) \$ _____ Arch.: \$ _____
Receipt #'s: 208038

PRIMARY CONTACT EMAIL ADDRESS: patriciasesta@edc-inc.com

PROJECT NAME: Oculus

LEGAL DESCRIPTION: SOUTHERN GROVE PLAT NO. 14 (PB 71-35) LOT 4 (9.753 AC - 424,841 SF)

LOCATION OF PROJECT SITE: East of SW Village Pkwy, South of SW Discovery Way

PROPERTY TAX I.D. NUMBER: 4315-505-0008-000-5

STATEMENT DESCRIBING IN DETAIL Construction of phased office & manufacturing facility with assoc. improv.

THE CHARACTER AND INTENDED USE Office / Manufacturing
OF THE DEVELOPMENT:

GROSS SQ. FT. OF STRUCTURE (S): PH 1: 54,125 sf, PH 2: 25,385, PH 3, 50,000 sf = 132,605 SF TOTAL

NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: N/A

UTILITIES & SUPPLIER: PSLUSD

GROSS ACREAGE & SQ. FT. OF SITE: 9.753 ac / 424,841 sf **ESTIMATED NO. EMPLOYEES: 100 (Ph1)

FUTURE LAND USE DESIGNATION: NCD ZONING DISTRICT: MPUD

OWNER(S) OF PROPERTY: Port St. Lucie Govermental Finance Corp.
Name, Address, Telephone & Fax No.: 121 SW Port St. Lucie Blvd, Port St. Lucie, FL 34984

APPLICANT OR AGENT OF OWNER: Patricia Sesta, EDC, Inc.
Name, Address, Telephone & Fax No.: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987, Phone:
772-462-2455, email: patriciasesta@edc-inc.com

PROJECT ARCHITECT/ENGINEER: Jayson Harrison, P.E., EDC, Inc.
(Firm; Engineer Of Record, 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987, Phone:
Florida Registration No., Contact 772-462-2455, email: jaysonharrison@edc-inc.com
Person, Address, Phone & Fax No.)

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.

- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

***When a corporation submits an application, it must be signed by an officer of the corporation. Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.**

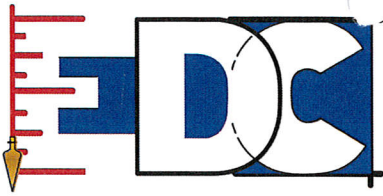
NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public 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.

Patricia Sesta
OWNER'S SIGNATURE

Patricia Sesta
HAND PRINT NAME

Planner
TITLE

05/09/2019
DATE



ENGINEERS • SURVEYORS • ENVIRONMENTAL

LETTER OF JUSTIFICATION

Site Plan Application

Oculus

December 5, 2018

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a site plan application for a project to be known as Oculus. The subject property is approximately 9.753 acres and can be identified as parcel ID 4315-505-0008-000-5. The petitioner wishes to obtain approval for the development of a phased 132,605 sf +/- office and manufacturing facility. The property address is has not yet been assigned but is located south of SW Discovery Way and east of SW Village Parkway.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located at south of SW Discovery Way and east of SW Village Parkway.

The subject property is comprised of approximately 9.753 acres. This parcel is currently cleared and undeveloped. The applicant is proposing the construction of a phased three (3) story office / manufacturing facility. Phase 1 would include the construction of 18,825 sf of office and 33,700 sf of manufacturing. Along with this, the applicant wishes to construct a 1,600 sf watchman building and all associated site infrastructure. Phase 2 would include a 28,480 sf manufacturing addition. Phase 3 would include a 50,000 sf. manufacturing addition.

The subject property has an existing future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the north of the subject property lies the right-of-way of SW Discovery Way. North of the right-of-way is an existing undeveloped commercial property. This parcel has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the east of the subject property is the right-of-way of Tom Mackie Boulevard followed by an undeveloped commercial parcel. This parcel has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

South of the property is and undeveloped commercial parcel. This property has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

To the west of the subject property is an undeveloped commercial parcel. This property has a future land use designation of New Community Development (NCD) and an underlying zoning designation of Master Planned Unit Development (MPUD).

SITE PLAN REQUIREMENTS

Section 158.238 of the Port St. Lucie Zoning Code identifies the requirements for Site Plan Submittal. The attached site plan meets all of the requirements of Section 158.238.

