City of Port St. Lucie

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

Meeting Agenda

Request to Table Item 8A

Tuesday, January 2, 2024

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Melody Creese, At-Large
John "Jack" Doughney, At-Large
James Norton, At-Large
Greg Pettibon, At-Large
Peter Previte, At-Large
Eric Reikenis, At-Large
Peter Louis Spatara, At-Large
Rose Futch, Alternate
Saadat Syed, 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 - December 5, 2023 **2024-015**

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

7.a P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale **2023-232**

Location: The property is generally located on the west side of Glades Cut Off Road, east of the C-24 Canal and south of Midway Road.
Legal Description: A portion of Sections 20 & 21, Township 36 South, Range 39 East.
This is a request to change the Future Land Use from 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI) land use, 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) land use, and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) land use to 397.89 acres of Low Density Residential (RL) land use, 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I) land use, 13.93 acres of Open Space Recreation (OSR) land use, and 18.43 acres of Open Space Conservation (OSC) land use.

8. Public Hearing - Quasi-Judicial

8.a P23-139 St. Lucie Trail - Planned Unit Development (PUD) Amendment **2023-1137**

Location: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.
Legal Description: A parcel of land being all of Tracts A, B, C, D, Tennis Parcel, Pool Parcel and Clubhouse Parcel of the Plat of St. Lucie West Plat No. 197, According to the Plat Thereof Recorded in Plat Book 81, Page 1 of the public records of St. Lucie County, Florida.
This is a request for the approval of the amendment to the St. Lucie Trail PUD.

8.b P23-169 St. Lucie HCA Hospital - PUD Rezoning **2024-010**

Location: The property is located at the corner of SE Tiffany Ave. and SE Hillmoor Dr.
Legal Description: Port St. Lucie Section 50, Tract E - Less as in OR 394-2490
This is a request to rezone 16.96 Acres from Institutional (I) and Professional (P) to Planned Unit Development (PUD).

8.c P23-170 Western Grove DRI - 4th Amendment - Map H Amendment **2023-1020**

Location: The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.
Legal Description: A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East.
This is an application for the 4th Amendment to the Western Grove DRI to modify Map H, the master development plan.

8.d P22-211 Verano South Pod D PUD - Amendment No. 4 **2023-1221**

Location: The property is located southwest of the C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A portion of Sections 28, 29, 32 and 33 Township 36 South, Range 39 East, St. Lucie County, Florida.
This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD D to increase the acreage and the permitted number of dwelling units.

9. New Business

9.a Oath of Office **2024-025**

9.b Election of Officers **2024-024**

9.c Review of O.L. Peacock Sr. Park Enhancements for the Proposed Land and Water Conservation Fund (LWCF) Grant Application **2024-022**

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

2024-015

Agenda Date: 1/2/2024 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - December 5, 2023

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

Executive Summary: December 5, 2023 minutes attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

1. Move that the Board amend the minutes 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: December 5, 2023 minutes.

City of Port St. Lucie

Planning and Zoning Board

Meeting Minutes

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

Deborah Beutel, Chair
Peter Previte, At-Large
Eric Reikenis, At-Large
Melody Creese, Alternate
Peter Louis Spatara, Alternate

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

Tuesday, December 5, 2023 **6:00 PM** **Council Chambers, City Hall**

1. Meeting Called to Order

   A Regular Meeting of the Planning and Zoning Board of the City of Port St. Lucie was called to order by Chair Beutel at 6:00 PM on December 5, 2023, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Florida.

2. Roll Call

   Members Present:
   Deborah Beutel, Chair
   Peter Previte
   Eric Reikenis
   Melody Creese
   Peter Spatara

3. Determination of a Quorum

   Chair Beutel confirmed there was a quorum.

4. Pledge of Allegiance

   Chair Beutel led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

   5.a Approval of Minutes - November 7, 2023 **2023-1127**

There being no corrections, Board Member Reikenis moved to approve the minutes of the Planning and Zoning Board meeting of November 7, 2023. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

6. Consent Agenda

There was no Consent Agenda to approve.

7. Public Hearings - Non Quasi-Judicial

7.a P23-215 City of Port St. Lucie - Large Scale Comprehensive Plan Text Amendment **2023-1185**

This is a request to amend Policy 1.1.4.10 of the Future Land Use Element of the Comprehensive Plan regarding the maximum height of publicly owned or operated buildings or use in the Institutional Future Land Use designation.

Bethany Grubbs, Planning and Zoning, provided a PowerPoint presentation on this Large Scale Comprehensive Plan Text Amendment for the City of Port St. Lucie. She noted for the record that the presentation should reflect P23-215 and not P23-216.

Ms. Grubbs reviewed the request, proposed amendment, and analysis. She indicated the Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

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

There being no further discussion, Board Member Previte moved to recommend approval of P23-215, City of Port St. Lucie - Large Scale Comprehensive Plan Text Amendment. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

7.b P23-059 Chapter 155 Sign Code and Chapter 153 Definitions - City Initiated Text Amendment. **2023-1088**

Daniel Robinson, Planning and Zoning, provided a PowerPoint presentation on this city initiated Text Amendment to Chapter 155 - Sign Code and Chapter 153 - Definitions. Mr. Robinson indicated the request is to add electric message sign regulations and relevant definitions to the City Code, and reviewed the proposed updates for digital signage. Mr. Robinson stated 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. He responded to the Board's questions, at this time.

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

There being no further discussion, Board Member Previte moved to recommend approval of P23-059, Chapter 155 Sign Code and Chapter 153 Definitions - City Initiated Text Amendment. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

7.c P23-202 Chapter 158 City Initiated Text Amendment - Section 158.177 and Section 158.192 Changes in Conceptual Plans **2023-1087**

This is a City initiated Text amendment to allow administrative approval of minor changes to Master Planned Unit Developments (MPUDs) and Planned Unit Developments (PUDs).

Daniel Robinson, Planning and Zoning, provided a PowerPoint presentation on this city initiated Zoning Text Amendment to Chapter 158, which will provide a mechanism for administrative approvals of minor changes to MPUDs and PUDs. He reviewed examples of minor changes, noted that not all minor changes will be approved administratively, and spoke to the impacts and findings of the Zoning Text Amendment. Mr. Robinson indicated the Planning and Zoning Department finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

Board Member Creese questioned the difference between major and minor changes, to which Mr. Robinson explained that major changes would perhaps go to City Council and minor changes would be done administratively. Board Member Creese pointed out an error in the code. Mary Savage-Dunham, Director, Planning and Zoning, stated that staff is cleaning up the sections of the code related to MPUDs and PUDs, but the main goal is customer service. Ms. Savage-Dunham also further explained example #3 of the minor changes as requested by Board Member Creese.

Board Member Reikenis inquired as to who determines whether a change is major or minor. Ms. Savage-Dunham stated the code indicates what would be a major change, such as increasing entitlements, taking away something that was promised to the City, changing the actual character of the project that was reviewed and approved, etc. She stated a minor change could be handled by Staff or the Site Plan Review Committee (SPRC) and include changes in building height less than 36 inches, a reduction in the number of units, etc. Ms. Savage-Dunham noted the intent of these revisions is to make sure the City does not over or under

process a request.

Board Member Creese asked why the newspaper notice and pubic hearing requirement was removed for major changes. Mr. Robinson stated if it is being done administratively, it would not have to be advertised. Ms. Savage-Dunham added that the language in that section states, "as subject to the requirements as set forth for rezonings in this Chapter."

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

There being no further discussion, Board Member Reikenis moved to recommend approval of P23-202, Chapter 158 City Initiated Text Amendment - Section 158.177 and Section 158.192 Changes in Conceptual Plans. Board Member Previte seconded the motion, which passed unanimously by roll call vote.

7.d P23-212 Chapter 156 City Initiated Text Amendment - Section 156.037, Section 156.040, and Section 156.071 of Subdivision Regulations - Standard Procedures and Off-Site Improvements. **2023-1167**

This is a City initiated Text amendment intended to improve and streamline the plat approval process.

Daniel Robinson, Planning and Zoning, provided a PowerPoint presentation on this city initiated Zoning Text Amendment that will streamline the plat process by allowing for approval of plats on the Consent Agenda. He explained that staff has added language to clarify submittal requirements for townhome developments and noted that any findings or conditions be stated on record prior to action, as a resolution or presentation will no longer be provided. Mr. Robinson reviewed the impacts and findings of the Zoning Text Amendment. He stated the Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

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

There being no further discussion, Board Member Previte moved to recommend approval of P23-212, Chapter 156 City Initiated Text Amendment - Section 156.037, Section 156.040, and Section 156.071 of Subdivision Regulations - Standard Procedures and Off-Site Improvements. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

7.e P23-216 City Initiated Text Amendment to Chapter 158. Zoning Code, Article VII. Institutional Districts, 158.110 (G). **2023-1143**

This is a request to increase the maximum building height for publicly owned or operated buildings or uses in the Institutional zoning district from 35 feet to 65 feet.

Bethany Grubbs, Planning and Zoning, provided a PowerPoint presentation on this city initiated text amendment to the zoning code. She explained it will change the height limitation for the institutional zoning district from 35 feet to 65 feet, as there are future plans for the City campus. Ms. Grubbs noted this will only be applicable to publicly owned and operated buildings and uses. She stated the Planning and Zoning Department staff recommends approval.

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

There being no further discussion, Board Member Creese moved to recommend approval of P23-216, City Initiated Text Amendment to Chapter 158 Zoning Code, Article VII Institutional Districts, 158.110 (G). Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

8. Public Hearing - Quasi-Judicial

Deputy City Attorney Russell Ward explained the Quasi-Judicial rules and procedures for the items under Section 8 of the Agenda. The Deputy City Clerk swore in those individuals who wished to speak on these items.

8.a P23-130 Chick-Fil-A @ SLW - Variance **2023-1021**

Location: 1611 NW St. Lucie West Boulevard.
Legal Description: Parcel I: Lot 1, St. Lucie West Plat No. 194, According to The Map or Plat Thereof, As Recorded in Plat Book 73, Pages 19 And 20, of The Public Records of St. Lucie County, Florida.
Parcel II: Together With Those Certain Non-Exclusive Easements Contained in That Certain Access Easement Agreement by And Between Bank of America, National Association and RG SLW, LLC, Recorded in Official Records Book 4136, Page 1291, of The Public Records of St. Lucie County, Florida.
This is a request to grant a variance of a reduction in the required parking spaces to allow for an addition of a second lane to the existing queuing drive-through lane.

(Clerk's Note: This item was heard prior to the other public hearings and after agenda item 8b.)

Chair Beutel indicated there was a request to table this item to the

Planning and Zoning Board meeting scheduled for February 6, 2024. There being no discussion, Board Member Previte moved to table P23-130, Chick-Fil-A @ SLW - Variance, to the Planning and Zoning Board meeting scheduled for February 6, 2024. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

8.b P23-139 St. Lucie Trail - Planned Unit Development (PUD) Amendment **2023-1137**

Location: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.
Legal Description: A parcel of land being all of Tracts A, B, C, D, Tennis Parcel, Pool Parcel and Clubhouse Parcel of the Plat of St. Lucie West Plat No. 197, According to the Plat Thereof Recorded in Plat Book 81, Page 1 of the public records of St. Lucie County, Florida.
This is a request for the approval of the amendment to the St. Lucie Trail PUD.

(Clerk's Note: This item was heard prior to the other public hearings and before agenda item 7a.)

Chair Beutel indicated there was a request to table this item to the Planning and Zoning Board meeting scheduled for January 2, 2024. There being no discussion, Board Member Previte moved to table P23-139, St. Lucie Trail - Planned Unit Development (PUD) Amendment, to the Planning and Zoning Board meeting scheduled for January 2, 2024. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

8.c P23-178 Holiday Builders, Inc. (fka Ceppetelli) - Rezoning **2023-1013**

Location: Southeast corner of SW Port St. Lucie Boulevard and SW McCall Road.
Legal Description: Port St. Lucie Section 21, Block 2084, Lots 1, 2 and 3
This is a request to rezone 0.76 acres of land from Institutional (I) to Multi-Family Residential (RM-5) Zoning District.

Marissa Da Breo-Latchman, Planning and Zoning, stated she was sworn in and the file was transmitted to the City Clerk's Office at least five days prior to this meeting. She asked that the file be entered into the record. Ms. Da Breo-Latchman noted that this item was tabled at the Planning and Zoning Board meeting in November 2023.

Ms. Da Breo-Latchman provided a PowerPoint presentation on the Holiday Builder, Inc., Rezoning Application. She stated the applicant is Holiday Builders, Inc., and the agent is Steve Garrett, Lucido & Associates. Ms. Da Breo-Latchman indicated the applicant is requesting a rezoning from Institutional to Multiple-Family Residential for a 0.76-acre parcel. She showed the surrounding areas of the subject property and discussed the

zoning compatibility/incompatibility of the Future Land Use. Ms. Da Breo-Latchman stated the Planning and Zoning Department staff recommends approval of the rezoning request.

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

Mr. Garrett, Lucido & Associates, indicated he did not have a presentation.

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

There being no further discussion, Board Member Creese moved to recommend approval of P23-178, Holiday Builders, Inc. (fka Ceppetelli) - Rezoning. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

8.d P23-194- Southern Grove - Baron Shoppes at Tradition Cell Tower - Special Exception Use **2023-1142**

Location: South of SW Tradition Parkway, west of SW Village Commons, and east of SW Community Boulevard. The property's address is 10870 SW Tradition Parkway.
Legal Description: Southern Grove Plat No. 28 Parcel 3
This is a request to a special exception to allow a 150-foot-tall monopole tower in the Master Planned Unit Development (MPUD) Zoning District.

(Clerk's Note: This item was heard prior to the other public hearings and after agenda item 8a.)

Chair Beutel indicated there was a request to table this item to a date uncertain. There being no discussion, Board Member Creese moved to table P23-194, Southern Grove - Baron Shoppes at Tradition Cell Tower - Special Exception Use, to a date uncertain. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

8.e P23-196 Bush, Kevin D. & Nicole M. - Variance **2023-1150**

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.
Legal Description: Port St Lucie Section 31, Block 1706, Lot 15.
This is a request for a variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story building.

(Clerk's Note: This item was heard prior to the other public hearings and after agenda item 8d.)

Chair Beutel indicated there was a request to table this item to the

Planning and Zoning Board meeting scheduled for February 6, 2024. There being no discussion, Board Member Reikenis moved to table P23-196, Bush, Kevin D. & Nicole M. - Variance, to the Planning and Zoning Board meeting scheduled for February 6, 2024. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

8.f P23-197 Kevin D. & Nicole M. Bush - Rezoning **2023-1138**

Location: South of SW Gatlin Boulevard, on the west side of SW Casella Street.

Legal Description: Port St. Lucie Section 31, Block 1706, Lot 13

This is a request to rezone from Single-Family Residential (RS-2) to Service Commercial (CS) zoning district.

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

Bianca Lee, Planning and Zoning, stated she was sworn in and the file was transmitted to the City Clerk's Office at least five days prior to this meeting. She asked that the file be entered into the record.

Ms. Lee provided a PowerPoint presentation on the Bush, Kevin D. & Nicole M. - Rezoning. She stated the applicant is Alejandro Toro of Engineering Design & Construction, Inc., agent for the property owners Kevin D. & Nicole M. Bush, who are requesting a rezoning of approximately 0.24 acres from Single-Family Residential to Service Commercial, to be consistent with the City's Comprehensive Plan. Ms. Lee showed the future land use and surrounding areas of the subject property. She also discussed compliance with conversion area requirements and indicated a buffer wall was not required. Ms. Lee stated the proposed rezoning was consistent with the Comprehensive Plan as well as the zoning district. She indicated the Planning and Zoning Department staff recommends approval of this rezoning request.

Brad Currie with Engineering Design & Construction, Inc., stated he had no presentation but was available for questions.

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

There being no further discussion, Board Member Previte moved to recommend approval of P23-197, Kevin D. & Nicole M. Bush - Rezoning. Board Member Creese seconded the motion, which passed unanimously by roll call vote.

8.g P23-204 Verano South POD B PUD 1 Amendment #2 - PUD Amendment **2023-1161**

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

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

Daniel Robinson, Planning and Zoning, stated he was sworn in and the official City file was transmitted to the City Clerk's Office at least five days prior to this meeting. He asked that the file be entered into the record.

Mr. Robinson stated this is the first of five similar amendment requests for several Verano PUDs. He requested that his presentation be entered into the record for each of the Verano PUD items, 8g through 8k, as the only difference is the specific number of existing units and proposed units, which is the reason for the amendments. He indicated that all five PUDs are reducing the permitted number of units and only proposing changes to these specific PUDs.

Mr. Robinson provided a PowerPoint presentation on the Verano South POD B - PUD 1 Amendment #2, which is an amendment to an existing PUD. He reviewed the background of Verano, including the permitted and proposed number of units, which will be less than the allowable 7,200 units.

Applicant Dan Sorrow, Cutleur & Hearing, stated he had no presentation but was available for any questions.

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

There being no further discussion, Board Member Creese moved to recommend approval of P23-204, Verano South POD B PUD 1 Amendment #2 - PUD Amendment. Board Member Spatara seconded the motion, which passed unanimously by roll call vote.

8.h P23-205 Verano South POD C PUD 1 Amendment #2 - PUD Amendment **2023-1163**

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32,

33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

Chair Beutel inquired if the Board had any ex parte communications, to which each member responded in the negative. She noted that Staff's presentation was provided under item 8g and Dan Sorrow was in attendance as the applicant.

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

There being no discussion, Board Member Creese moved to recommend approval of P23-205, Verano South POD C PUD 1 Amendment #2 - PUD Amendment. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

8.i P23-209 Verano South POD E Amendment #4 - PUD Amendment **2023-1164**

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

Chair Beutel inquired if the Board had any ex parte communications, to which each member responded in the negative. She noted that Staff's presentation was provided under item 8g and Dan Sorrow was in attendance as the applicant.

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

There being no discussion, Board Member Creese moved to recommend approval of P23-209, Verano South POD E Amendment #4 - PUD Amendment. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

8.j P23-210 Verano PUD 1 Amendment #11 - PUD Amendment **2023-1165**

Location: The property is located north of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32,

33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

Chair Beutel inquired if the Board had any ex parte communications, to which each member responded in the negative. She noted that Staff's presentation was provided under item 8g and Dan Sorrow was in attendance as the applicant.

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

There being no discussion, Board Member Creese moved to recommend approval of P23-210, Verano PUD 1 Amendment #11 - PUD Amendment. Board Member Reikenis seconded the motion, which passed unanimously by roll call vote.

8.k P23-211 Verano South POD A PUD 1 Amendment #3 - PUD Amendment **2023-1162**

Location: The property is located southwest of C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.
Legal Description: A parcel of land lying within Sections 18, 29, 31, 32, 33 and 34, Township 36 South, Range 39 East, and Sections 5 & 6, Township 37 South, Range 39 East
This is a request to amend the Planned Unit Development (PUD) document for the purpose of reducing the permitted number of dwelling units.

Chair Beutel inquired if the Board had any ex parte communications, to which each member responded in the negative. She noted that Staff's presentation was provided under item 8g and Dan Sorrow was in attendance as the applicant.

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

There being no discussion, Board Member Creese moved to recommend approval of P23-211, Verano South POD A PUD 1 Amendment #3 - PUD Amendment. Board Member Spatara seconded the motion, which passed unanimously by roll call vote.

9. New Business

Ms. Savage-Dunham explained that the Verano changes voted on tonight are examples of what could be approved administratively. She stated Staff is trying

to add efficiencies and remove any extra processes, so the Board and Council can spend their time on more important matters. Ms. Savage-Dunham noted that additional efficiencies will be introduced in the future.

Chair Beutel followed up on a question asked by Secretary Taylor-Moore at their last Special Planning and Zoning Board meeting, regarding the procedure for when a major change or an item is added after the Planning and Zoning Department recommends approval. Ms. Savage-Dunham explained a major change would be brought back to the Board and the applicant would have to restart the process. She noted that training to review Board procedures will be provided in January.

Board Member Previte inquired if the Board could vote via yea/nay responses instead of roll calling for votes. Deputy City Attorney Russell Ward explained there was no legal impediment, so the votes could be by acclamation instead of by roll call if that is preferred. He stated a roll call vote is not mandated by underlying law, the Board bylaws, or by ordinance. Board consensus was for members to vote via the voice vote (yea/nay) versus the roll call vote and to have the Chair request a roll call vote on any divisive or controversial matters.

Chair Beutel stated it was her last meeting after serving for nine years. She thanked everyone she has worked with over the years, as she has appreciated everything they have done.

10. Old Business

11. Public to be Heard

1. Jennifer Murphy, 1364 SE Starklake Court, stated when she cannot get any affirmative answers from Planning and Zoning. She explained her permit was approved, and then she was told she cannot do what she was permitted to do after spending $8,000. She stated she was looking for direction and answers.

Chair Beutel stated staff would assist Ms. Murphy once the meeting adjourns.

12. Adjourn

There being no further business, the meeting was adjourned at 6:59 PM.

_____
Deborah Beutel, Chair

_____
Traci Mehl, Deputy City Clerk

Agenda Summary

2023-232

Agenda Date: 1/2/2024 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P22-336 Lulfs Grove - Comprehensive Plan Amendment - Large Scale

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

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

This is a request to change the Future Land Use from 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI) land use, 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) land use, and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) land use to 397.89 acres of Low Density Residential (RL) land use, 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I) land use, 13.93 acres of Open Space Recreation (OSR) land use, and 18.43 acres of Open Space Conservation (OSC) land use.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: The City has received an application for a large-scale comprehensive plan amendment to amend the future land use map and Policies 1.1.4.18 and 1.1.4.19 of the Future Land Use Element for a project known as Lulfs Groves. Lulfs Groves is approximately 464.5 acres in size. The Lulfs Groves property was annexed into the City in 2008 and is subject to an executed and recorded annexation agreement. A large scale comprehensive plan amendment was approved in 2009 that changed the land use from St. Lucie County Agriculture to the following City of Port St. Lucie future land uses: 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI). The amendment included the adoption of sub-area policies that identified Lulfs Groves as a mixed use business park with industrial, commercial, office, institutional, and limited residential entitlements. The proposed land use map and text amendments will convert Lulfs Groves to a primarily single-family residential development consisting of 397.89 acres of Low Density Residential (RL) land use, 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I) land use, 13.93 acres of Open Space Recreation (OSR) land use, and 18.43 acres of Open Space Conservation (OSC) land use. Single-family residential development will be capped at 1,350 residential units.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend denial as recommended by the Planning and Zoning Department.

Background: The application was tabled at the September 5, 2023 Planning and Zoning Board meeting at the request of the applicant.

Issues/Analysis: As part of the review of a future land use amendment, staff needs to consider the compatibility of the proposed future land use with the surrounding area, the future needs of the City, and the goals, objectives, and policies of the City's comprehensive plan. Goal 1.1 of the Future Land Use Element addresses the need for the City to provide an appropriate mix of land uses to meet the needs of current and future residents. As noted in the City's 2020 update to its comprehensive plan, the predominant future land use in the city is Low Density Residential. It makes up approximately 43% of the City's total land area. The land use category with the second highest acreage is New Community Development (NCD). NCD accounts for approximately 19 percent of the total land area in the City. The NCD District was created as a land use for Developments of Regional Impact to reflect the mixed-use nature of these projects and allows residential, commercial, industrial, and institutional uses. Approximately 11% of the total land area of the City has an Open Space future land use designation. Lands with a Commercial or Industrial future land use designation make up approximately 4% and 1%, respectively, of the land area of the City.

The proposed land use amendment would remove 90 acres of CS/LI/HI (Service Commercial/Light Industrial/Heavy Industrial) land use, 311.5 acres of CS/LI/ROI (Service Commercial/Light Industrial/ Residential Office, and Institutional) land use, and 63 acres of CG/ROI (Residential, Office and Institutional) land use from the City's land use inventory and replace it with 397.89 acres of Low Density Residential (RL) land use, 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I), land use, and 32.36 acres of open space land uses. It replaces the potential for 1 million to 2.4 million square feet of industrial development with an additional 1,350 single-family residential units. In staff's opinion, there is a greater need for the City to retain the existing land uses of 90 acres of CS/LI/HI (Service Commercial/Light Industrial/Heavy Industrial) land use, 311.5 acres of CS/LI/ROI (Service Commercial/Light Industrial/ Residential Office, and Institutional) land use, and 63 acres of CG/ROI (Residential, Office and Institutional) land use then to give up these land uses for additional residential development. As the City grows, it is going to need additional areas in the City for commercial, industrial, and institutional uses to meet the need of current and future residents. There is already sufficient land in the City to accommodate future residential growth. The City has a limited supply of land available for industrial, service commercial, and general commercial uses.

Goal 8.2 of the Economic Development Element of the City's Comprehensive Plan addresses the need for the City to support the retention and growth of the industrial sector. Policy 8.2.1.1 states that the City should ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City. Policy 8.2.1.3 refers to the need for the City to consider the high priority of retaining employment-generating land uses in appropriate locations during the review of comprehensive plan amendments and rezoning requests.

City staff is also concerned with the potential for incompatibilities between the Glades Wastewater Treatment Plant and proposed residential development to the south. To address City staff's concerns, the applicant has proposed a 200- foot landscaped buffer along the property's northern boundary line where is abuts the wastewater treatment plant. Single-family residential lots will be located immediately south of the 200- foot landscape buffer. The rear of these lots - the backyards, swimming pools, etc. - will border the 200- foot landscape buffer. It is not clear to staff that a 200- foot landscape buffer will adequately buffer the houses from the noises, orders, truck traffic, etc. associated with the operation of a wastewater treatment plant, future expansion plans, and intensification of operations. If the future land use amendment is approved, staff would recommend the length of the buffer area be replanted with native vegetation to create a dense buffer.

Staff would also recommend that the 200 foot- native buffer be extended further east to the northern boundary line where the property abuts Glades Cut-Off Road.

This application does have the potential to curtail the City's ability to utilize the Glades site to its fullest extent. The City's Westport Wastewater Treatment Plant is located in the center of the Sawgrass Lakes residential community. Over the years, the City has received numerous complaints from residents of Sawgrass Lakes about odors, operations, etc. In staff's opinion, the existing land uses of Heavy Industrial, Light Industrial and Service Commercial are more compatible with a utility use than single-family residential development. See attached staff report.

Special Consideration: The applicant has stated that this project will include significant public benefits including the buffer, the 13.93 acres of open space recreation land that the applicant has stated will be developed as a public park, land for a fire station, and road right-of-way improvements. However, these promised improvements are not included in the proposed text revisions to the Future Land Use Element as recommended by staff. In staff's opinion, any proposed improvements should be codified and presented in the form of a proposed policy or policies to be adopted into the Future Land Use Element of the comprehensive plan as part of this amendment. This will ensure that the promises/improvements are enforceable. It will ensure that future staff will know what it is required of the developer. It ensures that the proposed improvements cannot be renegotiated without a future amendment to the comprehensive plan.

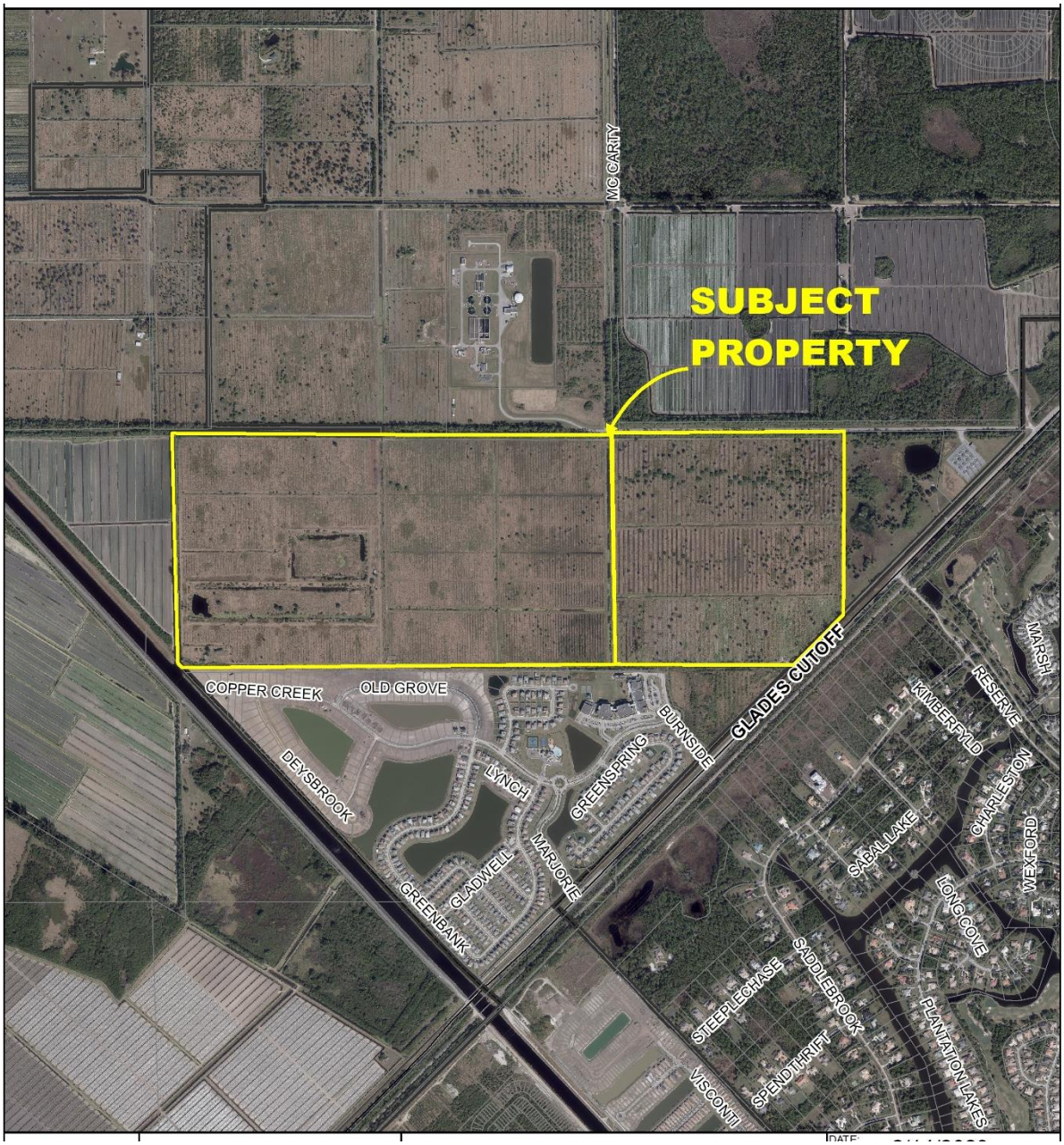
There is an executed and recorded annexation agreement for the Lulfs Groves property. In the event, the proposed land use amendment is approved by the City Council for transmittal to the state land planning agency for state review, city staff will need to work with the applicant on a proposed update to the annexation agreement to address the changes in land use and entitlements.

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

Attachments:

1. Staff Report
2. Attachment "A" Lulfs Groves Existing Future Land Use Amendment
3. Attachment "B" Lulfs Groves Proposed Future Land Use Amendment
4. Attachment "C" Proposed Changes to Policies 1.1.4.18 and 1.1.4.19
5. Application and Authorization
6. Applicant's Justification Statement and Submittal
7. Public Works Traffic Memo
8. City's 3rd Party Traffic Consultant Kittelson and Associates Traffic Review Memo
9. O'Rourke Engineering Traffic Analysis for Lulfs Groves
10. Warranty Deed
11. Reference: Lulfs Groves Annexation Agreement 2008
12. Staff Presentation

Comprehensive Plan Large Scale Future Land Use and Text Amendment Application
Lulfs Groves, LLLP
Project No. P22-336



SUMMARY

Applicant's Request:	A large scale comprehensive plan future land use map amendment and text amendments for Lulfs Groves
Agent	Steve Garrett, Lucido and Associates
Applicant:	D.R. Horton, Inc.
Property Owner:	Lulfs Grove, LLLP
Location:	The property is generally located on the west side of Glades Cut Off Road, east of the C-24 Canal and south of Midway Road.
Legal Description:	The property is legally described as being portions of Sections 20 and 21, Township 36 South, Range 39 East. The full legal description is available in the Planning and Zoning Department.
Property Size:	464.5 acres
Future Land Use:	90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI)
Existing Zoning:	St Lucie County AG-5
Existing Use:	Vacant
Requested Future Land Use:	397.89 acres of Low Density Residential (RL), 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I), 13.93 acres of Open Space Recreation (OSR), and 18.43 acres of Open Space Conservation (OSC)
Proposed Use:	Residential PUD
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Background

The City has received an application for a future land use map amendment and text amendments to the Future Land Use Element for a property known as Lulfs Groves. The Lulfs Groves property is located off of Glades-Cut Off Road, immediately south of the City's Glades Wasterwater Treatment Plant, and within the City's Northwest Annexation Area. The Northwest Annexation Area is generally located west of Interstate 95, south of Midway Road, east of the future extension fo Range Line Road, and north of the C-24 Canal. The Lulfs Groves property was annexed into the City on June 9, 2008 through Ordinance 08-36 (P08-018) and is subject to an executed and recorded annexation agreement. Lulfs Groves is approximately 464.5 acres in size. As outlined in the annexation agreement, the intended uses for the Lulfs Groves property are no more than 500 residential dwelling units and up to 3,000,000 square feet of commercial, industrial, retail, professional office and/or institutional uses. The annexation agreement outlines the roadway and other infrastructure improvements required to serve the development.

Following annexation, a large scale comprehensive plan amendment was approved for Lulfs Groves on May 11, 2009 through Ordinance 08-53 (P08-019). It revised the land use for Lulfs Groves from St. Lucie County Agriculture to the following City of Port St. Lucie future land uses: 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI), and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI).

Ordinance 08-53 also amended the text of the Future Land Use Element by amending Policy 1.1.81 and adding policies 1.1.4.16 through 1.1.4.17 to establish Lulfs Groves as a compact, high-intensity, multi-use area that includes land uses such as industrial, commercial, retail, and residential which support the City's economic development goals. The polices for Lulfs Groves were subsequently amended/renumbered

with the adoption of the 2012 update to the City's Comprehensive Plan and are now numbered Policies 1.1.4.18 and 1.1.4.19.

Policy 1.1.4.19 limits residential development to a maximum of 500 residential units. At the time of annexation, the project was presented to the City as a primarily non-residential development that would support the City's job growth goals and increase the amount of commercial and industrial land available for development in the City. To avoid incompatible land uses encroaching on the Glades Wastewater Treatment Plant, the area immediately south of the Glades Wastewater Treatment plant was designated as CS/LI/HI future land use. This land use would allow for commercial, industrial, warehouse, and service commercial uses. It does not allow for residential development.

Proposed Amendment

The applicant is requesting approval of a large scale comprehensive plan amendment to amend the future land use map for Lulfs Groves and to amend Policies 1.1.4.18 and 1.1.4.19 of the Future Land Use Element. The proposed amendment revises the land use distribution from 90 acres of Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI), 311.50 acres of Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI), and 63 acres of Commercial General/Residential, Office and Institutional (CG/ROI) to 397.89 acres of Low Density Residential (RL), 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I), 13.93 acres of Open Space Recreation (OSR), and 18.43 acres of Open Space Conservation (OSC) as shown below:

Lulfs Groves Existing and Proposed Future Land Uses

Existing Future Land Use Classification	Acreage	Proposed Future Land Use Classification	Acreage
CS/LI/HI (Service Commercial/Light Industrial/Heavy Industrial)	90 acres	RL (Low Density Residential)	397.89 acres
CS/LI/ROI (Service Commercial/Light Industrial/ Residential Office, and Institutional)	311.5 acres	CG/CS/I (General Commercial/Commercial Service/Institutional	34.25 acres
CG/ROI (General Commercial/Residential Office, and Institutional)	63 acres	OSC (Open Space Conservation)	18.43 acres
		OSR (Open Space Recreation)	13.93 acres

The proposed revisions to Policy 1.1.4.18 remove any references to Lulfs Groves as a business park and rename the area as the Astoria Development Area. The proposed changes to Policy 1.1.4.19 revise the development program for Lulfs Groves from up to 2.4 million square feet of industrial entitlements and 600,000 square feet of commercial, office, and institutional square footage to 400,000 square feet of commercial, office, and institutional square footage and 1,350 residential units.

The existing future land use map for Lulfs Groves is provided as Attachment A of the staff report. The proposed map amendment is provided as Attachment B of the staff report and the proposed revisions to Policies 1.1.4.18 and 1.1.4.19 are provided as Attachment C of the staff report.

Public Notice Requirements

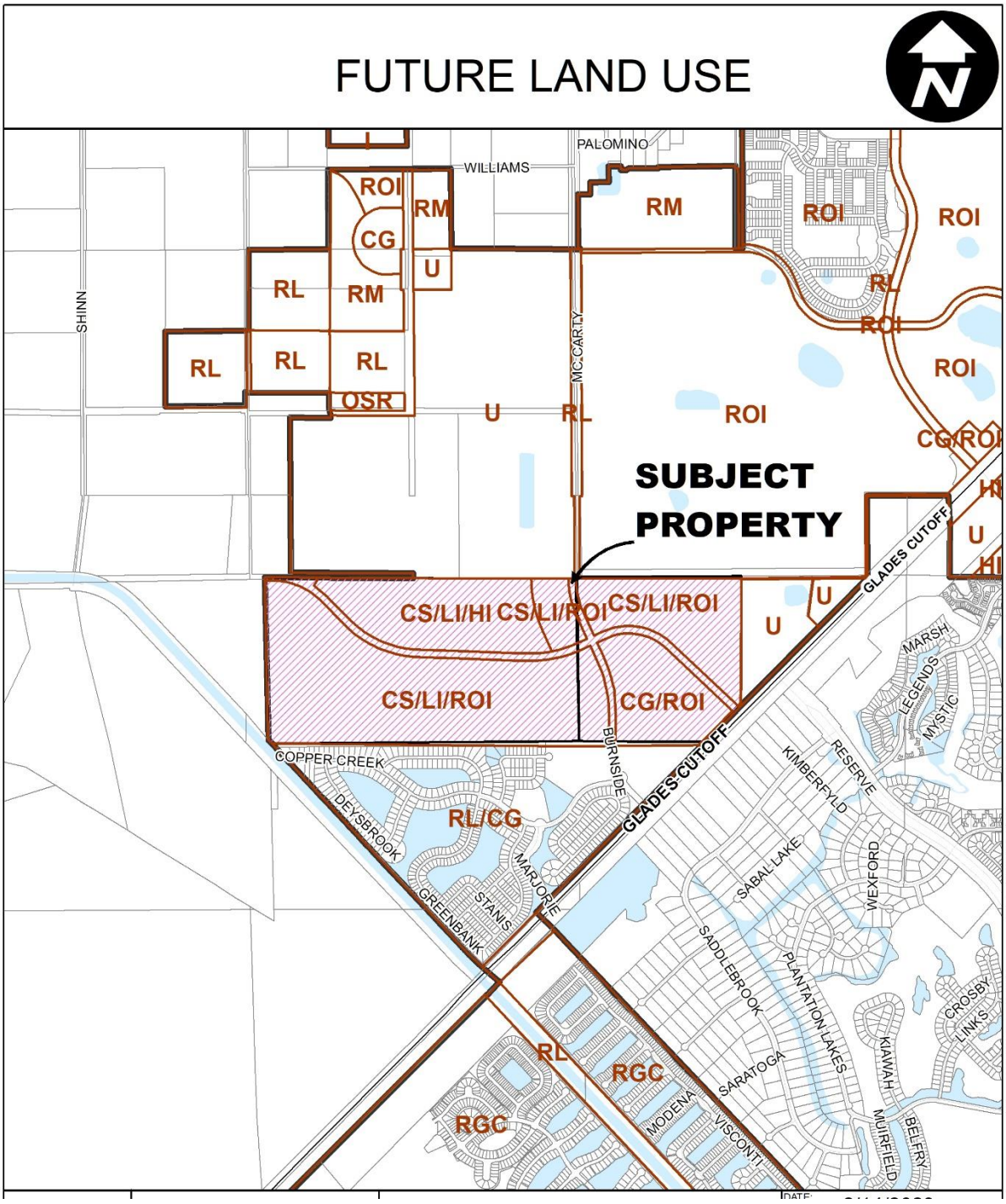
Mailed notification of the public hearings was sent to property owners within 750 feet of the parcel and a copy of the notice is on file in the Planning and Zoning Department.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	U and ROI	U and PUD	City of Port St. Lucie Glades Wastewater Treatment Plant and vacant land in LTC Ranch PUD
South	RL/CG	Copper Creek PUD	Vacant and developed residential lots, Allapattah Flats K-8 school, and vacant commercial land in the Copper Creek PUD
East	U	SLC AG-2.5	Vacant Land owned by FPL
West	St Lucie County Agriculture	SLC AG-5	Vacant Land

U-Utility
ROI – Residential, Office, and Institutional
SLC AG-2.5 – St. Lucie County Agriculture 1 dwelling unit per 2.5 acres
SLC AG-5 – St. Lucie County Agriculture 1 dwelling unit per 5 acres

Existing Future Land Use Map



COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification Statement: The applicant's justification statement is included in the submittal packet. In summary, the applicant has stated that the potential for industrial development at this location is no longer needed because of the growth of the City's jobs corridor in Southern Grove and the continued development of the LTC Ranch industrial area (Midway Business Park). Midway Business Park is located in the southeast quadrant of the intersection of Interstate 95 and Midway Road. In addition, the applicant points to the residential nature of the developments around the Lulfs Groves property. This includes the ROI (Residential, Office, Institutional) land use to the north (LTC Ranch) and the residential areas in the Copper Creek PUD to the south.

The property does border the City's Glades Wastewater Treatment plant to the north. Under the existing land uses for Lulfs Groves, the area directly south of the wastewater treatment plant is designated for Commercial Service/Light Industrial/Heavy Industrial (CS/LI/HI) land uses for 90 acres and Commercial Service/Light Industrial/Residential, Office and Institutional (CS/LI/ROI) for 18.1 acres. Under the proposed amendment, this area will be designated Residential Low Density (RL 1 to 5 units per acre). The applicant's proposal includes a 200- foot- wide linear buffer along the property's northern boundary line to serve as a buffer between the wastewater treatment facility and the single-family homes that will be built to the south. The buffer will be designated as Open Space Conservation (OSC) land use and be 18.43 acres in size. The proposal also includes 13.93 acres of Open Space Recreation (OSR) for a future park.

The applicant has stated that this project will include significant public benefits including the buffer, the 13.93 acres of open space recreation land that the applicant has stated will be developed as a public park, land for a fire station, and road right-of-way improvements. However, these promised improvements are not included in the proposed text revisions to the Future Land Use Element as recommended by staff. In staff's opinion, any proposed improvements should be codified and presented in the form of a proposed policy or policies to be adopted into the Future Land Use Element of the comprehensive plan as part of this amendment. This will ensure that the promises/improvements are enforceable. It will ensure that future staff will know what it is required of the developer. It ensures that the proposed improvements cannot be renegotiated without a future amendment to the comprehensive plan.

Sewer and Water Service

The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service in the City's northwest annexation area where the subject property is located. A capacity analysis was provided with the original comprehensive plan amendment (P08-019). The level of service for potable water is 115 gallons per capita per day for residential and 125 gallons per day per 1,000 square feet for commercial. Sanitary sewer level of service is 85 percent of the potable water level of service. With the original comprehensive plan amendment (P08-019), the estimated demand for potable water was approximately 571,575 gallons per day and approximately 485,838.75 gallons per day for wastewater. The proposed land use amendment will reduce the demand for sewer and water service based on the proposal to cap residential entitlements to 1,350 units as shown in the table below.

Table 1: Proposed Water and Wastewater Calculations						
Land Use	Acreage	Total Dwelling Units		Level of Service	Water	Wastewater**
RL (5 units per acre)	373.12	1866		115 gallons/capita/day*	517051.04	439493.384
CG/CS/I	29.13		507561.12	125 gallons per 1000 squ	63445.14	53928.369
Total					**580,496.18**	**493,421.75**
Proposed Residential Cap	**373.12**	1,350			325,350.00	276,547.50
CG/CS/I	29.13		507561.12	125 gallons per 1000 squ	63445.14	53928.369
Total					**388,795.14**	**330,475.87**
*based on 2.41 persons per household						
**LOS for wasterwater is 85% of water flow						

Traffic

An updated traffic analysis is included in the submittal packet for the proposed amendment. The traffic analysis was reviewed by the City's 3rd Party Traffic Consultant and approved by the Public Works Department. The transportation elements of the project were found to be in compliance with the adopted level of service as noted in the attached Public Works Department memo. The proposed land use amendment would result in a reduction in traffic generation based on the applicant's traffic study. Per the study, the estimated traffic from the existing land uses of commercial, industrial, retail, professional office, institutional and medium density residential land uses would be approximately 20,745 daily trips and approximately 2,711 p.m. peak hour trips. The estimated traffic from the proposed low density residential and commercial land uses would be approximately 16,694 daily trips and approximately 1,695 p.m. peak hour trips.

Parks and Recreation

The level of service standard for recreation is five (5) acres of developed public park or recreation facilities per 1,000 population. The proposed land use amendment will add 397.89 acres of Residential Low Density (RL) land use. The maximum density for the RL land use is five units per acre which results in a need for approximately 25 acres for parks. Based on a proposed cap of 1,350 residential units the demand would be approximately 17 acres. The proposed land use amendment includes 13.93 acres of Open Space Recreation for a future park site.

Stormwater

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

Solid Waste

Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis

Per the City's Comprehensive Plan, the St. Lucie County School District is the entity responsible for determining school concurrency. The applicant will have to work with the school district to address concurrency requirements if the proposed land use amendment is approved.

Environmental

Consistent with Policy 1.1.1.9 of the Future Land use Element, the applicant has submitted an updated environmental assessment report. Atlantic Environmental determined that the Property contains +455.27 acres of improved and unimproved pasture lands, approximately 0.51 acres of wetlands, and

+10.19 acres of surface waters. The wetland will need to be preserved or mitigated pursuant to state and/or federal laws. A listed species survey will be required prior to development of the property.

Staff Analysis

As part of the review of a future land use amendment, staff also needs to consider the compatibility of the proposed future land use with the surrounding area, the future needs of the City, and the goals, objectives, and policies of the City's comprehensive plan. Goal 1.1 of the Future Land Use Element addresses the need for the City to provide an appropriate mix of land uses to meet the needs of current and future residents. As noted in the City's 2020 update to its comprehensive plan, the predominant future land use in the city is Low Density Residential. It makes up approximately 43% of the City's total land area. The land use category with the second highest acreage is New Community Development (NCD). NCD accounts for approximately 19 percent of the total land area in the City. The NCD District was created as a land use for Developments of Regional Impact to reflect the mixed-use nature of these projects and allows residential, commercial, industrial, and institutional uses. Approximately 11% of the total land area of the City has an Open Space future land use designation. Lands with a Commercial or Industrial future land use designation make up approximately 4% and 1%, respectively, of the land area of the City.

The proposed land use amendment would remove 90 acres of CS/LI/HI (Service Commercial/Light Industrial/Heavy Industrial) land use, 311.5 acres of CS/LI/ROI (Service Commercial/Light Industrial/ Residential Office, and Institutional) land use, and 63 acres of CG/ROI (Residential, Office and Institutional) land use from the City's land use inventory and replace it with 397.89 acres of Low Density Residential (RL) land use, 34.25 acres of General Commercial/Commercial Service/Institutional (CG/CS/I), land use, and 32.36 acres of open space land uses. It replaces the potential for 1 million to 2.4 million square feet of industrial development with an additional 1,350 single-family residential units. In staff's opinion, there is a greater need for the City to retain the existing land uses of 90 acres of CS/LI/HI (Service Commercial/Light Industrial/Heavy Industrial) land use, 311.5 acres of CS/LI/ROI (Service Commercial/Light Industrial/ Residential Office, and Institutional) land use, and 63 acres of CG/ROI (Residential, Office and Institutional) land use then to give up these land uses for additional residential development. As the City grows, it is going to need additional areas in the City for commercial, industrial, and institutional uses to meet the need of current and future residents. There is already sufficient land in the City to accommodate future residential growth. The City has a limited supply of land available for industrial, service commercial, and general commercial uses.

Goal 8.2 of the Economic Development Element of the City's Comprehensive Plan addresses the need for the City to support the retention and growth of the industrial sector. Policy 8.2.1.1 states that the City should ensure the allocation of an appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City. Policy 8.2.1.3 refers to the need for the City to consider the high priority of retaining employment-generating land uses in appropriate locations during the review of comprehensive plan amendments and rezoning requests.

City staff is also concerned with the potential for incompatibilities between the Glades Wastewater Treatment Plant and proposed residential development to the south. To address City staff's concerns, the applicant has proposed a 200- foot landscaped buffer along the property's northern boundary line where is abuts the wastewater treatment plant. Single-family residential lots will be located immediately south of the 200- foot landscape buffer. The rear of these lots – the backyards, swimming pools, etc. – will border the 200- foot landscape buffer. It is not clear to staff that a 200- foot landscape buffer will adequately buffer the houses from the noises, orders, truck traffic, etc. associated with the operation of a wastewater treatment plant, future expansion plans, and intensification of operations. If the future land use amendment is approved, staff would recommend the length of the buffer area be replanted with

native vegetation to create a dense buffer. Staff would also recommend that the 200 foot- native buffer be extended further east to the northern boundary line where the property abuts Glades Cut-Off Road.

This application does have the potential to curtail the City's ability to utilize the Glades site to its fullest extent. The City's Westport Wastewater Treatment Plant is located in the center of the Sawgrass Lakes residential community. Over the years, the City has received numerous complaints from residents of Sawgrass Lakes about odors, operations, etc. In staff's opinion, the existing land uses of Heavy Industrial, Light Industrial and Service Commercial are more compatible with a utility use than single-family residential development.

Based on the reasons noted above, the Planning and Zoning Department does not support the proposed land use amendment. If the proposed future land use amendment is approved, the annexation agreement will need to be revised to reflect the changes in entitlements and to update the level of service requirements.