In addition to meeting the requirement of Section 158.238, the City of Port St. Lucie requires the completion of a Site Plan Sufficiency Checklist. The checklist is submitted along with this Justification Statement/Cover Letter.

SITE PLAN SUFFICIENCY CHECKLIST

Most of the items required for site plan approval are included as part of this submittal. This is a phased project. This application is being uploaded electronically through the City of Port St. Lucie's website. Due to this, a CD has not been included. Because this is the formal submittal of the site plan application, a written response has not been included. This project is located in Tradition and must meet the requirements of the Traditional Design Review standards. This will be submitted directly to Tradition Commercial Association for preliminary approval. We have included a copy of the proposed floor plans and elevations for your review as the applicant is proposing enhanced architecture to meet the public art requirements associated with this project. PSLUSD will be the utility provider for this development.

Based on the above and attached information, the applicant respectfully request approval of the proposed applications.

S:\EDC-2018\18-398 - Oculus\ENGINEERING\Documents\Submittal Documents\Justification Statement\2018-12-05_Oculus_Site_Plan_Justification_Statement_18-398.docx

Oculus Surgical, Inc.
562 NW Mercantile Place, Suite 104
Port St. Lucie, FL 34986

AGENT CONSENT FORM

Project Name: Oculus

Parcel ID: 4315-505-0008-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED _____, WHO
BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

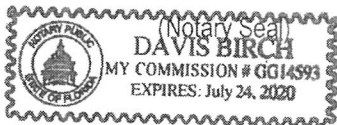
The foregoing instrument was acknowledged before me this 4 day of December, 2018, by John Robert Zatarain (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Davis Birch

Notary Signature

Davis Birch

Printed Name of Notary



July 24, 2020

My commission expires

J.R. Zatarain

Owner's Signature

✓ JOHN ROBERT ZATARAIN

Owner's Name

562 NW MERCANTILE PLACE

Street Address

PORT ST. LUCIE, FL, 34986

City, State, Zip

772-236-2622

Telephone / Email

Bridget Kean

From: Russ Blackburn
Sent: Monday, December 17, 2018 2:29 PM
To: Bridget Kean
Cc: MaryAnn Verillo; Elijah Wooten; Wesley McCurry
Subject: GFC Agent-Oculus

Bridget,

The Governmental Finance Corporation is completing a purchase and sale agreement with Oculus Surgical. The GFC agent EDC will soon be submitting a site plan on our behalf. Please accept this correspondence as my authorization for EDC to represent the GFC.

Please contact me if I can provide additional information.

Thanks,
Russ Blackburn
GFC Secretary

Port St. Lucie Governmental Finance Corp
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

AGENT CONSENT FORM

Project Name: Oculus

Parcel ID: 4315-505-0008-000-5

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BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

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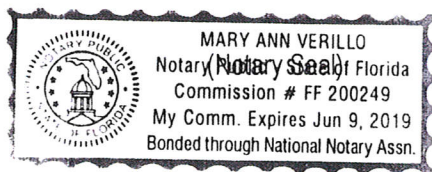
The foregoing instrument was acknowledged before me this 18 day of December, 2018, by Russ Blackburn (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Mary Ann Verillo
Notary Signature

Russ Blackburn
Owner's Signature

MARY ANN VERILLO
Printed Name of Notary

Russ Blackburn
Owner's Name



June 9, 2019
My commission expires

121 S.W. Port St. Lucie Blvd
Street Address

Port St. Lucie
City, State, Zip

(772) 871-5163
Telephone / Email



*Tradition Design Review Committee
Architectural Review*

10807 SW Tradition Square Port St. Lucie, FL 34987

Phone (772) 345-5101

Date: 5.16.19

To: Oculus

*c/o EDC, Inc., Attention: Patricia Sesta
10250 SW Village Parkway
Port St. Lucie, FL 34987*

Regarding: Oculus – Preliminary Site Plan

This notice serves as the Design Review Committee's response to your request as referenced above. Please note any comments made by the Committee as listed below.

If you have any questions regarding this matter, please do not hesitate to contact the Committee at (772) 345-5101.

Status: Approved with Comments

The Committee has reviewed the above-referenced plans and has approved it with the following comments:

- Site plan is preliminarily approved; however, Watchman's Quarters elevations will not be approved as presented (repurposed shipping containers)*
- Building elevations and colors/materials are preliminarily approved; formal submittal of building plans, colors/materials board, landscape and hardscape plans will be required*

Thank you.

Tradition Design Review Committee