STAFF RECOMMENDATION

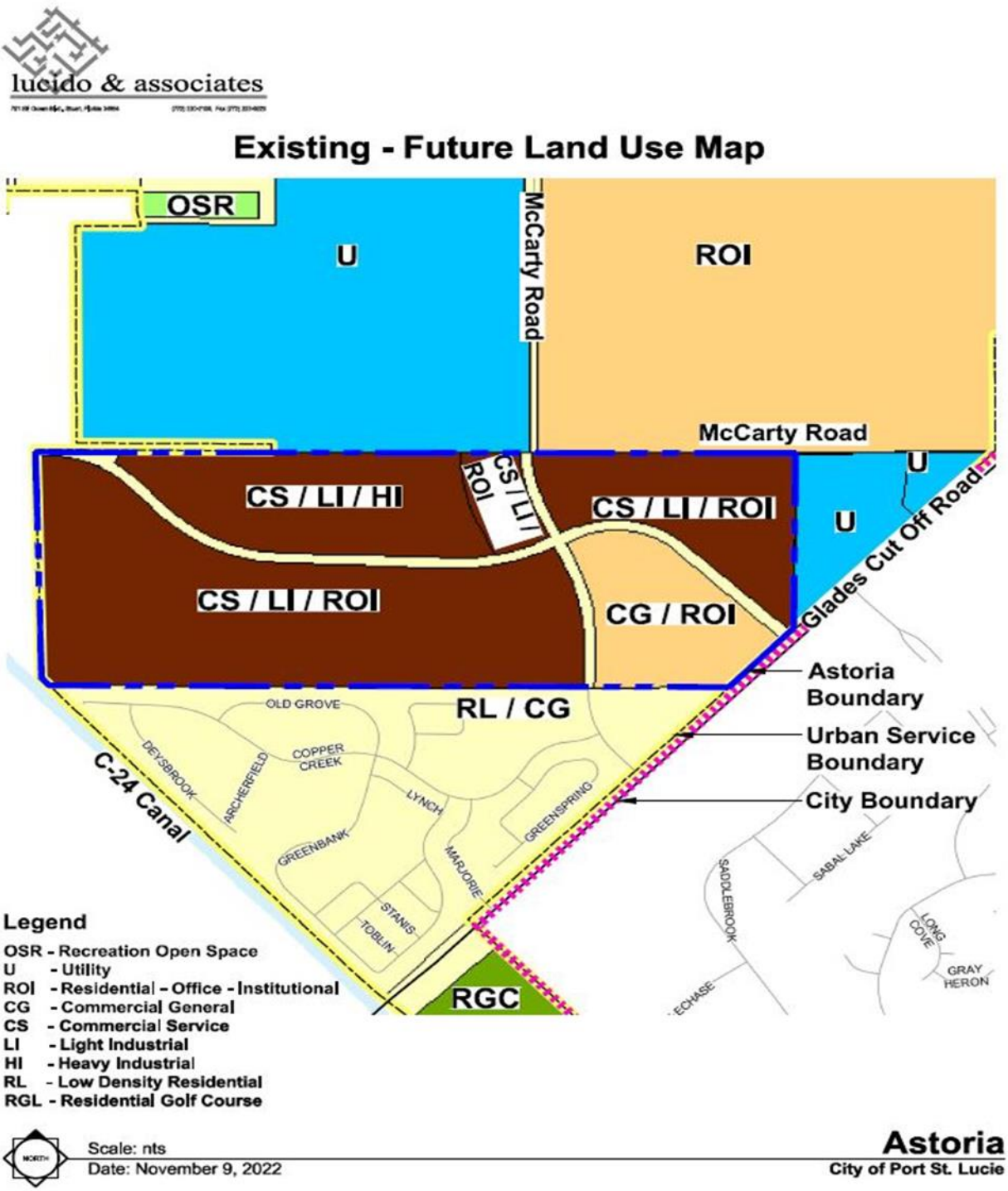
The Planning and Zoning Department staff finds the petition to be inconsistent with the intent and direction of the City's comprehensive plan and recommends denial.

Planning and Zoning Board Action Options:

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

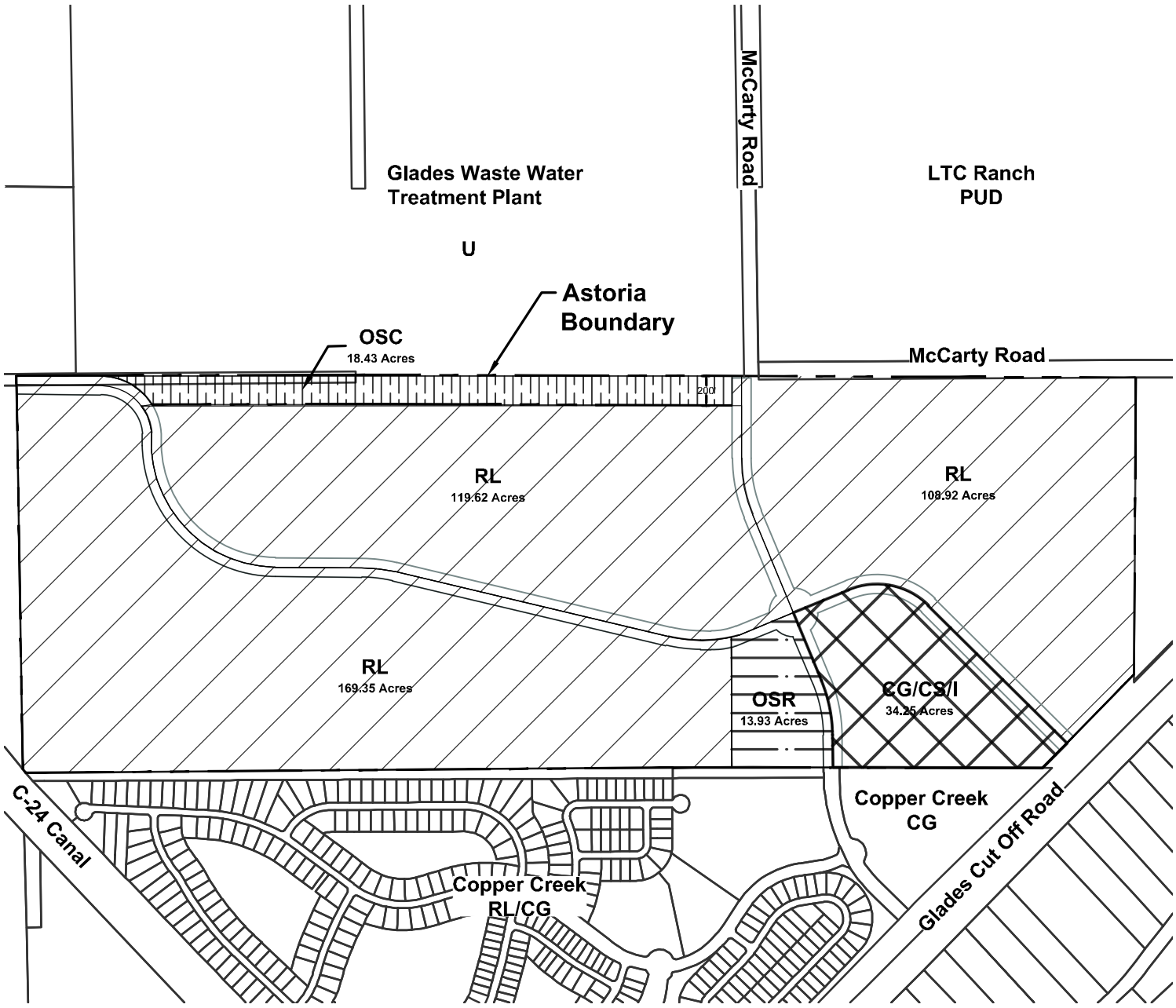
Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

EXISTING FUTURE LAND USE MAP



lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Proposed - Future Land Use Map



OSC - Conservation Open Space

OSR - Recreation Open Space

RL - Low Density Residential

CG/CS/I - General Commercial, Service Commercial, Institutional

Site Data

Total Site Area = 464.50 acres

Proposed Land Use

OSC	=	18.43 acres
OSR	=	13.93 acres
RL	=	397.89 acres
CG/CS/I	=	34.25 acres

NORTH

Scale: nts

Date: December 21, 2023

Astoria

City of Port St. Lucie

Attachment C: Proposed Text Amendments to Policies 1.1.4.18 and 1.1.4.19

Policy 1.1.4.18: ~~Lulfs Groves Business Park Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, in order to promote the development of a compact,high-intensity, multi-use area, and to designate an area for intensive growth that includes land uses such as industrial, commercial, retail, and residential, which supports the City's biotech and life sciences industries~~. Astoria Development Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, to utilize PUD zoning, and design and architectural controls to better integrate mixed uses into neighborhoods and Objective 1.1.11, in order to promote mobility through viable transportation and land uses that incorporate walking, bicycling, and transit. This area generally includes the property west of Glades Cut-Off Road, north of the Copper Creek PUD, and south of the City's Glades Road Wastewater Treatment Facility and LTC Ranch. The total acreage of the ~~Lulfs Groves Business Park~~ Astoria Development Area is approximately 464.5 acres.

Policy 1.1.4.19: Development within the ~~Lulfs Groves Business Park~~ Astoria Development Area shall be consistent with the land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

a. Within the ~~Lulfs Groves Business Park~~ Astoria Development Area, the following land uses shall be allowed either individually or in combination:
   - ~~i. Residential, Office and Institutional (ROI);~~
   - i. General Commercial (CG);
   - ii. Service Commercial (CS);
   - iii. Institutional
   - iv. Low Density Residential (RL)
   - v. Open Space Recreation (OSR)
   - vi. Open Space Conservation (OSC)
   - ~~iv. Light Industrial (LI); and~~
   - ~~v. Heavy Industrial (HI).~~

b. Overall distribution of mix of uses/density and intensity proposed:

Table A.1 - Distribution Mix of Uses/Density and Intensity Proposed (Overall)

Use	**Square Feet/Units**
~~Industrial~~	~~1,000,000 s.f. - 2,400,000 s.f.~~
Retail	100,000 s.f. -200,000 s.f.
Office	50,000 s.f. ~~20~~150,000 s.f.
Institutional	~~50~~ 15,000 s.f. -~~20~~ 50,000 s.f.
Residential	up to ~~500~~ 1,350 units

~~c. Distribution of mix of uses/density and intensity proposed by 2013:~~

~~Table A.2 Distribution Mix of Uses/Density and Intensity Proposed (5 Year)~~

~~**Use**~~	~~**Square Feet/Units**~~

~~Industrial~~	~~Up to 675,000 s.f.~~
~~Retail~~	~~Up to 50,000 s.f.~~
~~Office or Institutional~~	~~Up to 100,000 s.f.~~
~~Residential~~	~~Up to 135 units~~

~~These figures are based on the traffic analysis prepared by Susan O'Rourke, P.E., Inc. stating that the maximum number of vehicular trips permitted within the first 5 years is 227 trips in and 628 trips out.~~

Fusion Planning Public Works Bridget Kean

Planning / Applications / P#: P22-336

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

Save

Project Name:
Lulfs Groves, LLLP-Comp Plan Amendment - Large Scale

Management/Property Information | Reviewers

Management

Project Type: *
COMPREHENSIVE PLAN AM...

Status:
P&Z MEETING SCHEDUL...

Approved Date:

Project Number: *
P22-336

Amended Number:

Utility File Number:
5087

Building Type :
Select...

Primary Email Address:
dphillips@lucidodesign.com

Describe Request:
Astoria is approximately 465 acres located along Glades Cut-off Road and currently planned as a four phased master planned residential community with two primary roadways; McCarty Road and a proposed East-West secondary roadway. Phase I consists of Comprehensive Plan Amendment and PUD Rezoning Applications (for entire property), two single family neighborhood pods, one townhome pod and an approximately 5 acre central

Check this if Exempt from Public Records Request: ☐

Property Information

Address:

Project Site Location:
Bordered by Glades Cut Off Rd to

City Section:

Block:
Lulfsgroves

Lot:

Legal Description:
See Attachments; Legal Desc

+

Parcel Number
3320-100-0000-000-9
3321-100-0000-000-9

Current Land Use: UTILITY

Proposed Land Use: MEDIUM DENSITY RESIDENTIAL

Current Zoning: SLC AG-5

Proposed Zoning: PUD - PLANNED UNIT DEVELOPMENT

Utility Provider: CITY OF PORT ST. LUCIE

Acreage: 464.48

Administrative: ☐

Architectural Elevations: ☐

Agent/Applicant | Property Owners | Authorized Signatory of Corporation | Project Architect/Engineer

Agent First Name: Derrick

Agent Last Name: Phillips

Agent Business Name: Lucido & Associates

Agent Phone: (772) 220-2100

Agent Address: 701 SE Ocean Blvd

Agent City: Stuart

Agent State: FLORIDA

Agent Zip: 34994

Agent Email: dphillips@lucidodesign.

Save

© 2023 Port St. Lucie I.T.

Lulf's Grove CPA

November 15, 2022

Anne Cox, Assistant Director
City of Port St. Lucie Planning and Zoning
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

Re: Lulfs Grove – OWNER AUTHORIZATION
(LA Ref. #22-336)
Parcel ID Numbers: 332010000000009 & 332110000000009

Dear Mrs. Cox,

As owner of the property referenced above, please consider this correspondence as formal authorization for **DR Horton, Inc. (Applicant)**, and **Lucido & Associates (Agent)** to represent **Lulfs Groves, LLLP (Owner)** during the governmental review process for the above referenced project, which may include submission of development plans and permits, and other such related matters to effectuate the review process for the proposed Planned Unit Development upon parcels listed above.

Thank you for your attention to this matter.

Sincerely,

John T. Lynch, III, Asst. Secretary

STATE OF Florida
COUNTY OF Brevard
The foregoing was acknowledged before me this 15th day of November, 2022, by John Lynch, of D.R. Horton Inc. He/She [Y] is personally known to me or [ ] has produced _____ as identification.

(Notarial Seal)

(Print Name) Pamela H Grinage
NOTARY PUBLIC

PAMELA H. GRINAGE
MY COMMISSION # GG 948010
EXPIRES: April 19, 2024
Bonded Thru Notary Public Underwriters

My Commission Expires: April 19, 2024

lucido&associates
Land Planning / Landscape Architecture

December 1, 2023 ***via electronic submittal***

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

Lulfs Groves (Astoria) – Comprehensive Plan Amendment Application (P22-336)

On behalf of Dr Horton, Inc/Lulfs Groves LLLP ("Owner"), we are pleased to submit an application for Comprehensive Plan Amendment.

Enclosed with this letter please find the following materials:

Comprehensive Plan Amendment

1. Owner Authorization
2. Statement of Unified Control and Binding Agreement
3. Astoria Existing Future Land Use Map
4. Astoria Proposed Future Land Use Map
5. Traffic Analysis (Signed and Sealed)
6. Special Warranty Deed
7. Astoria Comp Plan Amend Text Revisions
8. Proposed Buffer Exhibit
9. Astoria Public Benefits Package

JUSTIFICATION:

History of Property and Current Land Use

The property obtained its current land uses of CG/ROI (General Commercial and Residential-Office-Institutional), CS/LI/ROI (Service Commercial/ Light Industrial/ Residential-Office-Institutional), and CS/LI/HI (Service Commercial/ Light Industrial/Heavy Industrial) in 2006-2007. The basis for these land uses was due to the existing Glades Cut-off Road corridor and the increasing need for light and heavy industrial development.

Since 2007 and these implemented land use changes, significant industrial, warehouse and distribution and manufacturing projects have come 'online' and have and continue to address the regional needs for these types of uses. Most notably are Midway Business Park (just to the east of this project) and the City's 1,200 acre Jobs Corridor within Southern Grove.

Equally important is the actual surrounding development and uses that have been and are being developed which are residential in nature. Copper Creek, a residential neighborhood with Copper Creek Elementary is complete along with a future 17 acre neighborhood commercial parcel. To the north is Wylder (LTC Ranch Residential) which is actively developing a series of single family neighborhoods.

Given the passage of time since 2007 to now, the expansive and successful development projects (warehouse, distribution and manufacturing) along with the actual residential development occurring immediately adjacent to the project site, the change of land use to uses supporting the continuation of residential neighborhoods, the increased connectivity of the

proposed roadway network, the adjacent existing services already in place via an elementary school and a City utility plant – all contribute to providing justification for our request.

SUPPLEMENTAL PROJECT INFORMATION:
The acreages shown on the adopted future land use map have been Autocadd verified and are as follows for the existing and proposed:

FLU	Existing Acreage	Proposed Acreage
CG/ROI	29.13	
CS/LI/ROI	267.00	
CS/LI/HI	134.37	
OSR		12.30
OSC		15.95
RL		373.12
CG/CS/I		29.13
Rights-of-Way	34.00	34.00
Total	464.50	464.50

Applicant: Lucido & Associates

Owner: Lulfs Groves LLLP; Dr Horton Inc

Location: Bordered by Glades Cut Off Rd to the South, Interstate 95 to the East, and Midway Rd to the North

Legal Description: 21 36 39 Part of NW ¼ LYG N and W of Glades Cut-off Rd R/W- (161.86 ac) (OR 2927-41); 20 36 39 Part of N ½ of SEC 20 LYG N and E of Diversion Canal-Less Land Desc in DBK 108-315 and Less RD R/W- (304.11 AC) (OR 2927-41)

Existing Zoning: St Lucie County Agriculture AG-5

Existing Future Land Use: Refer to FLU Table above; acreages will be added to Proposed FLU Table and Astoria PUD document once Comprehensive Plan Amendment approval has commenced.

Existing Use: Vacant and Agricultural Land

Surrounding Uses:
South: RL, RGC, CG, OSR/I Land Uses – PUD Zoning – Vacant and Residential Uses/Golf Course
West: U, RM, RL Land Uses – AG-5, Utility, PUD Zoning – Residential and Vacant Agricultural Uses
North: RL, LI, MXD Land Uses – PUD and St Lucie Co. – Vacant and Utility
East: HI/LI/ROI/U, SLC Residential Land Uses – PUD, Utility, and SLC Residential Zoning – Industrial Park, Vacant, and Residential Uses

Sewer/Water Service:
The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the subject property. Under the current ROI future land use designation, the most intense use would be multi- family residential at 15 units per acre. The level or service for potable water is 115 gallons per capita per day for residential and 120 gallons per day per 1,000 sf for institutional. Sanitary sewer is 85% of the potable water level of service.

Transportation: There is an anticipated increase in traffic due to the requested changes. A traffic analysis is underway and will be provided to address traffic impacts and the required associated improvements for a maximum threshold of development in order to ensure acceptable levels of service on the adjacent roadways.

Park/Open Space: The property currently does not provide, nor does it have a requirement to provide for public park space. We are proposing a 12-acre open space recreation (City Park) site that will provide adequate land to maintain the City's level of service of 5.0 acres per 1,000 population.

Schools: We are in the process of determining the existing school capacity as well as the proposed new school implementation plan for the western portions of the City of Port St. Lucie

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

Environmental: An environmental analysis has been provided to the City of Port St. Lucie.

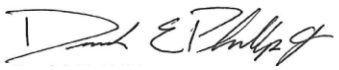
Flood Zone: The flood map for the property is panel number 12111C0254J. The property is located in Zone X, an area of minimal flood hazard. Zone X is determined to be outside the 0.2% annual chance of flooding.

Police: The applicant and agents will coordinate with the City of Port St. Lucie Police Department through the development review process to ensure the ability for the Department to provide for public safety.

Fire/EMS: The applicant and agents will coordinate with the St. Lucie County Fire District through the development review process to ensure the ability of the district to provide for public safety.

Upon your review, if you have any question, feel free to contact me directly at (772) 220-2100.

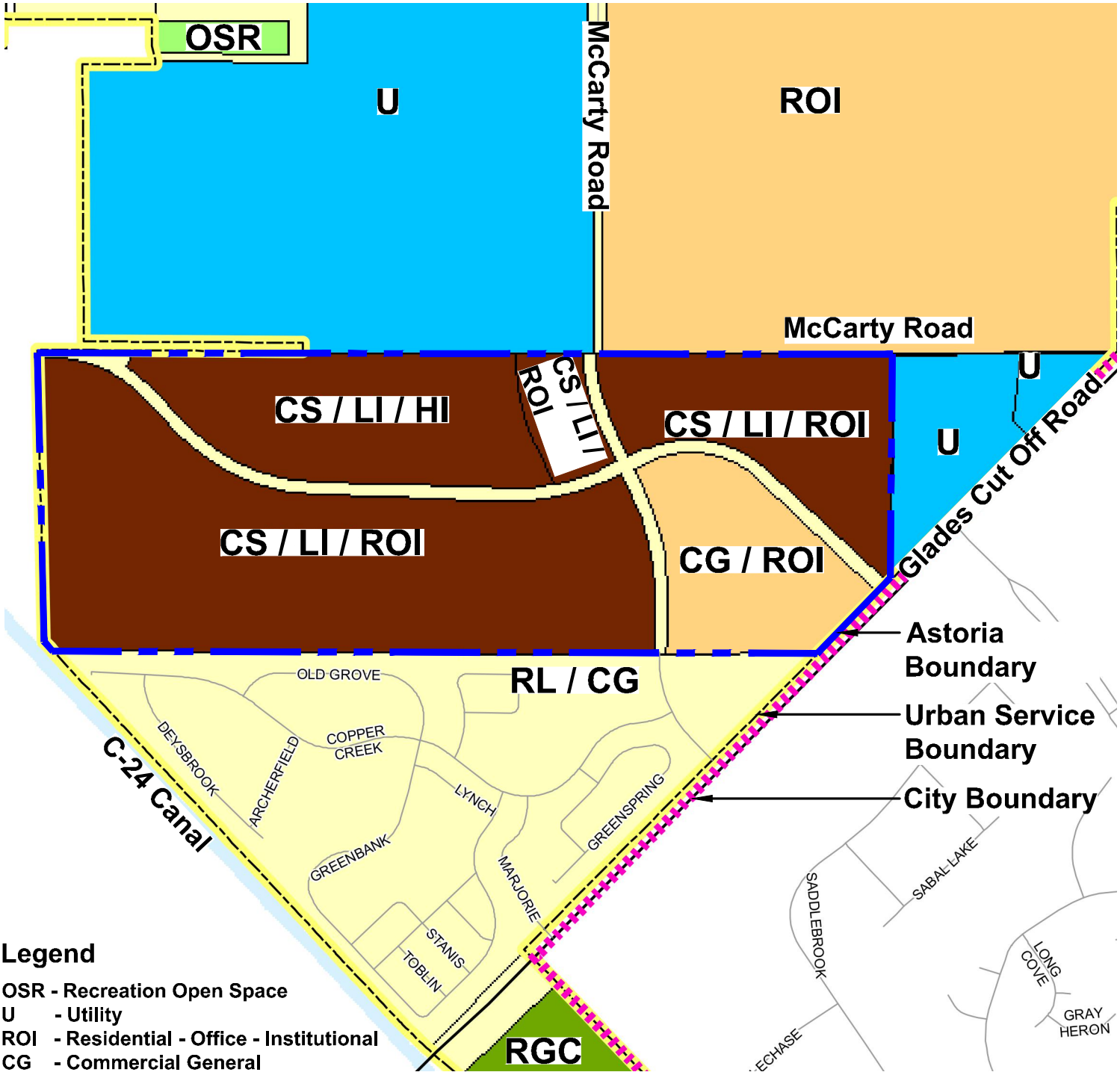
Respectfully,



Derrick E Phillips Jr
Project Manger

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Existing - Future Land Use Map



Legend

OSR - Recreation Open Space
U - Utility
ROI - Residential - Office - Institutional
CG - Commercial General
CS - Commercial Service
LI - Light Industrial
HI - Heavy Industrial
RL - Low Density Residential
RGL - Residential Golf Course

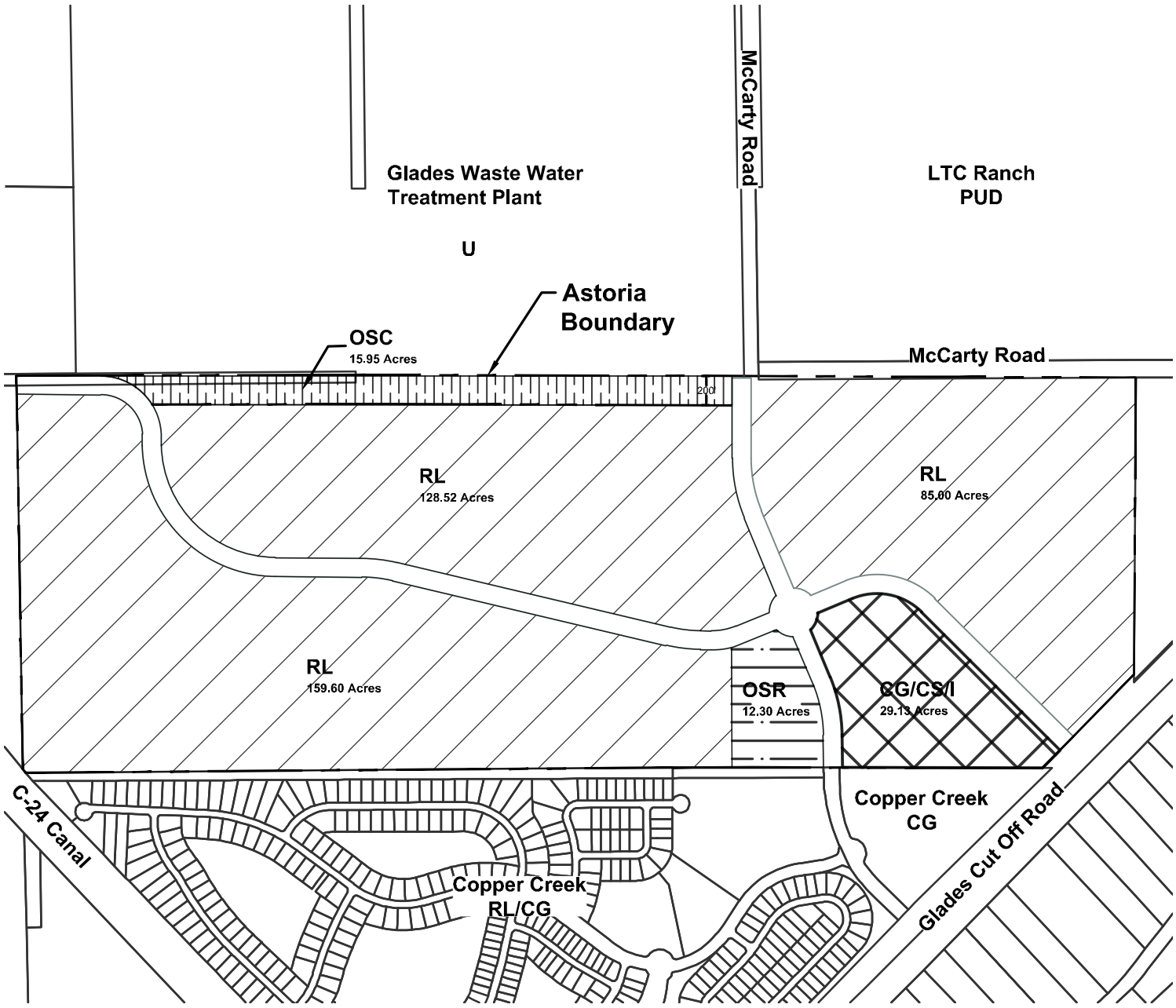
NORTH

Scale: nts
Date: November 9, 2022

Astoria
City of Port St. Lucie

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Proposed - Future Land Use Map



OSC - Conservation Open Space

OSR - Recreation Open Space

RL - Low Density Residential

CG/CS/I - General Commercial, Service Commercial, Institutional

Site Data

Total Site Area = 464.50 acres

Proposed Land Use

OSC	=	15.95 acres
OSR	=	12.30 acres
RL	=	373.12 acres
CG/CS/I	=	29.13 acres
ROW	=	34.00 acres

NORTH

Scale: nts

Date: December 06, 2023

Astoria

City of Port St. Lucie

Policy 1.1.4.18: Astoria Development Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, to utilize PUD zoning, and design and architectural controls to better integrate mixed uses into neighborhoods and Policy 1.1.11, in order to promote mobility through viable transportation and land uses that incorporate walking, bicycling, and transit.This area generally includes the property west of Glades Cut-Off Road, north of the Copper Creek PUD, and south of the City's Glades Road Wastewater Treatment Facility and LTC Ranch. The total acreage of the Astoria Development Area is approximately 464.5 acres.

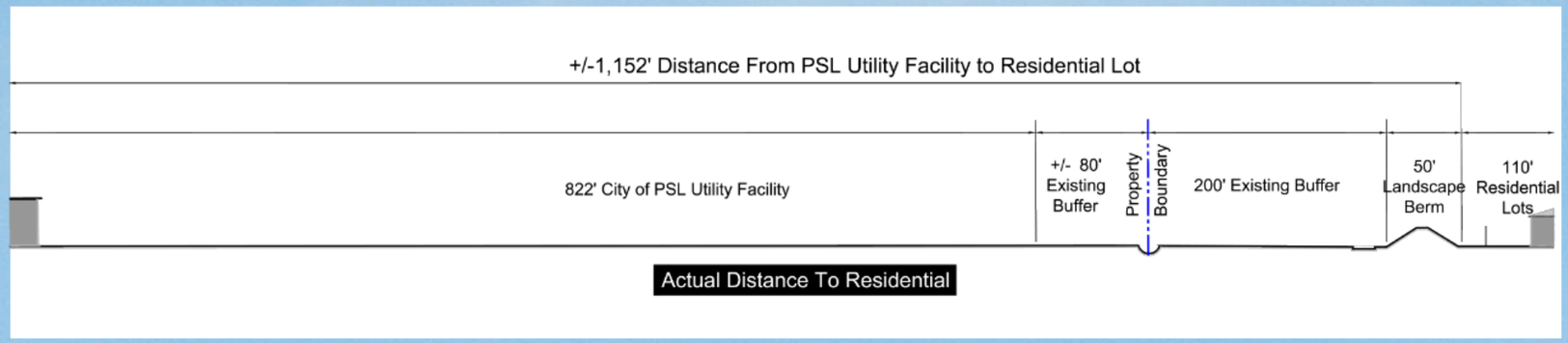
Policy 1.1.4.19: Development within the Astoria Development Area shall be consistent with the land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

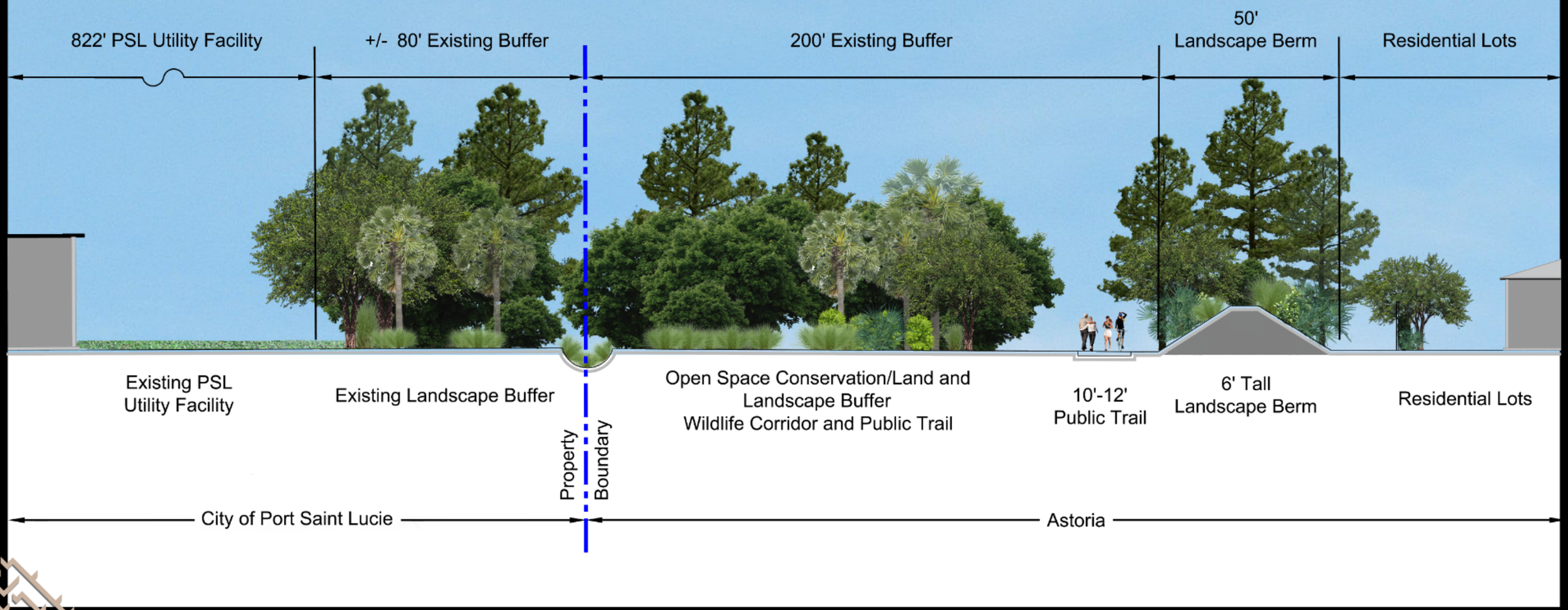
a. Within the Astoria Development Area, the following land uses shall be allowed either individually or in combination:
    i. General Commercial (CG);
    ii. Service Commercial (CS);
    iii. Institutional (I);
    iv. Low Density Residential (RL);
    v. Open Space Recreation (OSR);
    vi. Open Space Conservation (OSC);

b. Overall distribution of mix of uses/density and intensity proposed:

Table A.1 - Distribution Mix of Uses/Density and Intensity Proposed (Overall)

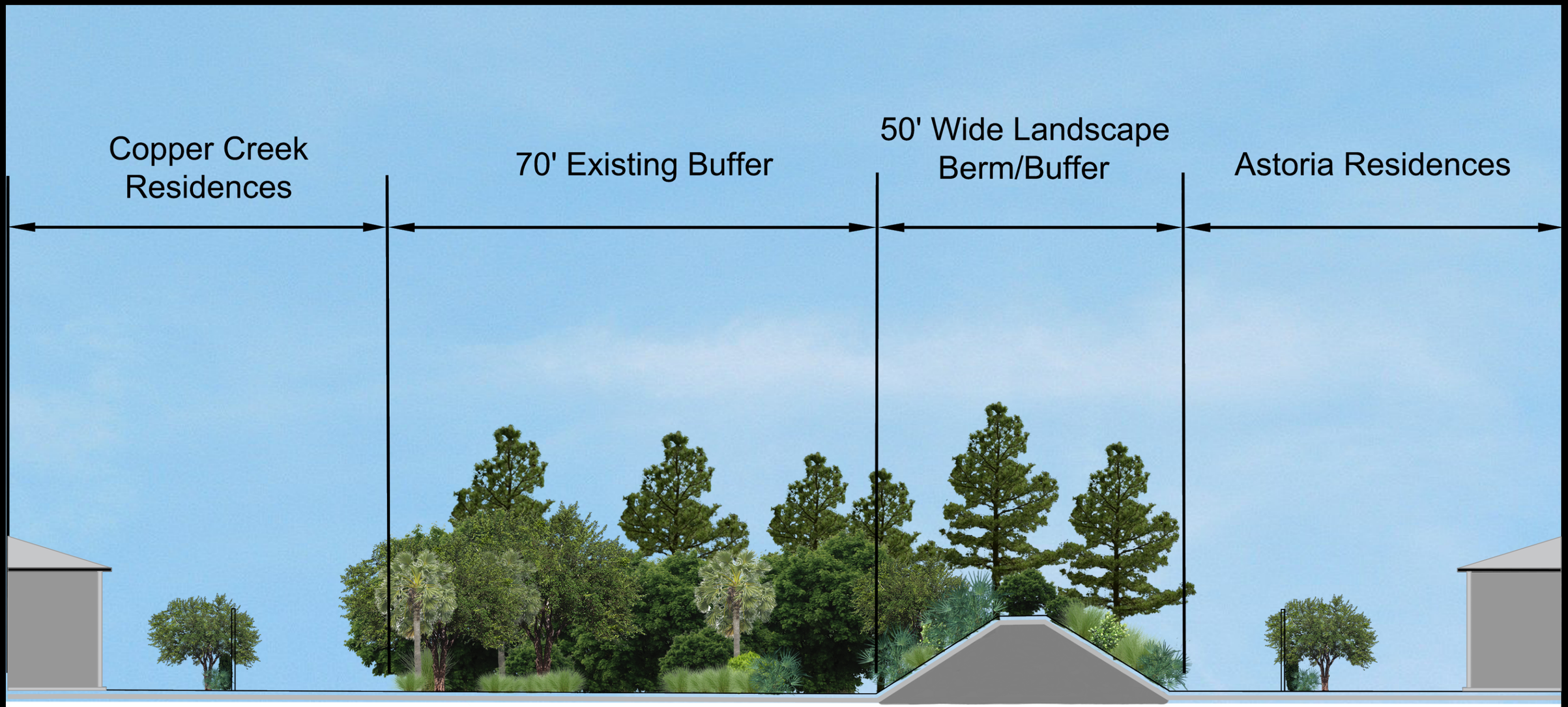
Use	**Square Feet/Units**
Retail	100,000 s.f. - 200,000 s.f.
Office	50,000 s.f. - 150,000 s.f.
Institutional	15,000 s.f. - 50,000 s.f.
Residential	up to 1,350 units





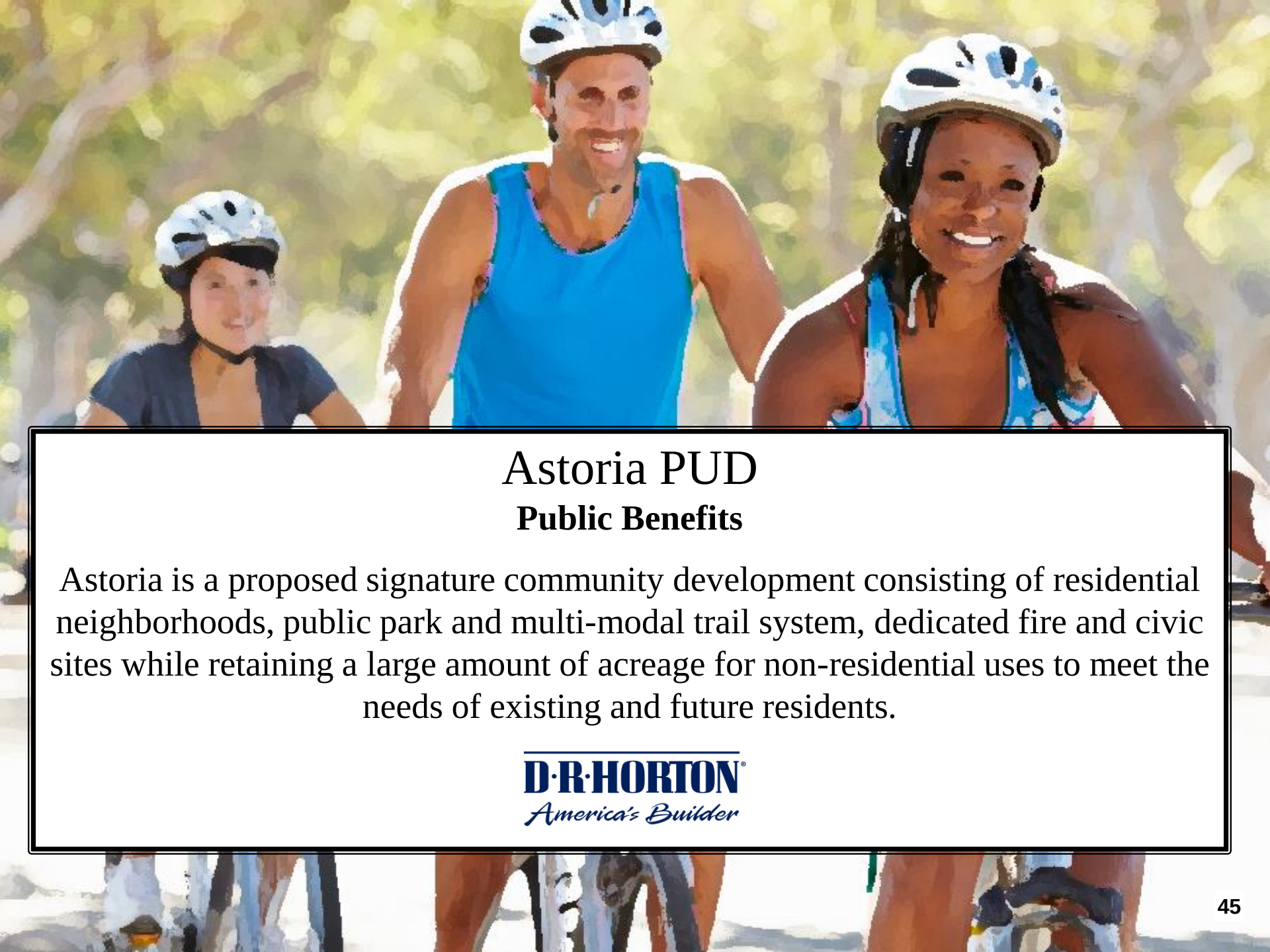
lucido & associates

Astoria Wildlife Corridor and Public Trail



Copper Creek and Astoria Cross Section

lucido & associates



Astoria PUD

Public Benefits

Astoria is a proposed signature community development consisting of residential neighborhoods, public park and multi-modal trail system, dedicated fire and civic sites while retaining a large amount of acreage for non-residential uses to meet the needs of existing and future residents.

D·R·HORTON
America's Builder

Astoria PUD

“Doing MORE”

DR Horton wants to make a commitment to City of Port St. Lucie to ‘do more’ by not only meeting the needs of the planned community but to address current needs of existing residents and this area within the City.

- ✓ Approximately 15.9 acre Wildlife Corridor/Linear Park – OSC Land Use
- ✓ First two lanes constructed throughout project limits of both McCarty Road and E/W 6 (Astoria Blvd.)
- ✓ Agrees to pay its fair share cost to construct first two lanes of McCarty Road from northern property limits north to E/W 5
- ✓ 12 acre Public Park – up to $ 3mil constructed within by the 700th residential unit
- ✓ 24 acres retained for commercial uses to meet local needs
- ✓ 5 acre Civic site dedicated with 2.5 acres towards Fire Station
- ✓ Contribute to the widening of Glades Cut-Off Road from two lanes to four lanes, from the easternmost frontage of that road on parcel ID 3321-555-0002-000-4 to the South Florida Water Management District Canal C-24

D·R·HORTON®
America's Builder

MEMORANDUM

TO: Bridget Kean - Deputy Director, Planning & Zoning

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

DATE: December 21, 2023

SUBJECT: P22-336 Lulfs Grove Comprehensive Plan Amendment
Traffic Generation & Circulation Approval

This application and Traffic Report prepared by O'Rourke Engineering & Planning dated November 29, 2023 has been reviewed by the Public Works Department and our 3rd party consultant, Kok Wan Mah of Kittelson and Associates. 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 submitted Future Land Use Map Amendment results in an increase of 800 dwelling units to the maximum number of dwelling units in exchange for a removal of all 2,400,000sf of industrial, a reduction of 50,000sf of office, a reduction of 150,000sf of institutional and an addition of a 12-acre Park/Open space parcel. The overall acreage of the development remains the same.

With the proposed change in Future Land Use, Residential is a lower trip count than industrial and other existing approved uses. The proposed change in Future Land Use results in a reduction of 1,016 PM Peak hour trips to what was anticipated to be generated by this development. This will result in a reduction of impact to the surrounding roadways.

According to the Annexation Agreement for Lulfs Grove roadway improvements will be required as stated below:

- Pay a fair share amount or construct the 2 lane extension of McCarty Road between the south boundary of this property going north up to E/W 5.
- Pay a fair share amount or construct the 2 lane construction of E/W 6 from Glades Cut Off Road west to western boundary of this property.

A more detailed traffic analysis will be required upon submittal of future site development plans.

KITTELSON & ASSOCIATES

MEMORANDUM

Date:	December 18, 2023	Project #: 29311.005
To:	Diana Spriggs, P.E. Regulatory Division Director City of Port St. Lucie Public Works Dept. 121 SW Port St. Lucie Blvd, Building B Port St. Lucie, FL 34984	
From:	Kok Wan Mah, P.E.	
Project:	Lulfs Groves FLU TIA	
Subject:	Traffic Analysis Technical Review	

A Traffic Impact Analysis was conducted to support the Future Land Use Amendment for the proposed Lulfs Groves (Astoria) project. The site is approximately 464.5 acres located north of C-24 Canal and west of Glades Cut-off Road in Port St. Lucie, Florida. Parcel IDs for the property were not provided.

The petition requests to change the Future Land Use designation from CS (Service Commercial), LI (Light Industrial), and ROI (Residential, Office, Industrial) to RL (Low Density Residential), RM (Medium Density Residential), CG (General Commercial), CS (Service Commercial), I (Institutional), and OSC (Open Space Conservation). Under the current FLU, the property is permitted to have a maximum of:

- 500 multi-family dwelling units
- 2,400,000 sf of industrial
- 200,000 sf of office
- 200,000 sf institutional use
- 200,000 sf of retail

Under the proposed FLU, the Applicant is proposing a development program that would be capped at:

- 1,350 single family residential units
- 200,000 sf of retail
- 150,000 sf of office
- 50,000 sf of institutional
- 12-acre park/open space

The above represents a reduction in residential density compared to the previous traffic analysis reviewed.

Kittelson & Associates, Inc. (KAI) has reviewed the Traffic Analysis prepared by O'Rourke Engineering & Planning that is dated November 29, 2023.

The revised traffic analysis for Lulfs Groves includes a revised development program with a reduction in residential units compared to the previous version that was reviewed dated August 2023. As a result, the net trip generation shows a reduction in impact for daily, AM peak-hour, and PM peak-hour trip generation when compared to the maximum allowable uses and intensities under the current future land use. The trip generation for both programs were verified during the review. Since the trip generation shows a net decrease compared to the current FLU, the proposed FLU maximum development program is consistent with the Comprehensive Plan and no further analysis is needed.

The Applicant will be required to submit a more detailed traffic impact analysis as part of the site plan approval process. During that time, impacts will be identified using the specific development program, access, distribution, and include both roadway segments and intersections.

We appreciate the opportunity to provide these comments to the City of Port St. Lucie. If you have any questions or concerns, please contact me at kmah@kittelson.com or 407.373.1127.

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Lulfs Groves (Astoria)

Prepared for:

Mr. Steve Garrett
Lucido & Associates
701 SE Ocean Blvd
Stuart, FL 34994

Prepared by

O'Rourke Engineering & Planning
3725 S. East Ocean Boulevard
Stuart, Florida 34996

772-781-7918

January 5, 2023
Revised August 10, 2023
Revised September 6, 2023
Revised November 29, 2023

SR22111.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 S. East Ocean Boulevard Stuart, Florida 34996 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 11/29/2023 License #: 42684

TRAFFIC ANALYSIS

FOR

Lulfs Groves (Astoria)

Prepared for:

Mr. Steve Garrett
Lucido & Associates
701 SE Ocean Blvd
Stuart, FL 34994

Prepared by

O'Rourke Engineering & Planning
3725 S. East Ocean Boulevard
Stuart, Florida 34996

772-781-7918

January 5, 2023
Revised August 10, 2023
Revised September 6, 2023
Revised November 29, 2023

SR22111.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 S. East Ocean Boulevard Stuart, Florida 34996 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 11/29/2023 License #: 42684

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with several lots located off Glades Cut Off Road in Port St. Lucie, St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

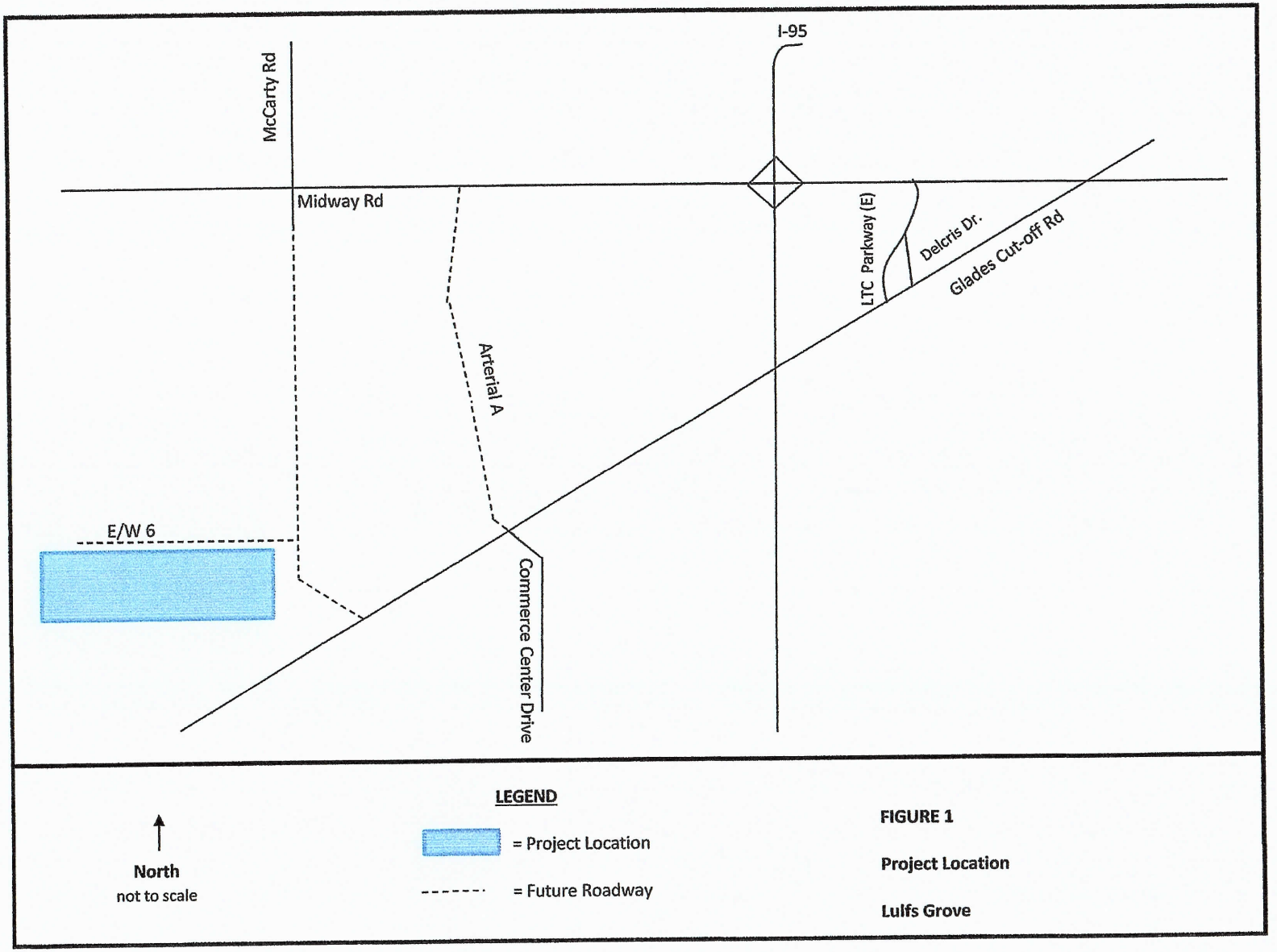
Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of two parcels totaling approximately 464.5 acres located off of Glades Cut Off Road in Port St. Lucie, St. Lucie County, Florida. The property has an existing future land use of CS (Service Commercial), LI (Light Industrial), and ROI (Residential, Office, Industrial) with a text amendment allowing for a maximum of 500 multi-family dwelling units, 2,400,000 square feet of industrial, 200,000 square feet of office, 200,000 square feet of institutional, and 200,000 square feet of retail. The comprehensive plan pages are included in **Appendix A**. The proposal is to change the land use to RL (Low Density Residential), General Commercial (CG), Service Commercial (CS), Institutional (I), and Open Space Conservation (OSC).

The proposed future land use would be capped at a total of 1,350 single family dwelling units, 200,000 square feet of retail, 150,000 square feet of office, and 50,000 square feet of institutional. A 12-acre open space area/park space is also proposed for the site. The project location is shown in **Figure 1**.

Appendix A shows the details of the site.


I-95
McCarty Rd
Midway Rd
LTC Parkway (E)
Delcris Dr.
Glades Cut-off Rd
Arterial A
E/W 6
Commerce Center Drive
LEGEND
= Project Location
= Future Roadway
North
not to scale
FIGURE 1
Project Location
Lulfs Grove

ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Glades Cut Off Road is a two-lane minor arterial with a north/south alignment.
- Midway Road is a four-lane divided arterial from I-95 to Glades Cut Off Road and a two-lane arterial from Glades Cut Off Road to Selvitz Road with an east/west alignment. The two-lane section is included in the Cost Feasible 2045 LRTP to be widened to four-lanes.
- Commerce Center Drive is a two-lane collector roadway with a primarily north/south alignment.

The roadway network is shown in **Figure 2** with notations for Existing, Existing + Committed, and the 2045 Network. Roadway details are included in **Appendix B**.

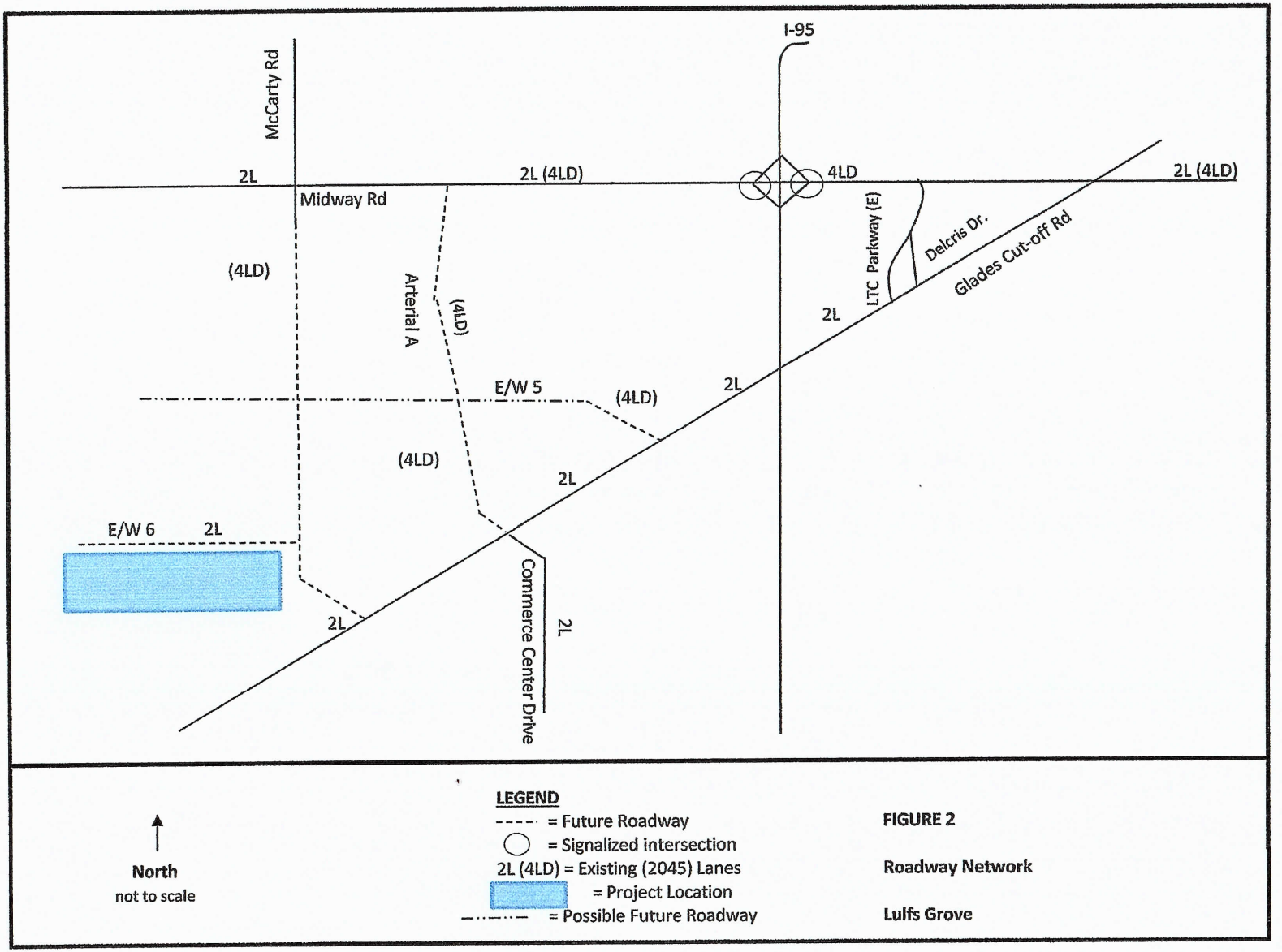


FIGURE 2

Roadway Network

Lulfs Grove

PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the trip generation of the existing future land use was compared to the trip generation of the proposed future land use.

Existing Future Land Use

The ITE Trip Generation, 11th Edition trip rates were applied to the uses in the text amendment: General Light Industrial (Land Use Code 110), General Office (Land Use Code 710), Shopping Center (Land Use Code 820), and Multifamily Low (Land Use Code 220). Institutional uses were shown as office use for worst case impact. **Table 1** summarizes the trip generation with the existing future land use. As shown, there would be 20,745 daily trips, 2,404 AM peak hour trips, and 2,711 PM peak hour trips.

Proposed Future Land Use

Shopping Center (Land Use Code 820), General Office (Land Use Code 710), and Single-Family Detached Housing (Land Use Code 210) were applied to estimate the trips generated by the proposed future land use. As in the EFLU, the institutional land use was shown as office for trip generation purposes. The actual impact from the institutional use will likely be much lower. The proposed future land use generates 16,694 daily trips, 1,212 AM peak hour trips, and 1,695 PM peak hour trips would be generated. These calculations are shown in **Table 2.**

As shown in Table 2, the change in future land use will result in a decrease of 4,051 net new daily trips. There will be a decrease of 1,192 net new AM peak hour trips and a decrease of 1,016 net new PM peak hour trips. Because there is a decrease in Daily, AM peak hour, and PM peak hour trips, additional analyses are not required.

CONCLUSION

The change of land use on the 464.5 acres results in a decrease in Daily, AM peak hour, and PM peak hour trips from the current future land use. Therefore, additional analyses are not required, and the project meets the requirements for land use plan amendments.

Table 1 - Trip Generation - Existing FLU

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Multifamily Housing (Low-Rise)	220	500	DU	T = 6.41(X) + 75.31	50%	50%	1,640	1,640	3,280	820	620	1,440	43.9%	820	1,020	1,840	-	-	-	0.0%	820	1,020	1,840
General Office	710	(1)400,000	Sft	Ln(T) = 0.87Ln(X) + 3.05	50%	50%	1,938	1,938	3,876	53	152	205	5.3%	1,885	1,786	3,671	-	-	-	0.0%	1,885	1,786	3,671
Light Industrial	110	2,400,000	Sft	T = 3.76(X) + 50.47	50%	50%	4,537	4,537	9,074	124	357	481	5.3%	4,413	4,180	8,593	-	-	-	0.0%	4,413	4,180	8,593
Shopping Center	820	200,000	Sft	T = 26.11(X) + 5863.73	50%	50%	5,543	5,543	11,086	997	865	1,862	16.8%	4,546	4,678	9,224	1,292	1,291	2,583	28.0%	3,254	3,387	6,641
TOTALS							**13,658**	**13,658**	**27,316**	**1,994**	**1,994**	**3,988**	**14.6%**	**11,664**	**11,664**	**23,328**	**1,292**	**1,291**	**2,583**	**11.1%**	**10,372**	**10,373**	**20,745**

Source: ITE 11th Edition Trip Generation Rates
(1) Includes 200,000 SF of Institutional

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Multifamily Housing (Low-Rise)	220	500	DU	T = 0.31(X) + 22.85	24%	76%	43	135	178	1	4	5	2.8%	42	131	173	-	-	-	0.0%	42	131	173
General Office	710	(1)400,000	Sft	Ln(T) = 0.86Ln(X) + 1.16	88%	12%	486	66	552	8	13	21	3.8%	478	53	531	-	-	-	0.0%	478	53	531
Light Industrial	110	2,400,000	Sft	T = 0.68(X)+3.81	88%	12%	1,440	196	1,636	23	37	60	3.7%	1,417	159	1,576	-	-	-	0.0%	1,417	159	1,576
Shopping Center	820	200,000	Sft	T = 0.59(X) + 133.55	62%	38%	156	96	252	51	29	80	31.7%	105	67	172	24	24	48	28.0%	81	43	124
TOTALS							**2,125**	**493**	**2,618**	**83**	**83**	**166**	**6.3%**	**2,042**	**410**	**2,452**	**24**	**24**	**48**	**2.0%**	**2,018**	**386**	**2,404**

Source: ITE 11th Edition Trip Generation Rates
(1) Includes 200,000 SF of Institutional

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Multifamily Housing (Low-Rise)	220	500	DU	T = 0.43(X) + 20.55	63%	37%	149	87	236	75	40	115	48.7%	74	47	121	-	-	-	0.0%	74	47	121
General Office	710	(1)400,000	Sft	Ln(T) = 0.83Ln(X) + 1.29	17%	83%	89	436	525	3	11	14	2.7%	86	425	511	-	-	-	0.0%	86	425	511
Light Industrial	110	2,400,000	Sft	T = 0.65(X)	14%	86%	218	1,342	1,560	10	31	41	2.6%	208	1,311	1,519	-	-	-	0.0%	208	1,311	1,519
Shopping Center	820	200,000	Sft	Ln(T) = 0.72 Ln(X) + 3.02	48%	52%	446	484	930	73	79	152	16.3%	373	405	778	108	110	218	28.0%	265	295	560
TOTALS							**902**	**2,349**	**3,251**	**161**	**161**	**322**	**9.9%**	**741**	**2,188**	**2,929**	**108**	**110**	**218**	**7.4%**	**633**	**2,078**	**2,711**

Source: ITE 11th Edition Trip Generation Rates
(1) Includes 200,000 SF of Institutional

Table 2 - Trip Generation - Proposed FLU

Table 2a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	1,350	DU	Ln(T) = 0.92Ln(X) + 2.68	50%	50%	5,531	5,531	11,062	1,462	775	2,237	20.2%	4,069	4,756	8,825	-	-	-	0.0%	4,069	4,756	8,825
General Office	710	(1)200,000	Sft	Ln(T) = 0.87Ln(X) + 3.05	50%	50%	1,061	1,060	2,121	332	233	565	26.6%	729	827	1,556	-	-	-	0.0%	729	827	1,556
Shopping Center	820	200,000	Sft	T = 26.11(X) + 5863.73	50%	50%	5,543	5,543	11,086	766	1,552	2,318	20.9%	4,777	3,991	8,768	1,228	1,227	2,455	28.0%	3,549	2,764	6,313
TOTALS							**12,135**	**12,134**	**24,269**	**2,560**	**2,560**	**5,120**	**21.1%**	**9,575**	**9,574**	**19,149**	**1,228**	**1,227**	**2,455**	**12.8%**	**8,347**	**8,347**	**16,694**

Source: ITE 11th Edition Trip Generation Rates
(1) Includes 50,000 SF of Institutional

Net Change: (4,051)

Table 2b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	1,350	DU	Ln(T) = 0.91Ln(X) + 0.12	26%	74%	207	589	796	4	14	18	2.3%	203	575	778	-	-	-	0.0%	203	575	778
General Office	710	(1)200,000	Sft	Ln(T) = 0.86Ln(X) + 1.16	88%	12%	268	36	304	19	10	29	9.5%	249	26	275	-	-	-	0.0%	249	26	275
Shopping Center	820	200,000	Sft	T = 0.59(X) + 133.55	62%	38%	156	96	252	16	15	31	12.3%	140	81	221	31	31	62	28.0%	109	50	159
TOTALS							**631**	**721**	**1,352**	**39**	**39**	**78**	**5.8%**	**592**	**682**	**1,274**	**31**	**31**	**62**	**4.9%**	**561**	**651**	**1,212**

Source: ITE 11th Edition Trip Generation Rates
(1) Includes 50,000 SF of Institutional

Net Change: (1,192)

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	1,350	DU	Ln(T) = 0.94Ln(X) + 0.27	63%	37%	723	425	1,148	131	62	193	16.8%	592	363	955	-	-	-	0.0%	592	363	955
General Office	710	(1) 200,000	Sft	Ln(T) = 0.83Ln(X) + 1.29	17%	83%	50	245	295	27	41	68	23.1%	23	204	227	-	-	-	0.0%	23	204	227
Shopping Center	820	200,000	Sft	Ln(T) = 0.72 Ln(X) + 3.02	48%	52%	446	484	930	81	136	217	23.3%	365	348	713	99	101	200	28.0%	266	247	513
TOTALS							**1,219**	**1,154**	**2,373**	**239**	**239**	**478**	**20.1%**	**980**	**915**	**1,895**	**99**	**101**	**200**	**10.6%**	**881**	**814**	**1,695**

Source: ITE 11th Edition Trip Generation Rates
(1) Includes 50,000 SF of Institutional

Net Change: (1,016)

APPENDIX A

SITE DATA
COMPREHENSIVE PLAN LAND USE DATA

Policy 1.1.4.18: Astoria Development Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, to utilize PUD zoning, and design and architectural controls to better integrate mixed uses into neighborhoods and Policy 1.1.11, in order to promote mobility through viable transportation and land uses that incorporate walking, bicycling, and transit.This area generally includes the property west of Glades Cut-Off Road, north of the Copper Creek PUD, and south of the City's Glades Road Wastewater Treatment Facility and LTC Ranch. The total acreage of the Astoria Development Area is approximately 464.5 acres.

Policy 1.1.4.19: Development within the Astoria Development Area shall be consistent with the land uses delineated on the Future Land Use Map and the sub-area policies establishing development allowances and requirements set forth below:

a. Within the Astoria Development Area, the following land uses shall be allowed either individually or in combination:
    i. General Commercial (CG);
    ii. Service Commercial (CS);
    iii. Institutional (I);
    iv. Low Density Residential (RL);
    v. Open Space Recreation (OSR);
    vi. Open Space Conservation (OSC);

b. Overall distribution of mix of uses/density and intensity proposed:

Table A.1 - Distribution Mix of Uses/Density and Intensity Proposed (Overall)

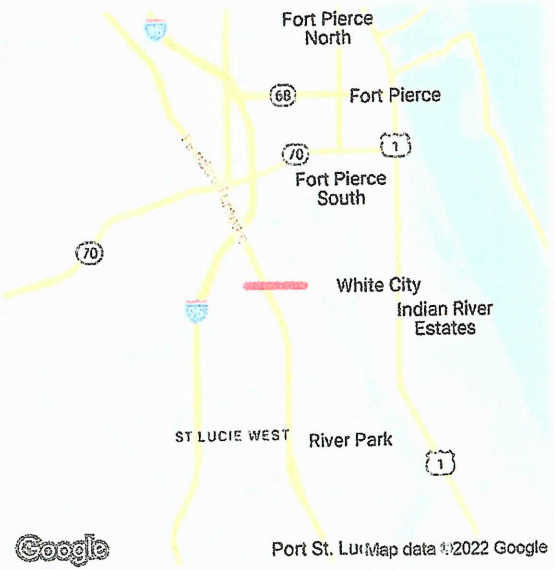
Use	**Square Feet/Units**
Retail	100,000 s.f. - 200,000 s.f.
Office	50,000 s.f. - 150,000 s.f.
Institutional	15,000 s.f. - 50,000 s.f.
Residential	up to 1,350 units

APPENDIX B

Roadway Details

MIDWAY RD FROM GLADES CUT OFF RD TO SELVITZ RD

2314403 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2022 TPO PRIORITY #2 WIDENING FROM 2 TO 4 LANES LFA WITH ST. LUCIE COUNTY FOR PD&E AND DESIGN CK #09828620 REC FR ST. LUCIE CO. BCC FOR 1.65M ON 10/7/14 FOR PD&E.THIS IS A CAT2 CHECK REC 1/25/2017 FROM ST.LUCIE CO. $2,108,000 PH32/37
Lead Agency: MANAGED BY FDOT **From:** GLADES CUT OFF RD
County: ST. LUCIE **To:** SELVITZ RD
Length: 1.577
Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, RAILROAD & UTILITIES, ENVIRONMENTAL

Phase	Fund Code	2023	2024	2025	2026	2027	Total
ROW	SA	0	494,625	0	0	0	494,625
ROW	SU	0	973,875	0	0	0	973,875
			1,468,500				**1,468,500**

Prior Year Cost: 4,851,546
Future Year Cost: 0
Total Project Cost: 29,891,313
LRTP: Page 8-2

B-1

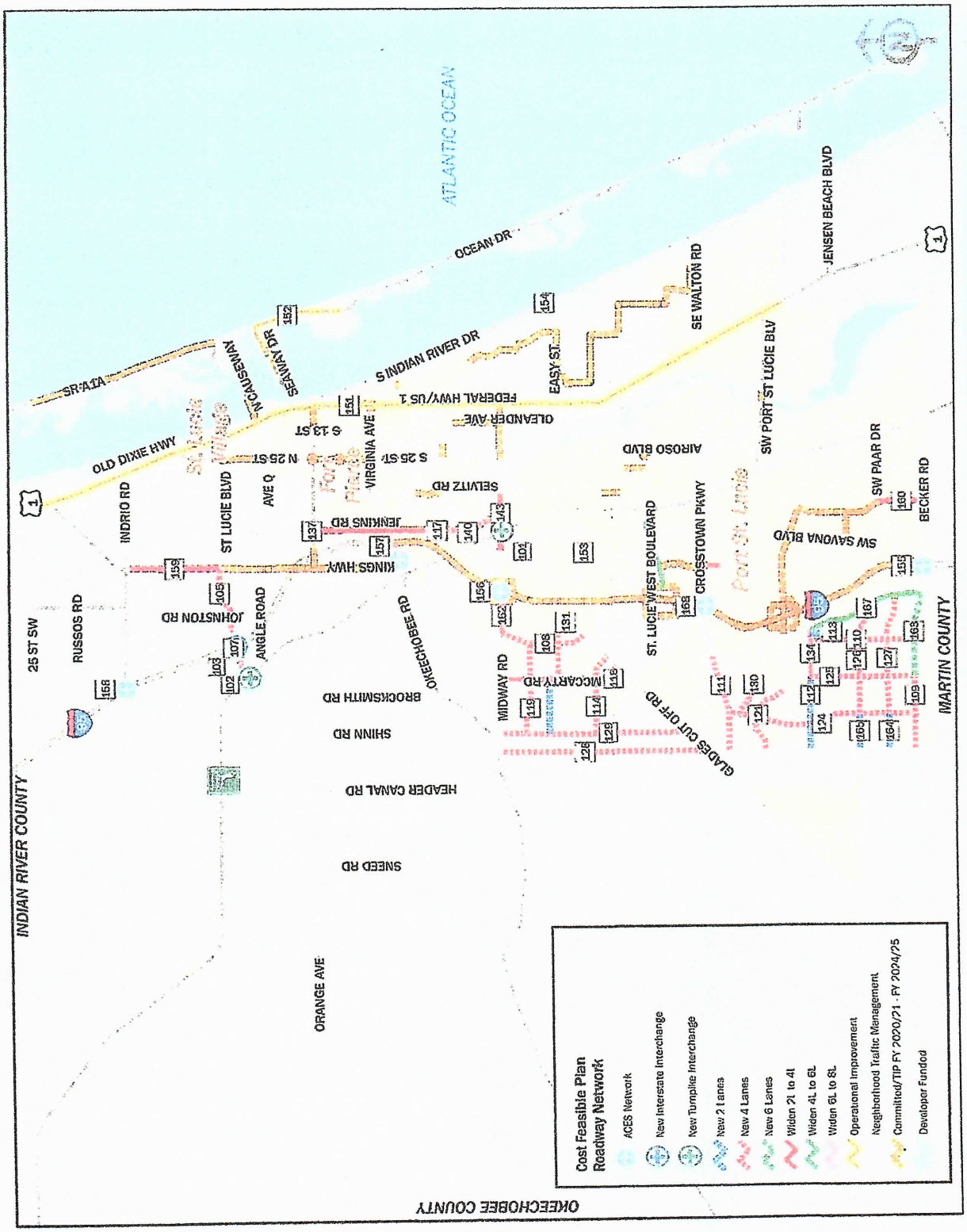


Figure 8-1. Cost Feasible Plan – Roadway Network

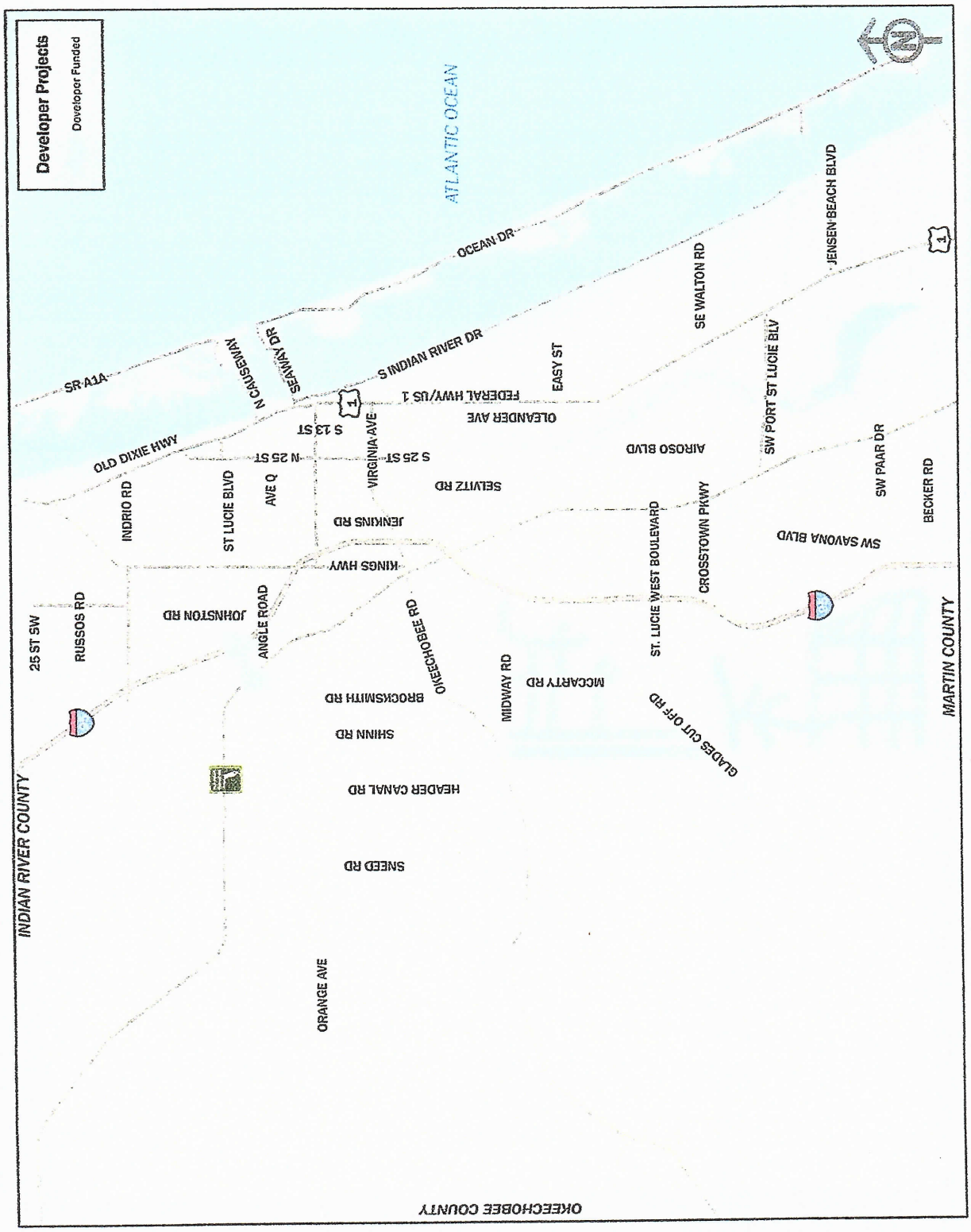


Figure 5-5. Developer Funded Projects

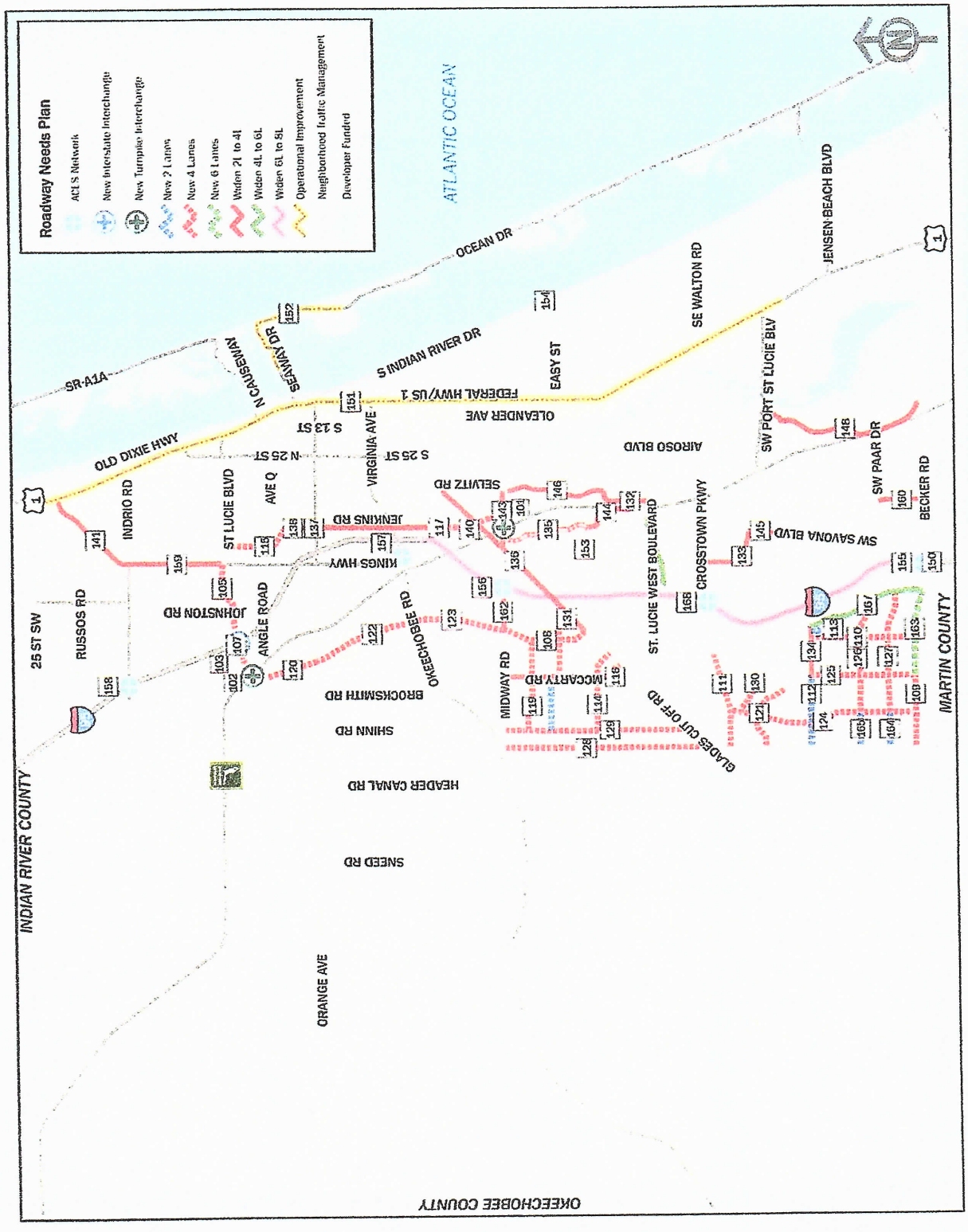


Figure 5-4 Roadway Needs Plan

The 2045 preliminary roadway deficiencies serve as the starting point for the development of the roadway improvement project needs. The roadway deficiencies included V/C ratios greater than 0.9 and a logical terminus. The roadway needs plan was developed to include projects that address the roadway deficiencies.

Listed in Table 5-4 is the roadway needs plan ordered by project type and roadway name. Figure 5-4 displays the roadway needs plan. Developer funded projects are included in the roadway needs plan and shown in Figure 5-5. As part of the roadway needs plan, pedestrian and bicycle facility improvements are recommended to incorporate complete street elements.

Please note the Northern Connector from Florida's Turnpike to I-95 with the two (2) interchanges at Florida's Turnpike and I-95 is a private developer-built road considered as one project.

Table 5-4 Roadway Needs Plan

ID	Roadway Name	From	To	E+C Lanes	Needs Plan Lanes	Project Type	Length (miles)
101	Florida's Turnpike at Midway Road					New Interchange	
102	Florida's Turnpike at Northern Connector					New Interchange	
103	I-95 at Northern Connector					New Interchange	
104	Williams Road	Shinn Road	McCarty Road	0	2	New 2 Lanes	1.52
105	Airport Connector	Johnston Road	Kings Highway	0	4	New 4 Lanes	1.42
106	Airport Connector	I-95	Johnston Road	0	4	New 4 Lanes	0.78
107	Northern Connector[1]	Florida's Turnpike	I-95	0	4	New 4 Lanes	0.94
108	Arterial A[1]	Glades Cut-Off Road	Midway Road	0	4	New 4 Lanes	2.34
109	Becker Road[1]	Range Line Road	N-S Road B	0	4	New 4 Lanes	2.03
110	Community Boulevard	Becker Road	Discovery Way	0	4	New 4 Lanes	2.8
111	Crosstown Parkway[1]	Range Line Road	Village Parkway	0	4	New 4 Lanes	2.72
112	Discovery Way[1]	Range Line Road	N-S Road B	0	4	New 2 Lanes	1.99
113	E-W Road 2[1]	Community Boulevard	Village Parkway	0	4	New 2 Lanes	0.56

[1] Developer Funded

ID	Roadway Name	From	To	E+C Lanes	Needs Plan Lanes	Project Type	Length (miles)
114	E-W Road 6	Shinn Road	Glades Cut-Off Road	0	4	New 4 Lanes	2.3
115	Jenkins Road	N Jenkins Road	St. Lucie Boulevard	0	4	New 4 Lanes	2.26
116	Jenkins Road	Post Office Road	Glades Cut-Off Road	0	4	New 4 Lanes	0.37
117	Jenkins Road	Walmart Distribution Center	Altman Road	0	4	New 4 Lanes	0.81
118	McCarty Road	Glades Cut-Off Road	Williams Road	0	4	New 4 Lanes	1.98
119	Newell Road	Shinn Road	Arterial A	0	4	New 4 Lanes	2.54
120	North-Mid County Connector	Orange Avenue	Florida's Turnpike	0	4	New 4 Lanes	1.88
121	Tradition Parkway	Range Line Road	SW Stony Creek Way	0	4	New 4 Lanes	2.05
122	North-Mid County Connector	Okeechobee Road	Orange Avenue	0	4	New 4 Lanes	2.93
123	North-Mid County Connector	Midway Road	Okeechobee Road	0	4	New 4 Lanes	2.37
124	N-S Road A	Becker Road	Crosstown Parkway	0	4	New 4 Lanes	5.13
125	N-S Road B	Becker Road	Discovery Way	0	4	New 4 Lanes	2.8
126	Open View Drive (West)	N-S Road A	Village Parkway	0	4	New 4 Lanes	2.97
127	Paar Drive (West)	N-S Road A	Village Parkway	0	4	New 4 Lanes	3.3
128	Range Line Road	Glades Cut-Off Road	Midway Road	0	4	New 4 Lanes	5.46
129	Shinn Road	Glades Cut-Off Road	Midway Road	0	4	New 4 Lanes	4.95
130	Westcliffe Lane	N-S Road A	SW Tremonte Avenue	0	4	New 4 Lanes	1.15
131	Williams Extension	McCarty Road	Glades Cut-Off Road	0	4	New 4 Lanes	1.65
132	Bayshore Boulevard	St. Lucie West Boulevard	Selvitz Road	2	4	Widen 2L to 4L	1.46

ID	Roadway Name	From	To	E+C Lanes	Needs Plan Lanes	Project Type	Length (miles)
153	Torino Parkway					Neighborhood Traffic Management	6.06
154	Indian River Drive	Martin/St. Lucie County Line	Seaway Drive			Neighborhood Traffic Management	14.63
155	I-95 at Becker Road					ACES Network	
156	I-95 at Midway Road					ACES Network	
157	Okeechobee Road between Florida's Turnpike & I-95					ACES Network	
158	I-95 at Indrio Road					ACES Network	
159	Kings Highway	St. Lucie Boulevard	south of Indrio Road	2	4	Widen 2L to 4L	2.4
160	Port St. Lucie Boulevard	Becker Road	Paar Drive	2	4	Widen 2L to 4L	1.2
161	California Boulevard	Del Rio Boulevard	Crosstown Parkway	2	4	Widen 2L to 4L	0.37
162	Midway Road	Arterial A	I-95	2	4	Widen 2L to 4L	0.88
163	Becker Road	N-S Road B	Village Parkway		6	New 6 Lanes	2.26
164	Paar Drive (West)	Range Line Road	N-S Road A	0	2	New 2 Lanes	0.94
165	Open View Drive (West)	Range Line Road	N-S Road A	0	2	New 2 Lanes	0.95
166	Trade Center/Tom Mackie	Village Parkway	Discovery Way	0	2	New 2 Lanes	0.36
167	Village Parkway	Becker Road	Discovery Way	4	6	Widen 4L to 6L	3.26
168	I-95 at Crosstown Parkway					ACES Network	

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3156211 OR BOOK 2927 PAGE 41, Recorded 01/14/2008 at 09:56 AM
Doc Tax: $65030.00

THIS INSTRUMENT IS PREPARED BY:
DAVID K. DEITRICH, ESQ.
Dye, Deitrich, Petruff & St. Paul, P.L.
1111 3rd Avenue West - Suite 300
Bradenton, Florida 34205

Parcel I.D. No. 3320-100-0000-000/9; 3321-200-0000-000/9

WARRANTY DEED

THIS WARRANTY DEED made and executed this 17 day of December, 2007, by **TROPICANA MANUFACTURING COMPANY, INC.**, a Delaware corporation, successor by merger to Tropicana Holding Company, Inc., a Delaware corporation, whose address is 700 Anderson Hill Road, Purchase, NY 10577, (the "Grantor"), to **LULFS GROVES, LLLP**, a Florida limited liability limited partnership, whose address is 7457 Park Lane, Lake Worth, FL 33467, (the "Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the legal representatives, successors and assigns.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate, lying and being in **St. Lucie County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (the "Property")

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANT:

No wells drawing water from the surficial aquifer for any purpose shall be permitted, allowed or used upon the Property without first obtaining written approval from Grantor, which approval shall not be unreasonably withheld, except wells for non-potable agricultural, commercial or industrial uses shall be permitted in the surficial aquifer without obtaining the approval of Grantor. This covenant shall run with the title to the Property, and all parts thereof, and be binding upon Grantee, its successors, assigns and all subsequent owners of all or any part of the Property, and inure to the benefit of Grantor, its successors and assigns, with the right of Grantor, its successors or assigns, to enforce this covenant by injunctive relief or other available appropriate legal remedies.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject, however, to the foregoing restrictive covenant and to valid easements, restrictions and reservations of record (it not being the intent hereof to reimpose the same), if any and taxes and assessments for 2008 and subsequent years.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the say and year first above written.

Signed, sealed and delivered
in our presence:

Patricia Russell
Print Name: Patricia Russell

Print Name: Alan H. Prather

TROPICANA MANUFACTURING COMPANY, Inc., a Delaware corporation, successor by merger to Tropicana Holding Company, Inc., a Delaware corporation

By: Michael W Haycock
MICHAEL W. HAYCOCK, Vice President of Operations

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 17 day of December, 2007, by MICHAEL W. HAYCOCK, as Vice President of Operations, of **TROPICANA MANUFACTURING COMPANY, INC.**, a Delaware corporation, successor by merger to Tropicana Holding Company, Inc., a Delaware corporation, who is ☒ personally known to me; or ☐ who has produced _____ as identification.

Notary Public – STATE OF FLORIDA
Print Name: _____
My Commission Expires:

ALAN HARDY PRATHER
Notary Public, State of Florida
My comm expires Feb. 13, 2011
Comm No. DD 624503

I:\Docs\TPI\St. Lucie\Grove Purchase\Closing\Warrantydeed.Final Rev 12.12.2007.Doc

EXHIBIT A

DESCRIPTION: TROPICANA GROVE SITE

OFFICIAL RECORDS BOOK 783, PAGE 758

THAT PART OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LYING NORTH AND EAST OF THE DIVERSION CANAL, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED BY FLORIDA CATTLE COMPANY, A CORPORATION, TO ABRAHAM SLOT, ET AL., BY THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 108, PAGE 315, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LYING NORTH AND WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, EXCEPTING THEREFROM A STRIP OF LAND 200 FEET WIDE LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LYING ADJACENT TO AND NORTH AND WEST OF THE FLORIDA EAST COAST RAILWAY.

ALL OF THAT PART OF SECTION 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LYING NORTH AND WEST OF THE FLORIDA EAST COAST RAILWAY AND NORTH AND EAST OF THE DIVERSION CANAL:

THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT RIGHT-OF-WAY FOR PUBLIC ROADS, DRAINAGE CANALS AND FLORIDA EAST COAST RAILWAY AND ALSO LESS AND EXCEPT THE PORTION OF THE ABOVE DESCRIBED LAND SOLD TO THE FLORIDA POWER AND LIGHT COMPANY AS RECORDED IN O. R. BOOK 209, PAGE 2744, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING NORTH OF A LINE DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 0°19'21" WEST, ALONG THE 1/4 SECTION LINE 2074.21 FEET; THENCE RUN SOUTH 44°46'01" WEST A DISTANCE OF 846.19 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 89°22'21" WEST A DISTANCE OF 2047.67 FEET, THENCE RUN NORTH 89°27'12" WEST A DISTANCE OF 4900 FEET MORE OR LESS TO THE EASTERLY LINE OF CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT CANAL NUMBER C-24.

ALSO DESCRIBED AS:

BEGINNING AT THE NORTH ONE - QUARTER CORNER OF SAID SECTION 21, PROCEED SOUTH 00°18'12" WEST, ALONG THE NORTH - SOUTH ONE-

QUARTER SECTION LINE OF SAID SECTION 21, A DISTANCE OF 2003.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 709 (GLADES CUT-OFF ROAD) A VARYING WIDTH RIGHT-OF-WAY AS RECORDED IN DEED BOOK 134, PAGE 337, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 44°45'38" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND DEPARTING SAID NORTH-SOUTH ONE-QUARTER SECTION LINE, A DISTANCE OF 947.22 FEET; THENCE SOUTH 89°22'21" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1977.66 FEET; THENCE NORTH 89°27'12" WEST, A DISTANCE OF 4895.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF- WAY LINE OF THE C-24 CANAL AS DESCRIBED IN OFFICIAL RECORDS BOOK 243, PAGE 655, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 43°03'50" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.50 FEET; THENCE NORTH 01°10'43" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2605.61 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 20; THENCE SOUTH 89°37'58" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2367.08 FEET TO THE NORTH ONE- QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 89°57'57" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 2645.13 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 89°57'57" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2651.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 464.5 ACRES, MORE OR LESS.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3219718 06/13/2008 at 03:11 PM
OR BOOK 2984 PAGE 828 - 839 Doc Type: AGR
RECORDING: $103.50

Prepared By and Return To:
Robert N. Klein, Esq.
Klein & Dobbins, P.L.
805 Virginia Avenue, Suite 25
Fort Pierce, FL 34982

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (this "Agreement") is made and entered into by and among the CITY OF PORT ST. LUCIE, a municipal corporation of the State of Florida (the "City"), and LULFS GROVES, LLLP, a Florida limited liability limited partnership ("Lulfs").

WITNESSETH

WHEREAS, the City is a Florida municipal corporation located within St. Lucie County, Florida; and

WHEREAS, Lulfs owns certain real property comprising approximately 464.5 ± acres in unincorporated St. Lucie County, Florida, as described in Exhibit "A", attached hereto and made a part hereof (the "Property"); and

WHEREAS, the Property's northern and southern boundaries adjoin the municipal boundaries of the City; and

WHEREAS, therefore, a substantial part of a boundary of the Property is coterminous with a part of the municipal boundaries of the City; and

WHEREAS, therefore, the Property is contiguous to the City; and

WHEREAS, Lulfs filed a petition for voluntary annexation of the Property into the City on January 31, 2008; and

WHEREAS, Lulfs desires to obtain for the Property the benefits and privileges of inclusion within the boundaries of the City, which include the designation of the Property on the City's Future Land Use Map and the assignment of zoning categories to allow the most appropriate development of the Property and the provision of all services, facilities, and utilities as are available to all residents of the City; and

WHEREAS, the City has determined that the Property is concentrated in a single area; and

WHEREAS, annexation of the Property will not result in the creation of unincorporated areas being enclosed within and bounded on all sides by a single municipality, or by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality; and

WHEREAS, therefore, the annexation of the Property will not result in the creation of enclaves; and

WHEREAS, annexation of the Property will not result in the creation of either unincorporated or incorporated areas that are winding or turning; and

WHEREAS, therefore, annexation of the Property will not result in the creation of finger areas in a serpentine pattern; and;

WHEREAS, annexation of the Property will not result in the creation of either unincorporated areas that are isolated from other unincorporated areas or incorporated areas that are isolated from other incorporated areas; and

WHEREAS, therefore, annexation of the Property will not result in the creation of pockets; and

WHEREAS, therefore, the Property is reasonably compact; and

WHEREAS, the petition for annexation bears the signature of a person who is authorized to act on behalf of Lulfs, the sole owner of the Property; and

WHEREAS, therefore, the petition of annexation bears the signatures of all owners of property in the area proposed to be annexed; and

WHEREAS, the annexation of the Property into the municipal boundaries of the City would be in the best interest of the City and the future residents of the Property; and

WHEREAS, Lulfs and the City desire to establish certain development guidelines which specify the manner in which the Property will be developed; and

WHEREAS, Lulfs desires to enter into this Agreement to memorialize its understanding and agreements with respect to the annexation, development and use of the Property; and

WHEREAS, upon Lulfs' compliance with its obligations under this Agreement, the development of the Property will be consistent with the City's comprehensive plan and land development regulations; and

WHEREAS, Lulfs and the City agree that it would be beneficial to the parties to initiate the development approval process prior to the effective date of the annexation to expedite development of the Property.

NOW, THEREFORE, in consideration of the mutual promises and other considerations contained herein, the parties hereto agree as follows:

1. **Recitations**. The recitations set forth above are true and correct and are incorporated herein by reference.

2. **Annexation**. On January 31, 2008, Lulfs filed a voluntary petition requesting the City to annex the Property into the municipal boundaries of the City. The parties shall take all actions necessary to effect the annexation of the Property in a timely manner in accordance with the procedures set forth in Section 171.044, Florida Statutes, and any other applicable ordinances or regulations. It is the desire of all parties that the annexation be accomplished as rapidly as possible. Lulfs agrees to indemnify and defend the City in the event of any lawsuit challenging the legality of the annexation of the Property and City agrees to cooperate with Lulfs as maybe required on such defense.

3. **Effective Date**. This Agreement shall become effective upon execution by both parties.

4. **Land Use**. Lulfs proposes to develop the Property with no more than 500 residential dwelling units, and up to 3,000,000 square feet of commercial, industrial, retail, professional office and/or institutional use (collectively, the "Intended Uses"); provided however, that Lulfs shall not commence vertical construction of any residential dwelling units prior to two (2) years after the Effective Date of this Agreement. Lulfs has submitted a request to amend the City's Comprehensive Plan to include the Property and to assign land use designations to the Property to permit it to be developed with the Intended Uses. The City shall process said application in a timely manner in accordance with applicable statutes, ordinances and other regulations, and subject to paragraph 6 below.

5. **Zoning**. The City agrees that upon assigning to the Property City land use designations, the City shall process a rezoning application or applications for the Property to PUD (Planned Unit development) or to a zoning district or districts compatible with the approved land use designations in accordance with the process required under the City's Code of Ordinances (the "Code") to permit the Intended Uses consistent with the land use designations. Notwithstanding the foregoing or anything contained in this Agreement to the contrary, any rezoning shall accommodate and permit use of the Property, and portions thereof not yet platted with subdivided lots, for agriculture or agricultural related purposes until such time as a plat establishing subdivided lots for nonagricultural development is recorded in the Public Records of St. Lucie County, Florida for the Property or portions thereof.

6. **No Waiver of Police Power**. As provided above and otherwise herein, the parties recognize and agree that certain provisions of this Agreement will require the City and/or its boards, departments or agencies, acting in their governmental capacity, to consider certain changes in the City's Comprehensive Plan, zoning ordinances or other applicable City codes, plans or regulations, as well as to consider other governmental actions as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statute and City ordinances, including notice and hearing requirements, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement is intended to limit or restrict the powers and responsibilities of the City in acting on applications for comprehensive plan changes and applications for other development. The

parties further recognize and agree that these proceedings shall be conducted openly, fully, freely and fairly in full accordance with law and with both procedural and substantive due process to be accorded the applicant and any member of the public.

7. **Utilities**.

a. The City desires to provide municipal utility services to the Property, including potable water, wastewater and reclaimed irrigation quality water, and represents that the City has sufficient existing or planned plant capacity to provide same to the Property to meet the needs of the Intended Uses. The City acknowledges that Lulfs may petition the City to create one or more Community Development Districts ("CDD's") in accordance with the requirements of Chapter 190, Florida Statutes, to finance and construct utility infrastructure, and to finance, construct, own and maintain other infrastructure, to and for the Property. Lulfs shall have no right to own or operate a utility. The City agrees to provide potable water, wastewater and reclaimed irrigation quality water service to the Property with a capacity sufficient to accommodate the Intended Uses, so long as Lulfs pays all related fees and costs that are usual and customary for such capacities. Pursuant to and consistent with the City's Code of Ordinances and utility policies, on or before development of the Property, Lulfs shall install, or cause to be installed, at its sole cost and expense, the on-site and off-site potable water, wastewater and reclaimed irrigation quality water transmission facilities to serve the Property; provided, however, that to the extent such transmission facilities are upsized or looped at the City's request to serve additional property other than the Property, the City shall reimburse Lulfs pursuant to Section 63.22 of the City's Code of Ordinances. The parties agree that upon completion and acceptance by the City of the foregoing lines, such lines shall be transferred to the City to be owned and maintained by the City in perpetuity.

b. The parties agree to negotiate in good faith to enter into appropriate agreements to ensure that the municipal utility services described above are available and constructed as contemplated herein to serve the Property. Said agreements shall include, but not be limited to, a utility service agreement which provides for Lulfs' reservation of line and plant capacities and any credit due to Lulfs for over-sizing lines.

8. **Stormwater.**

a. The City and the CDD(s), when and if formed, may enter into an interlocal agreement which shall provide for the rebate to such applicable CDD of 75% of the stormwater utility assessments collected by the City from the Property. Notwithstanding any regulations to the contrary, no portion of the Property, nor Lulfs, shall be assessed for any stormwater utility assessment until that portion of the Property (i) has been platted for urban development, and (ii) is no longer used for agriculture or agricultural related purposes. The parties agree that Lulfs shall be responsible for its stormwater permitting and with respect to the Property, for compliance with all National Pollution Discharge Elimination System rules and regulations. The CDD(s), when and if formed, shall be responsible for the maintenance of the stormwater system. In no event shall the City be entitled to impose or collect stormwater utility fees or assessments allocable to the years 1993 through 1997 against or with respect to the Property.

b. Lulfs agrees to cooperate in the creation of a master storm water system for the "NW Annexation Area", if requested by the City, to the extent Lulfs is reasonably able to do so; however, the foregoing shall not in any way delay development of the property. The "NW Annexation Area" is defined by the existing Urban Service Boundary to the west, Midway Road to the north, I-95 to the east and Glades Cut-off Road to the south. The Property is within the NW Annexation Area.

9. **Roadway Improvements**

a. Lulfs agrees to participate in a special assessment district or other similar funding mechanism for the improvement of Midway Road from I-95 west to Okeechobee Road and to pay its fair share cost of such improvements, based on anticipated impacts for development of the Property, less impact fees, if any, due to St. Lucie County for development on the Property.

b. Lulfs agrees to pay its fair share of the cost to, or at its expense to, construct two (2) lanes of the extension of McCarty Road between the northern and southern boundaries of the Property.

c. Lulfs agrees to pay its fair share of the cost to, or at its expense to, construct two (2) lanes of E/W 6 from Glades Cut-Off Road to the western boundary of the Property. Notwithstanding the foregoing, any construction of E/W 6 by Lulfs, west of its intersection with the extension of McCarty Road, will be timed to coincide with development of that portion of the Property, as the market conditions shall determine.

d. Lulfs agrees to pay its fair share of the cost to construct two (2) lanes of the extension of McCarty Road from the northern boundary of the Property north to E/W 5. Lulfs will have no obligation to obtain any right-of-way required for this portion of McCarty Road, nor will its ability to develop be hindered by the City's inability to obtain any required right-of-way.

e. Lulfs understands that the City desires right-of-way widths of 150 feet for arterials and 100 feet for collector roads with exclusive 10-foot City of Port St. Lucie utility and communication easements on each side of the right-of-way. Where physical or practical constraints do not prevent Lulfs from doing so, Lulfs will endeavor to establish right-of-way widths for applicable roads consistent with the City's desires. All right-of-way in the control of Lulfs shall be dedicated to the City of Port St. Lucie.

10. **Impact Fees.** The City agrees not to object to Lulfs' request, if made, for County transportation impact fee credits available pursuant to the construction of, and/or land dedications for, County-owned roads in excess of what is required for Lulfs' development. The City agrees that it may provide credit to Lulfs against impact fees imposed by the City for the value of public improvements constructed, or paid for, by Lulfs, for funding contributions to public improvements made by Lulfs in excess of what is required for Lulfs' development.

11. **Taxation and Assessments.** The City acknowledges that the Property is used for

agricultural purposes and in the past has benefited by a Greenbelt Exemption for ad valorem tax purposes (the so-called "agricultural exemption"). The City agrees to support Lulfs' receipt of a Greenbelt Exemption for the Property, or such undeveloped portion thereof, as the case may be, as long as the Property, or such undeveloped portion, is being used for agricultural purposes or agricultural related purposes prior to non-agricultural development. Further, the City agrees that the Property can be used for agriculture or agricultural related purposes after annexation.

12. **Payment of Public Facilities.** In addition to the amount due hereunder from Lulfs for utilities set forth in paragraph 7 above, Lulfs agrees to pay the City the aggregate amount of One Thousand Two Hundred Dollars ($1,200.00) per dwelling unit approved pursuant to rezoning of the Property, or a portion of the Property, to Planned Unit Development (PUD) or other applicable zoning district(s), as consideration to ensure that adequate public facilities (excluding water, wastewater and irrigation) exist to serve the Property and to provide concurrency for the Intended Uses. Lulfs shall pay to the City the total amount due in accordance with the foregoing, calculated by multiplying the number of approved dwelling units by $1,200.00, prior to approval of a site plan based on the number of units set forth therein.

13. **Affordable Housing**. The Port St. Lucie Comprehensive Plan does not require any affordable housing mitigation or contribution by Lulfs. However, Lulfs has offered to provide voluntary support for affordable housing by means of a local condition. Lulfs shall pay $500 for each residential unit constructed on the property, payable at the time of building permit application, into an affordable housing trust fund or other dedicated account established by the City. The City shall determine how to disburse the moneys in such trust fund to encourage affordable housing through such means as (a) acquisition of land; (b) a program of down payment assistance; (c) prepaying of points for qualified homebuyers; (d) rehabilitation of existing affordable housing; (3) construction of new affordable housing by private developers or not-for-profit entities; or (f) other appropriate affordable housing strategies.

14. **Time of the Essence**. The parties hereto covenant that time is of the essence and each party shall immediately commence all actions necessary to fulfill their respective obligations under this Agreement.

15. **Severability**. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional in any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof. Notwithstanding the foregoing, if Lulfs is prevented from annexing the Property into the City then this Agreement shall become null and void.

16. **Successors and Assigns**. The obligations imposed and entitlements created pursuant to this Agreement shall run with and bind the Property as covenants running with the land. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto, their successors and assigns, heirs and personal representatives; provided, however, that references herein to Lulfs shall mean and refer only to Lulfs. The obligations of Lulfs may be assigned in whole or part to one or more property owners associations or to the CDD(s), if formed, and in such event, Lulfs shall thereafter be relieved of future obligations for such assigned obligations

hereunder.

17. **Attorneys' Fees**. Should any party to this Agreement bring an action against any other party to enforce any provision of this Agreement, the prevailing party in said action shall be entitled to recover its reasonable attorneys' fees and court costs in all trial and appellate proceedings.

18. **Recording**. Lulfs shall record this Agreement with the Clerk of the Circuit Court for St. Lucie County after the City executes the Agreement.

19. **Entire Agreement.** This Agreement contains and sets forth all of the promises, covenants, agreements, conditions and understandings between the parties with respect to the subject matter of the Agreement as of the date hereof.

20. **Headings**. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

21. **Governing Law**. This Agreement shall be construed and interpreted according to the laws of the State of Florida and venue with respect to any litigation between the parties related to this Agreement shall be St. Lucie County, Florida.

22. **Amendment**. This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by all parties with the same formality and or equal dignity herewith. The parties agree that this Agreement may be amended, subject to the City's reasonable approval, to include other property adjacent to the Property provided such other property satisfies all requirements for voluntary annexation set forth in Chapter 171, Florida Statutes.

23. **Notice**. Any notice required or permitted under this Agreement shall be in writing and shall be deemed to have been given either (i) when delivered in person to the persons designated hereinbelow for that purpose, (ii) upon delivery to an overnight courier (e.g. Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow; (iii) upon mailing by United States certified mail, return receipt requested, postage paid, to such address. Such notice shall be deemed received, when either (i) delivered in person to the agents designated hereinbelow for that purpose, (ii) on the first business day after delivery to an overnight courier (e.g. Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow, or (iii) three (3) days after deposited in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the other party. The addresses of the parties are as follows:

CITY:

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
Attn: City Manager

With Copy To:

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
Attn: City Attorney

LULFS:

Lulfs Groves, LLLP
7457 Park Lane
Lake Worth, FL 33467
Attn: Michelle Lancianese

With Copy To:

Bobby Poyner
15789 Cypress Lane
Wellington, FL 33414

and

Robert N. Klein, Esq.
Klein & Dobbins, P.L.
805 Virginia Avenue
Suite 25
Fort Pierce, FL 34982

24. **Effective Date**. The "Effective Date" of this Agreement shall be the date the last party signs this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature; Lulfs signing by and through its duly authorized representative and the City through its City Council, signing by and through its Mayor, authorized to execute same by City Council action on the 9th day of June, 2008.

CITY:
CITY OF PORT ST. LUCIE

By: _____
Patricia Christensen, Mayor

Date: 6/9/08

ATTEST:

_____
City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____
City Attorney

LULFS:
LULFS GROVES, LLLP, a Florida limited liability limited partnership

By: LULFS GROVES, INC., a Florida corporation, its General Partner

By: _____
Brian Lulfs, President

Date: 5-22-08

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of May, 2008, by BRIAN LULFS, as President of Lulfs Groves, Inc., a Florida corporation, General Partner of LULFS GROVES, LLLP, a Florida limited liability limited partnership. He ☑ personally appeared before me, ☐ is personally known to me, ☐ or has produced _____ as identification.

[NOTARIAL SEAL]

Notary: Carol A. Marrero
Print Name: _____
Notary Public, State of Florida
My commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Carol A. Marrero
Commission # DD614332
Expires: DEC. 08, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

Exhibit "A"

Legal Description for Lulfs Groves

Official Records Book 783, Page 758

That part of Section 20, Township 36 South, Range 39 East, lying north and east of the Diversion Canal, excepting therefrom that part thereof conveyed by Florida Cattle Company, a corporation, to Abraham Slot, et al., by that certain Warranty Deed recorded in Deed Book 108, Page 315, Public Records of St. Lucie County, Florida.

All that part of the southwest quarter of Section 21, Township 36 South, Range 39 East, lying north and west of the Florida East Coast Railway Right-of-Way, excepting therefrom a strip of land 200 feet wide located in the northeast quarter of the southwest quarter of Section 21, Township 36 South, Range 39 East, lying adjacent to and north and west of the Florida East Coast Railway.

All of that part of Section 29, Township 36 South, Range 39 East, lying north and west of the Florida East Coast Railway and north and east of the Diversion Canal:

The northwest quarter of Section 21, Township 36 South, Range 39 East, St. Lucie County, Florida. Less and except right-of-way for public roads, drainage canals and Florida East Coast Railway and also less and except the portion of the above described land sold to the Florida Power and Light Company as recorded in O. R. Book 209, Page 2744; Public Records of St. Lucie County, Florida.

Lying north of a line described as:

Begin at the northeast corner of the northwest 1/4 of Section 21, Township 36 South, Range 39 East, St. Lucie County, Florida, run south 0°19'21" west, along the 1/4 section line 2074.21 feet; thence run south 44°46'01" west a distance of 846.19 feet to the Point of Beginning, thence run south 89°22'21" west a distance of 2047.67 feet, thence run north 89°27'12" west a distance of 4900 feet more or less to the easterly line of Central and South Florida Flood Control District Canal Number C-24.

Also described as:

Metes and bounds legal description.

A parcel of land lying in Sections 20 and 21, Township 36 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

Beginning at the north one - quarter corner of said Section 21, proceed south 00°18'12" west, along the north - south one- quarter section line of said Section 21, a distance of 2003.16 feet to a point on the westerly right of way line of State Road 709 (Glades Cut-Off Road) a varying width right-of-way as recorded in Deed Book 134, Page 337, Public Records of St. Lucie County, Florida; thence south 44°45'38" west, along said westerly right-of-way line and departing said north-south one-quarter section line, a distance of 947.22 feet; thence south 89°22'21" west, departing said westerly right of way line, a distance of 1977.66 feet; thence north 89°27'12" west, a distance of 4895.45 feet to a point on the northerly right-of- way line of the C-24 Canal as described in Official Records Book 243, Page 655, Public Records of St. Lucie County, Florida; thence north 43°03'50" west, along said northerly right-of-way line, a distance of 87.50 feet; thence north 01°10'43" west, departing said northerly right-of-way line, a distance of 2605.61 feet to a point on the north line of said Section 20; thence south 89°37'58" east, along said north line, a distance of 2367.08 feet to the north one-quarter corner of said Section 20; thence south 89°57'57" east, continuing along said north line, a distance of 2645.13 feet to the northeast corner of said Section 20, also being the northwest corner of said Section 21; thence south 89°57'57" east, along said north line, a distance of 2651.53 feet to the Point of Beginning.

Said parcel containing 464.5 acres, more or less.

Prepared By and Return To:
Robert N. Klein, Esq.
Klein & Dobbins, P.L.
805 Virginia Avenue, Suite 25
Fort Pierce, FL 34982

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WHEREAS, therefore, a substantial part of a boundary of the Property is coterminous with a part of the municipal boundaries of the City; and

WHEREAS, therefore, the Property is contiguous to the City; and

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WHEREAS, the City has determined that the Property is concentrated in a single area; and

WHEREAS, annexation of the Property will not result in the creation of unincorporated areas being enclosed within and bounded on all sides by a single municipality, or by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality; and

WHEREAS, therefore, the annexation of the Property will not result in the creation of enclaves; and

WHEREAS, annexation of the Property will not result in the creation of either unincorporated or incorporated areas that are winding or turning; and

WHEREAS, therefore, annexation of the Property will not result in the creation of finger areas in a serpentine pattern; and;

WHEREAS, annexation of the Property will not result in the creation of either unincorporated areas that are isolated from other unincorporated areas or incorporated areas that are isolated from other incorporated areas; and

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WHEREAS, therefore, the Property is reasonably compact; and

WHEREAS, the petition for annexation bears the signature of a person who is authorized to act on behalf of Lulfs, the sole owner of the Property; and

WHEREAS, therefore, the petition of annexation bears the signatures of all owners of property in the area proposed to be annexed; and

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5. **Zoning**. The City agrees that upon assigning to the Property City land use designations, the City shall process a rezoning application or applications for the Property to PUD (Planned Unit development) or to a zoning district or districts compatible with the approved land use designations in accordance with the process required under the City's Code of Ordinances (the "Code") to permit the Intended Uses consistent with the land use designations. Notwithstanding the foregoing or anything contained in this Agreement to the contrary, any rezoning shall accommodate and permit use of the Property, and portions thereof not yet platted with subdivided lots, for agriculture or agricultural related purposes until such time as a plat establishing subdivided lots for nonagricultural development is recorded in the Public Records of St. Lucie County, Florida for the Property or portions thereof.

6. **No Waiver of Police Power**. As provided above and otherwise herein, the parties recognize and agree that certain provisions of this Agreement will require the City and/or its boards, departments or agencies, acting in their governmental capacity, to consider certain changes in the City's Comprehensive Plan, zoning ordinances or other applicable City codes, plans or regulations, as well as to consider other governmental actions as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statute and City ordinances, including notice and hearing requirements, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement is intended to limit or restrict the powers and responsibilities of the City in acting on applications for comprehensive plan changes and applications for other development. The

parties further recognize and agree that these proceedings shall be conducted openly, fully, freely and fairly in full accordance with law and with both procedural and substantive due process to be accorded the applicant and any member of the public.

7. **Utilities**.

a. The City desires to provide municipal utility services to the Property, including potable water, wastewater and reclaimed irrigation quality water, and represents that the City has sufficient existing or planned plant capacity to provide same to the Property to meet the needs of the Intended Uses. The City acknowledges that Lulfs may petition the City to create one or more Community Development Districts ("CDD's") in accordance with the requirements of Chapter 190, Florida Statutes, to finance and construct utility infrastructure, and to finance, construct, own and maintain other infrastructure, to and for the Property. Lulfs shall have no right to own or operate a utility. The City agrees to provide potable water, wastewater and reclaimed irrigation quality water service to the Property with a capacity sufficient to accommodate the Intended Uses, so long as Lulfs pays all related fees and costs that are usual and customary for such capacities. Pursuant to and consistent with the City's Code of Ordinances and utility policies, on or before development of the Property, Lulfs shall install, or cause to be installed, at its sole cost and expense, the on-site and off-site potable water, wastewater and reclaimed irrigation quality water transmission facilities to serve the Property; provided, however, that to the extent such transmission facilities are upsized or looped at the City's request to serve additional property other than the Property, the City shall reimburse Lulfs pursuant to Section 63.22 of the City's Code of Ordinances. The parties agree that upon completion and acceptance by the City of the foregoing lines, such lines shall be transferred to the City to be owned and maintained by the City in perpetuity.

b. The parties agree to negotiate in good faith to enter into appropriate agreements to ensure that the municipal utility services described above are available and constructed as contemplated herein to serve the Property. Said agreements shall include, but not be limited to, a utility service agreement which provides for Lulfs' reservation of line and plant capacities and any credit due to Lulfs for over-sizing lines.

8. **Stormwater.**

a. The City and the CDD(s), when and if formed, may enter into an interlocal agreement which shall provide for the rebate to such applicable CDD of 75% of the stormwater utility assessments collected by the City from the Property. Notwithstanding any regulations to the contrary, no portion of the Property, nor Lulfs, shall be assessed for any stormwater utility assessment until that portion of the Property (i) has been platted for urban development, and (ii) is no longer used for agriculture or agricultural related purposes. The parties agree that Lulfs shall be responsible for its stormwater permitting and with respect to the Property, for compliance with all National Pollution Discharge Elimination System rules and regulations. The CDD(s), when and if formed, shall be responsible for the maintenance of the stormwater system. In no event shall the City be entitled to impose or collect stormwater utility fees or assessments allocable to the years 1993 through 1997 against or with respect to the Property.

b. Lulfs agrees to cooperate in the creation of a master storm water system for the "NW Annexation Area", if requested by the City, to the extent Lulfs is reasonably able to do so; however, the foregoing shall not in any way delay development of the property. The "NW Annexation Area" is defined by the existing Urban Service Boundary to the west, Midway Road to the north, I-95 to the east and Glades Cut-off Road to the south. The Property is within the NW Annexation Area.

9. **Roadway Improvements**

a. Lulfs agrees to participate in a special assessment district or other similar funding mechanism for the improvement of Midway Road from I-95 west to Okeechobee Road and to pay its fair share cost of such improvements, based on anticipated impacts for development of the Property, less impact fees, if any, due to St. Lucie County for development on the Property.

b. Lulfs agrees to pay its fair share of the cost to, or at its expense to, construct two (2) lanes of the extension of McCarty Road between the northern and southern boundaries of the Property.

c. Lulfs agrees to pay its fair share of the cost to, or at its expense to, construct two (2) lanes of E/W 6 from Glades Cut-Off Road to the western boundary of the Property. Notwithstanding the foregoing, any construction of E/W 6 by Lulfs, west of its intersection with the extension of McCarty Road, will be timed to coincide with development of that portion of the Property, as the market conditions shall determine.

d. Lulfs agrees to pay its fair share of the cost to construct two (2) lanes of the extension of McCarty Road from the northern boundary of the Property north to E/W 5. Lulfs will have no obligation to obtain any right-of-way required for this portion of McCarty Road, nor will its ability to develop be hindered by the City's inability to obtain any required right-of-way.

e. Lulfs understands that the City desires right-of-way widths of 150 feet for arterials and 100 feet for collector roads with exclusive 10-foot City of Port St. Lucie utility and communication easements on each side of the right-of-way. Where physical or practical constraints do not prevent Lulfs from doing so, Lulfs will endeavor to establish right-of-way widths for applicable roads consistent with the City's desires. All right-of-way in the control of Lulfs shall be dedicated to the City of Port St. Lucie.

10. **Impact Fees.** The City agrees not to object to Lulfs' request, if made, for County transportation impact fee credits available pursuant to the construction of, and/or land dedications for, County-owned roads in excess of what is required for Lulfs' development. The City agrees that it may provide credit to Lulfs against impact fees imposed by the City for the value of public improvements constructed, or paid for, by Lulfs, for funding contributions to public improvements made by Lulfs in excess of what is required for Lulfs' development.

11. **Taxation and Assessments.** The City acknowledges that the Property is used for

agricultural purposes and in the past has benefited by a Greenbelt Exemption for ad valorem tax purposes (the so-called "agricultural exemption"). The City agrees to support Lulfs' receipt of a Greenbelt Exemption for the Property, or such undeveloped portion thereof, as the case may be, as long as the Property, or such undeveloped portion, is being used for agricultural purposes or agricultural related purposes prior to non-agricultural development. Further, the City agrees that the Property can be used for agriculture or agricultural related purposes after annexation.

12. **Payment of Public Facilities.** In addition to the amount due hereunder from Lulfs for utilities set forth in paragraph 7 above, Lulfs agrees to pay the City the aggregate amount of One Thousand Two Hundred Dollars ($1,200.00) per dwelling unit approved pursuant to rezoning of the Property, or a portion of the Property, to Planned Unit Development (PUD) or other applicable zoning district(s), as consideration to ensure that adequate public facilities (excluding water, wastewater and irrigation) exist to serve the Property and to provide concurrency for the Intended Uses. Lulfs shall pay to the City the total amount due in accordance with the foregoing, calculated by multiplying the number of approved dwelling units by $1,200.00, prior to approval of a site plan based on the number of units set forth therein.

13. **Affordable Housing**. The Port St. Lucie Comprehensive Plan does not require any affordable housing mitigation or contribution by Lulfs. However, Lulfs has offered to provide voluntary support for affordable housing by means of a local condition. Lulfs shall pay $500 for each residential unit constructed on the property, payable at the time of building permit application, into an affordable housing trust fund or other dedicated account established by the City. The City shall determine how to disburse the moneys in such trust fund to encourage affordable housing through such means as (a) acquisition of land; (b) a program of down payment assistance; (c) prepaying of points for qualified homebuyers; (d) rehabilitation of existing affordable housing; (3) construction of new affordable housing by private developers or not-for-profit entities; or (f) other appropriate affordable housing strategies.

14. **Time of the Essence.** The parties hereto covenant that time is of the essence and each party shall immediately commence all actions necessary to fulfill their respective obligations under this Agreement.

15. **Severability**. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional in any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof. Notwithstanding the foregoing, if Lulfs is prevented from annexing the Property into the City then this Agreement shall become null and void.

16. **Successors and Assigns**. The obligations imposed and entitlements created pursuant to this Agreement shall run with and bind the Property as covenants running with the land. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto, their successors and assigns, heirs and personal representatives; provided, however, that references herein to Lulfs shall mean and refer only to Lulfs. The obligations of Lulfs may be assigned in whole or part to one or more property owners associations or to the CDD(s), if formed, and in such event, Lulfs shall thereafter be relieved of future obligations for such assigned obligations

hereunder.

17. **Attorneys' Fees**. Should any party to this Agreement bring an action against any other party to enforce any provision of this Agreement, the prevailing party in said action shall be entitled to recover its reasonable attorneys' fees and court costs in all trial and appellate proceedings.

18. **Recording**. Lulfs shall record this Agreement with the Clerk of the Circuit Court for St. Lucie County after the City executes the Agreement.

19. **Entire Agreement.** This Agreement contains and sets forth all of the promises, covenants, agreements, conditions and understandings between the parties with respect to the subject matter of the Agreement as of the date hereof.

20. **Headings**. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

21. **Governing Law**. This Agreement shall be construed and interpreted according to the laws of the State of Florida and venue with respect to any litigation between the parties related to this Agreement shall be St. Lucie County, Florida.

22. **Amendment**. This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by all parties with the same formality and or equal dignity herewith. The parties agree that this Agreement may be amended, subject to the City's reasonable approval, to include other property adjacent to the Property provided such other property satisfies all requirements for voluntary annexation set forth in Chapter 171, Florida Statutes.

23. **Notice.** Any notice required or permitted under this Agreement shall be in writing and shall be deemed to have been given either (i) when delivered in person to the persons designated hereinbelow for that purpose, (ii) upon delivery to an overnight courier (e.g. Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow; (iii) upon mailing by United States certified mail, return receipt requested, postage paid, to such address. Such notice shall be deemed received, when either (i) delivered in person to the agents designated hereinbelow for that purpose, (ii) on the first business day after delivery to an overnight courier (e.g. Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow, or (iii) three (3) days after deposited in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the other party. The addresses of the parties are as follows:

CITY:

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
Attn: City Manager

With Copy To:

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
Attn: City Attorney

LULFS:

Lulfs Groves, LLLP
7457 Park Lane
Lake Worth, FL 33467
Attn: Michelle Lancianese

With Copy To:

Bobby Poyner
15789 Cypress Lane
Wellington, FL 33414

and

Robert N. Klein, Esq.
Klein & Dobbins, P.L.
805 Virginia Avenue
Suite 25
Fort Pierce, FL 34982

24. **Effective Date**. The "Effective Date" of this Agreement shall be the date the last party signs this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature; Lulfs signing by and through its duly authorized representative and the City through its City Council, signing by and through its Mayor, authorized to execute same by City Council action on the 9th day of June, 2008.

CITY:
CITY OF PORT ST. LUCIE

By: _____
Patricia Christensen, Mayor

Date: 6/9/08

ATTEST:
_____
City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____
City Attorney

LULFS:
LULFS GROVES, LLLP, a Florida limited liability limited partnership

By: LULFS GROVES, INC., a Florida corporation, its General Partner

By: _____
Brian Lulfs, President

Date: 5-22-08

STATE OF FLORIDA
COUNTY OF PALM BCH

The foregoing instrument was acknowledged before me this 22 day of May, 2008, by BRIAN LULFS, as President of Lulfs Groves, Inc., a Florida corporation, General Partner of LULFS GROVES, LLLP, a Florida limited liability limited partnership. He ☐ personally appeared before me, ☑ is personally known to me, ☐ or has produced _____ as identification.

[NOTARIAL SEAL]

Notary: Carol A Marrero
Print Name: _____
Notary Public, State of Florida
My commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Carol A. Marrero
Commission # DD614332
Expires: DEC. 08, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

{00007900.6}

Exhibit "A"

Legal Description for Lulfs Groves

Official Records Book 783, Page 758

That part of Section 20, Township 36 South, Range 39 East, lying north and east of the Diversion Canal, excepting therefrom that part thereof conveyed by Florida Cattle Company, a corporation, to Abraham Slot, et al., by that certain Warranty Deed recorded in Deed Book 108, Page 315, Public Records of St. Lucie County, Florida.

All that part of the southwest quarter of Section 21, Township 36 South, Range 39 East, lying north and west of the Florida East Coast Railway Right-of-Way, excepting therefrom a strip of land 200 feet wide located in the northeast quarter of the southwest quarter of Section 21, Township 36 South, Range 39 East, lying adjacent to and north and west of the Florida East Coast Railway.

All of that part of Section 29, Township 36 South, Range 39 East, lying north and west of the Florida East Coast Railway and north and east of the Diversion Canal:

The northwest quarter of Section 21, Township 36 South, Range 39 East, St. Lucie County, Florida. Less and except right-of-way for public roads, drainage canals and Florida East Coast Railway and also less and except the portion of the above described land sold to the Florida Power and Light Company as recorded in O. R. Book 209, Page 2744, Public Records of St. Lucie County, Florida.

Lying north of a line described as:

Begin at the northeast corner of the northwest 1/4 of Section 21, Township 36 South, Range 39 East, St. Lucie County, Florida, run south 0°19'21" west, along the 1/4 section line 2074.21 feet; thence run south 44°46'01" west a distance of 846.19 feet to the Point of Beginning, thence run south 89°22'21" west a distance of 2047.67 feet, thence run north 89°27'12" west a distance of 4900 feet more or less to the easterly line of Central and South Florida Flood Control District Canal Number C-24.

Also described as:

Metes and bounds legal description.

A parcel of land lying in Sections 20 and 21, Township 36 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

Beginning at the north one - quarter corner of said Section 21, proceed south 00°18'12" west, along the north - south one- quarter section line of said Section 21, a distance of 2003.16 feet to a point on the westerly right of way line of State Road 709 (Glades Cut-Off Road) a varying width right-of-way as recorded in Deed Book 134, Page 337, Public Records of St. Lucie County, Florida; thence south 44°45'38" west, along said westerly right-of-way line and departing said north-south one-quarter section line, a distance of 947.22 feet; thence south 89°22'21" west, departing said westerly right of way line, a distance of 1977.66 feet; thence north 89°27'12" west, a distance of 4895.45 feet to a point on the northerly right-of- way line of the C-24 Canal as described in Official Records Book 243, Page 655, Public Records of St. Lucie County, Florida; thence north 43°03'50" west, along said northerly right-of-way line, a distance of 87.50 feet; thence north 01°10'43" west, departing said northerly right-of-way line, a distance of 2605.61 feet to a point on the north line of said Section 20; thence south 89°37'58" east, along said north line, a distance of 2367.08 feet to the north one-quarter corner of said Section 20; thence south 89°57'57" east, continuing along said north line, a distance of 2645.13 feet to the northeast corner of said Section 20, also being the northwest corner of said Section 21; thence south 89°57'57" east, along said north line, a distance of 2651.53 feet to the Point of Beginning.

Said parcel containing 464.5 acres, more or less.

COUNCIL ITEM 7L
DATE 6/9/08

City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: CITY COUNCIL MEETING OF JUNE 9, 2008

FROM: BRIDGET KEAN, PRINCIPAL PLANNER BK

RE: LULFS GROVE ANNEXATION
PROJECT NO. P08-018

DATE: JUNE 5, 2008

The adoption hearing for the Lulfs Grove Annexation, Ordinance 08-36, is scheduled for the June 9, 2008 City Council meeting. The authorized agent for the applicant is requesting the following letter be included in the submittal packet.

KLEIN & DOBBINS, P. L.

ATTORNEYS AND COUNSELORS AT LAW

Writer's E-Mail
Ldobbins@kleindobbins.com

805 Virginia Avenue
Suite 25
Fort Pierce, FL 34982

(772) 409-1133 Ext. 202
(772) 409-1134 Fax

June 5, 2008

VIA HAND DELIVERY

RECEIVED
JUN 05 2008
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Daniel Holbrook
Director, Planning & Zoning Department
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Re: Lulfs Groves, LLLP/Glades Cut-Off Road Property
Annexation Application P08-18 (Ordinance 08-36)

Dear Mr. Holbrook:

I am writing in response to the letter you received from Wes McCurry, President of Core Communities, dated June 2, 2008 (the "Letter"), raising various objections to the above-referenced application submitted by Lulfs Groves, LLLP ("Lulfs"). Mr. McCurry states that, i) Lulfs did not go through the development of regional impact process ("DRI"), ii) Lulfs' demand analysis estimates that the absorption of the proposed industrial square footage will take as long as thirty-seven (37) years, and iii) the application lacks an annexation agreement.

In response to the first issue Mr. McCurry raises, Lulfs does not meet the threshold levels requiring a DRI review under the applicable Florida statues and regulations governing DRIs. Therefore, there is no need for Lulfs to undergo DRI analysis. Riverland/Kennedy DRI, which is used as an example, was a much larger project which triggered the DRI thresholds.

As to the second issue regarding the demand analysis, the numbers Mr. McCurry uses are misleading. He references the ***total*** square footage of approved industrial use in the Western Annexation Area, then proceeds to factor only the biotech absorption rate in relation to the entire 7,500,000 square feet. Biotech use is only a fraction of the uses which should be analyzed in that equation. The needs analysis submitted with the Lulfs Comprehensive Plan Amendment Application accurately assesses the demand for affordable industrial and commercial square footage in this area.

Finally, Mr. McCurry expresses concern regarding the lack of an annexation agreement for this application. As part of the application, Lulfs submitted the required opinion

letter regarding the compliance of this annexation with Florida annexation statutes (See **Exhibit "A"** with attached supplemental letter dated June 4, 2008) and a draft Annexation Agreement. Lulfs has cooperated with the City Attorney's office throughout the application process to negotiate a final Annexation Agreement. The final version approved by the Assistant City Attorney, Pam Hakim, and signed by Lulfs is attached as **Exhibit "B"**.

The annexation of the Lulfs property is a unique opportunity to realize the City's goal of mixed-use development which promotes economic diversity, job growth and "smart" land-planning principles. Please contact me if you have any questions.

Best Regards,

W. Lee Dobbins

Enclosures

WLD/

Cc: Bobby Poyner (via e-mail)
Mike Houston (via e-mail)
Peter Breton, Esq. (via e-mail)
Nancy Linnan, Esq. (via e-mail)
Rick Reikenis (via e-mail)
Stuart McGahee (via e-mail)
Susan O'Rourke (via e-mail)
Jim Fleischmann (via e-mail)

EXHIBIT "A"

MOYLE, FLANIGAN, KATZ, BRETON, WHITE & KRASKER, P.A.
ATTORNEYS AT LAW

Office Delivery:
625 North Flagler Drive - 9th Floor
West Palm Beach, Florida 33401-4025

Post Office Delivery:
P.O. Box 3888
West Palm Beach, Florida 33402-3888

Telephone: (561) 659-7500
Facsimile: (561) 659-1789

PETER L. BRETON
BOARD CERTIFIED REAL ESTATE LAWYER
Direct Line: (561) 822-0385
E-mail: pbreton@moylelaw.com

Tallahassee Office
(850) 681-3828
Wellington Office
(561) 227-1560

January 29, 2008

Roger Orr, Esquire
City Attorney
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34984-5042

Re: Proposed Annexation by Port St. Lucie
Lulfs Property

Dear Mr. Orr:

Our client, Lulfs Groves, LLLP ("Lulfs"), has requested that we research and convey to you our conclusions regarding the following issue:

> Would a voluntary annexation of certain unincorporated property owned by Lulfs (the "Lulfs Property") into the municipal boundaries of the City of Port St. Lucie ("City") comply with Florida annexation statues?

As more fully explained below and based upon our understanding of the pertinent facts, a voluntary annexation of the Lulfs Property would fully comply with the applicable annexation statutes.

FACTUAL BACKGROUND

Lulfs is the owner of 464± acres of land located in unincorporated St. Lucie County, along the west side of Glades Cutoff Road. The parcel is bounded on the south by the Copper Creek development and on the north by Centex/LTC Ranch and City's Glades Wastewater Treatment Plant property, all of which are within the municipal boundaries of the City. The

Lulfs Property is identified by name on the map attached hereto as Exhibit A. The Lulfs Property is located within the City's urban services boundary, as well as within that area designated for potential annexation in the City's 2003 annexation area boundary map. The current boundaries of the City are depicted on the map.

The Lulfs Property's entire northern boundary and entire southern boundary are each contiguous with areas that are within the municipal limits of the City. All of the unincorporated property to the west of the Lulfs Property is undeveloped. There is a large area of unincorporated property lying to the east of the Lulfs Property as depicted on the map attached as Exhibit B. Some of this property is undeveloped, but the majority of this property, e.g., The Reserve Development of Regional Impact ("The Reserve DRI"), is developed. All of the unincorporated area lying to the east of the Lulfs Property shall be referred to hereinafter as the "Adjacent Unincorporated Property."

The portion of the rights of way of Glades Cutoff Road and the F.E.C. railroad located between the Copper Creek Planned Unit Development and the Verano Planned Unit Development, as depicted on the map attached hereto as Exhibit C, are not within the City and remain in unincorporated St. Lucie County. These rights of way form a 350 foot wide unincorporated corridor (the "Glades/F.E.C. Corridor") connecting the Adjacent Unincorporated Property with other unincorporated areas located to the southwest.

ANALYSIS

Criteria for Voluntary Annexation

Section 171.045[1] requires that all annexations of property into a municipality, whether voluntary or involuntary, take place within a single county. In this instance, all of the property to be annexed is located within St. Lucie County.

Section 171.044 establishes the following criteria that are specific to a voluntary annexation of property into an incorporated municipality:

- All of the owners must sign a petition requesting the annexation.
- The property must currently be unincorporated (i.e. not part of any other incorporated municipality).
- The area to be annexed must be contiguous to the municipality.
- The area to be annexed must be reasonably compact.

[1] All statutory references are to Florida Statutes (2007).

- The annexation must not result in the creation of enclaves.

As described in more detail below, it is our opinion that a voluntary annexation of the Lulfs Property will comply with each of these criteria.

1) Signature of all property owners: Subsection 171.044(2) requires that the governing body of the municipality make a determination that the petition for annexation bears the signatures of all owners of the area to be annexed. The Lulfs Property is wholly owned by Lulfs. The petition for annexation bears the signature of an officer or other representative authorized to sign on behalf of Lulfs and, therefore, the criterion requiring signatures of all property owners will be satisfied.

2) Property to be annexed must currently be unincorporated: Subsection 171.044(1) refers to a petition for annexation of "real property in an *unincorporated* area." (Emphasis supplied). Properties that are already part of another incorporated municipality are not eligible for voluntary annexation. The Lulfs Property currently lies entirely within the unincorporated boundaries of St. Lucie County.

3) Property to be annexed must be contiguous to a municipality: Subsection 171.044(1) specifies that an area to be voluntarily annexed must be "contiguous to a municipality." Subsection 171.031(11) defines the term "contiguous" to mean "that a *substantial* part of *a* boundary of the territory sought to be annexed by a municipality is coterminous with *a* part of the boundary of the municipality." (emphasis supplied). Florida's courts have deemed properties to be contiguous, for purposes of annexation, if a substantial portion of a single boundary of the property subject to annexation is coterminous with a single boundary of the municipal boundary. *See City of Sanford v. Seminole County,* 538 So. 2d 113, 115 (Fla. 5th DCA 1989) (rejecting the argument that the contiguity criterion for voluntary annexation should be judged on the basis of the entire perimeter of municipal boundary). *See also County of Volusia v. City of Deltona,* 925 So. 2d 340 (Fla. 5th DCA 2006) (quoting *City of Sanford).* Moreover, courts have indicated that, where boundaries adjoin in a manner that is more than mere touching of corners, the parcel being annexed will be regarded as adjoining the city in a "reasonably substantial sense." *See City of Sanford* (finding a parcel to be contiguous where far more than just a corner abutted city boundaries). *See also May v. Lee County,* 483 So. 2d 481, 483n.1 (Fla. 2d DCA 1986) (noting that even the issue of whether a mere touching of corners is sufficient to establish contiguity is open to dispute). In *County of Volusia,* the Fifth DCA recently concluded that the touching of less than two percent (2%) of a boundary of property being annexed with the municipal boundaries was not sufficient contiguity to satisfy the statutory requirement. However, since the Lulfs Property adjoins the City of Port St. Lucie along the entirety of both its northerly and southerly boundaries – far more than the small percentage that was present in the *County of Volusia* case – we conclude that the Lulfs Property is contiguous to Port St. Lucie.

4) Property to be annexed must be concentrated on a piece of property. Subsection 171.044(1) also mandates that the property to be annexed must be "reasonably compact." "Compactness" is statutorily defined, in part, as "concentration on a piece of property in a single area . . . " §171.031(12) (definition of "compactness"). The map of the Lulfs Property clearly establishes that the parcel is generally rectangular in shape and concentrated in a single area and, therefore, it meets the first test for compactness.

5) Property to be annexed may not result in the creation of finger areas in serpentine patterns. The second criterion for "compactness" is that the voluntary annexation of the Lulfs Property does not result in the creation of "finger areas in serpentine patterns . . . " §171.031(12). The phrase "finger areas in a serpentine pattern" is not statutorily defined. Relying upon common dictionary definitions, the 5th DCA in *City of Sanford* defined "serpentine" to mean "winding or turning one way and another." 538 So. 2d at 115, *quoting* WEBSTER'S NEW COLLEGIATE DICTIONARY at 1051. *See also* Random House Unabridged Dictionary 1749 (2nd ed. 1996) ("resembling a serpent, as in form or movement"; "having a winding course, as a road; sinuous"). "Finger" is defined as something that appears like a pointer or projection. *See Id.* at 720.

Notably, in order to violate the statutory prohibition, an annexation must create areas that are *both* finger-like and in serpentine patterns. *See City of Sanford,* 538 So. 2d at 115 (finding that, even though an annexation may have resulted in finger patterns, they were not winding or turning and, therefore, did not violate the statute). Therefore, in order to create "finger areas in a serpentine pattern," an annexation would have to result in areas that are both (a) unincorporated and project into a municipality or incorporated and project into unincorporated areas; and (b) winding and serpent-like. The attached map reveals that the proposed annexation of the Lulfs Property is generally rectangular in shape and will not have such a result. Thus, the voluntary annexation of the Lulfs Property could not be regarded as resulting in either unincorporated or incorporated finger areas that are serpentine-patterned.

6) Annexation must not result in the creation of enclaves: A third criterion that must be demonstrated in order to satisfy the definition of "compactness" is that the voluntary annexation does not create enclaves. §171.03(12). This prohibition is reiterated in subsection 171.044(5), which states that "[l]and shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves." Subsection 171.031(13) defines the term "enclave" as:

> a. Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or

b. Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.

Annexation of the Lulfs Property will not leave any improved or developed properties in the area either completely enclosed by the municipal boundaries of Port St. Lucie or completely enclosed by a combination of the limits of Port St. Lucie and a natural or manmade obstacle. The only developed unincorporated property in the vicinity is The Reserve DRI, which will continue to be connected with unincorporated St. Lucie County by the unincorporated Glades/F.E.C. Corridor, as previously described. Therefore, it will not be "enclosed within and bounded on all sides" by municipal Port St. Lucie.

Nor will The Reserve DRI be enclosed by a combination of Port St. Lucie and some manmade or natural obstacle. There is no obstruction along the boundaries of The Reserve DRI and, in fact, the portion of Glades Cutoff Road within the Glades/F.E.C. Corridor will continue to allow access to The Reserve DRI property across unincorporated St. Lucie County. Consequently, The Reserve DRI will not be left as an enclave.

7) Annexation does not result in the creation of a pocket. The final criterion that must be satisfied is that the annexation does not result in pockets. §171.031(12). While not defined by statute, Florida's courts have defined "pocket" as "a small isolated area or group." *City of Sanford,* 538 So. 2d at 115, *quoting* WEBSTER'S NEW COLLEGIATE DICTIONARY at 879. Applying the *City of Sanford* definition of pocket, the court in *City of Center Hill v. McBryde*, 952 So.2d 599 (5th DCA 2007) held that in the context of an annexation proceeding, whether a parcel of property is "small" and "isolated" is relative to, and necessarily dependent upon, the size and configuration of the parcel and the surrounding municipal property. In *City of Center Hill*, the City annexed 1,235 acres which resulted in a 100 acre parcel of unincorporated land surrounded by "hundreds of acres of municipal property." The court found that the 100 acre parcel, although not insignificant in absolute terms, was relatively small and isolated given the scope of the overall annexation and the configuration of the properties.

As shown on the attached map, the annexation of this 464± acre parcel does not create a pocket. The Adjacent Unincorporated Property is neither small nor isolated. The majority of the unincorporated property consists of The Reserve DRI. The Reserve DRI is over 2000 acres in size, whereas the property being annexed is only 464± acres. There are many municipalities in Florida that are smaller in area than The Reserve DRI. In fact, The Reserve DRI is large enough to be considered a "development of regional impact" under Section 380.06, Florida Statutes, which is a development that "because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county." Section 380.06(1), Florida Statutes (2007). The Reserve DRI is approved for the development of

3,200 residential dwelling units, 290,000 square feet of retail, 500,000 square feet of industrial, 100,000 square feet of office, 250 hotel rooms and 4 golf courses. The Reserve DRI is not small, either in absolute or relative terms.

Neither is the Adjacent Unincorporated Property isolated. This property has unimpeded access over paved highways in all directions, including its own interchange with Interstate Highway 95. All of this property has a direct connection to other unincorporated areas without ever passing through the City of Port St. Lucie using the Glades/F.E.C. Corridor. Given the size and configuration of the parcels, the City can reasonably find that the Adjacent Unincorporated Property is not small or isolated and, therefore, is not a pocket.

It should also be noted that Section 171.044(1) only requires that the area to be annexed be "*reasonably* compact." *See also* §171.031(12) ("[a]ny annexation proceeding in any county in the state shall be designed in such a manner as to ensure that the area will be reasonably compact"). The application of the standards for compactness, as defined in section 171.031(12), therefore, must be applied with a view to reasonableness – not in an arbitrary or excessive manner – but, rather so as to further the purposes of annexation. *See* BLACK'S LAW DICTIONARY 1138 (5th ed. 1979) (defining "*reasonable*" as "[f]air, proper, just, moderate, suitable under the circumstances").

No other criteria apply to voluntary annexations. *See May*, 483 So. 2d at 482 (finding that the requirement that the annexed area be "urban in character" is not applicable to voluntary annexations and the only applicable limitations are those set forth in section 171.044). *See also* Op. Att'y Gen. Fla. 78-121 (1978) (the requirements of section 171.043 are not applicable to voluntary annexations). Therefore, all criteria set forth in section 171.044 being satisfied, we conclude that the voluntary annexation of the Lulfs Property complies with statutory annexation requirements.

If you have any questions or would like to discuss this matter further, please do not hesitate to call me at (561) 822-0385 or to communicate with me via e-mail at pbreton@moylelaw.com.

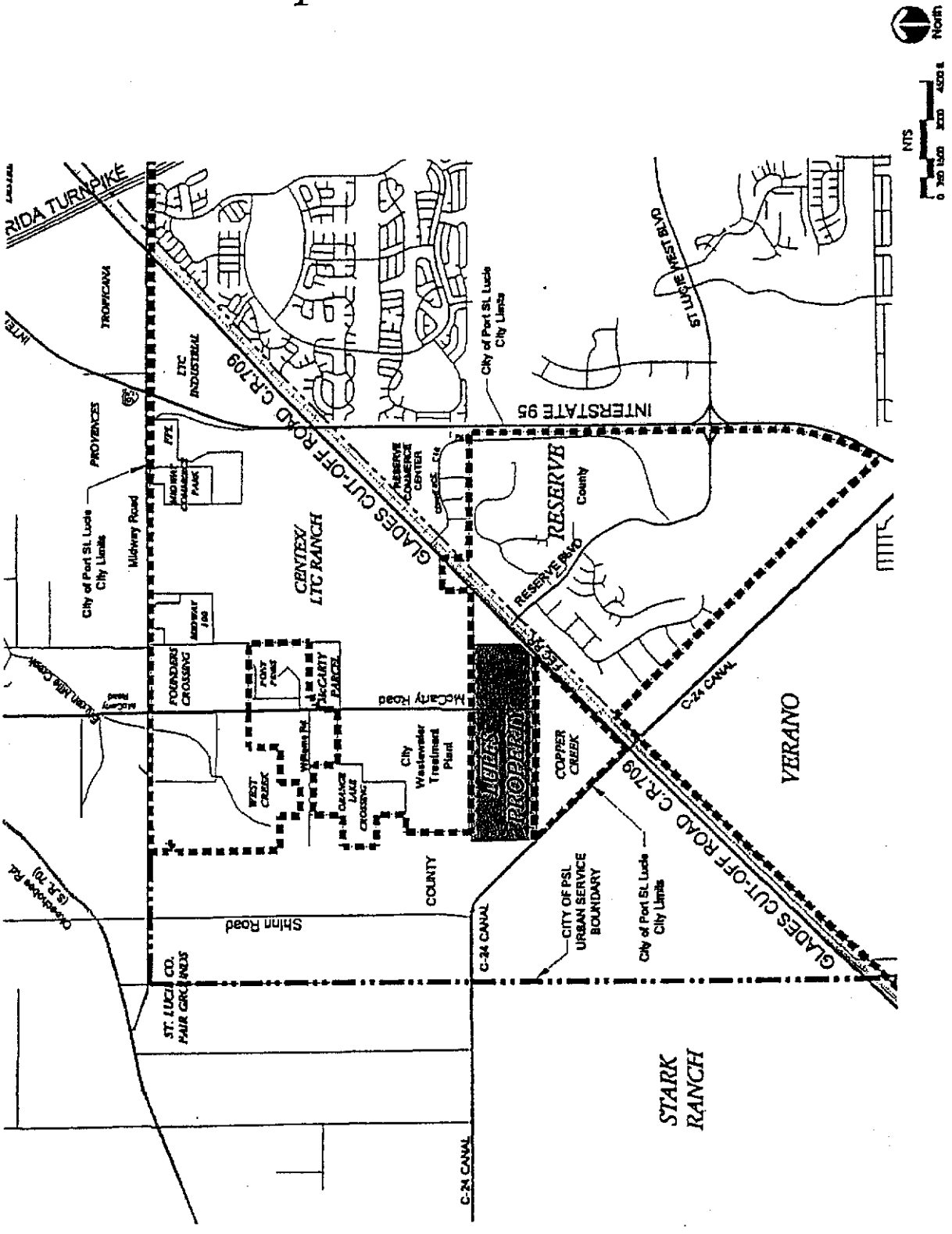
Sincerely,

Peter L. Breton

PLB:smw
Enclosures (Maps)

Lulfs Property

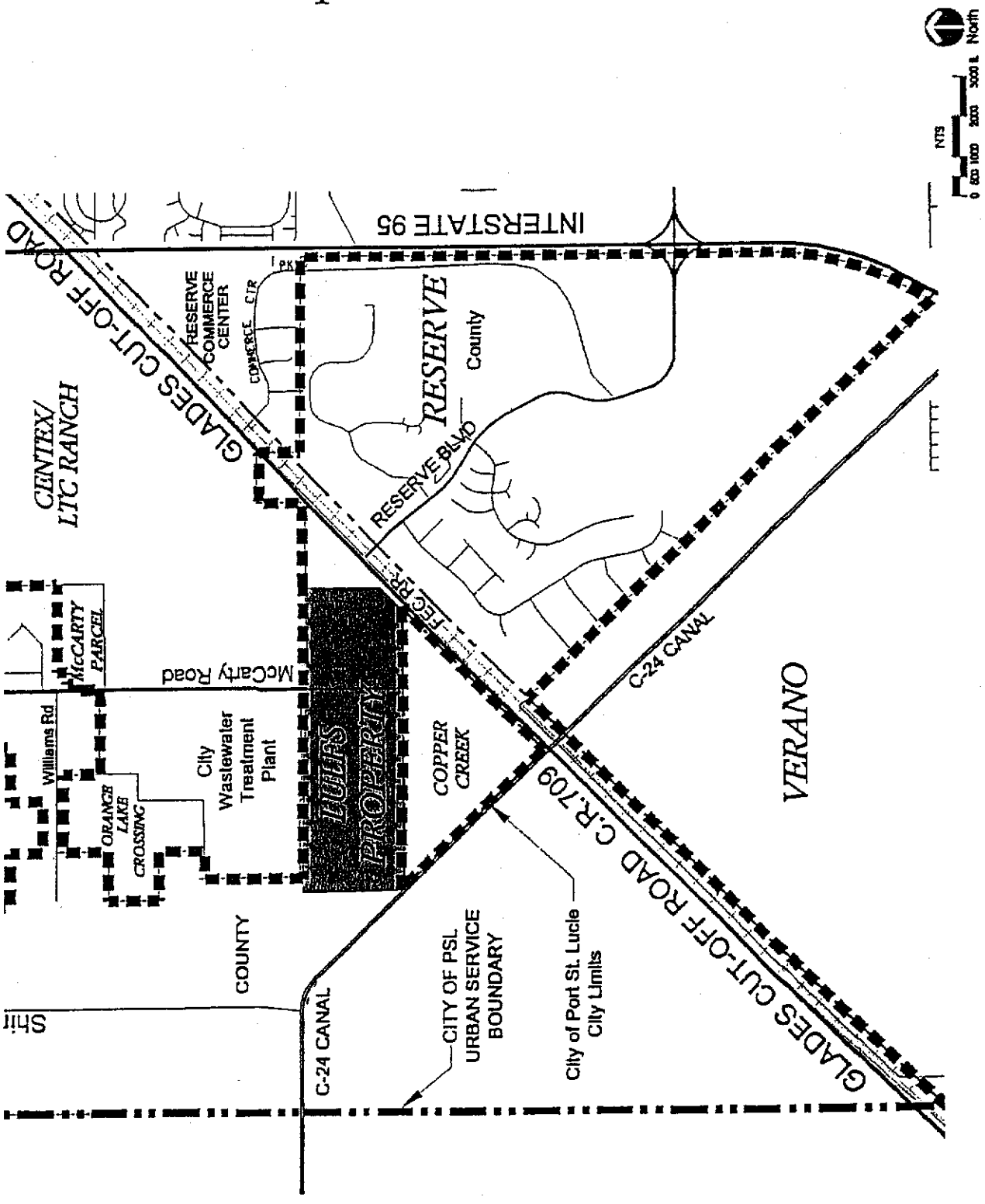
Annexation Map- Exhibit A



Prepared by: Houston Cuozzo Group, Inc.

Lulfs Property

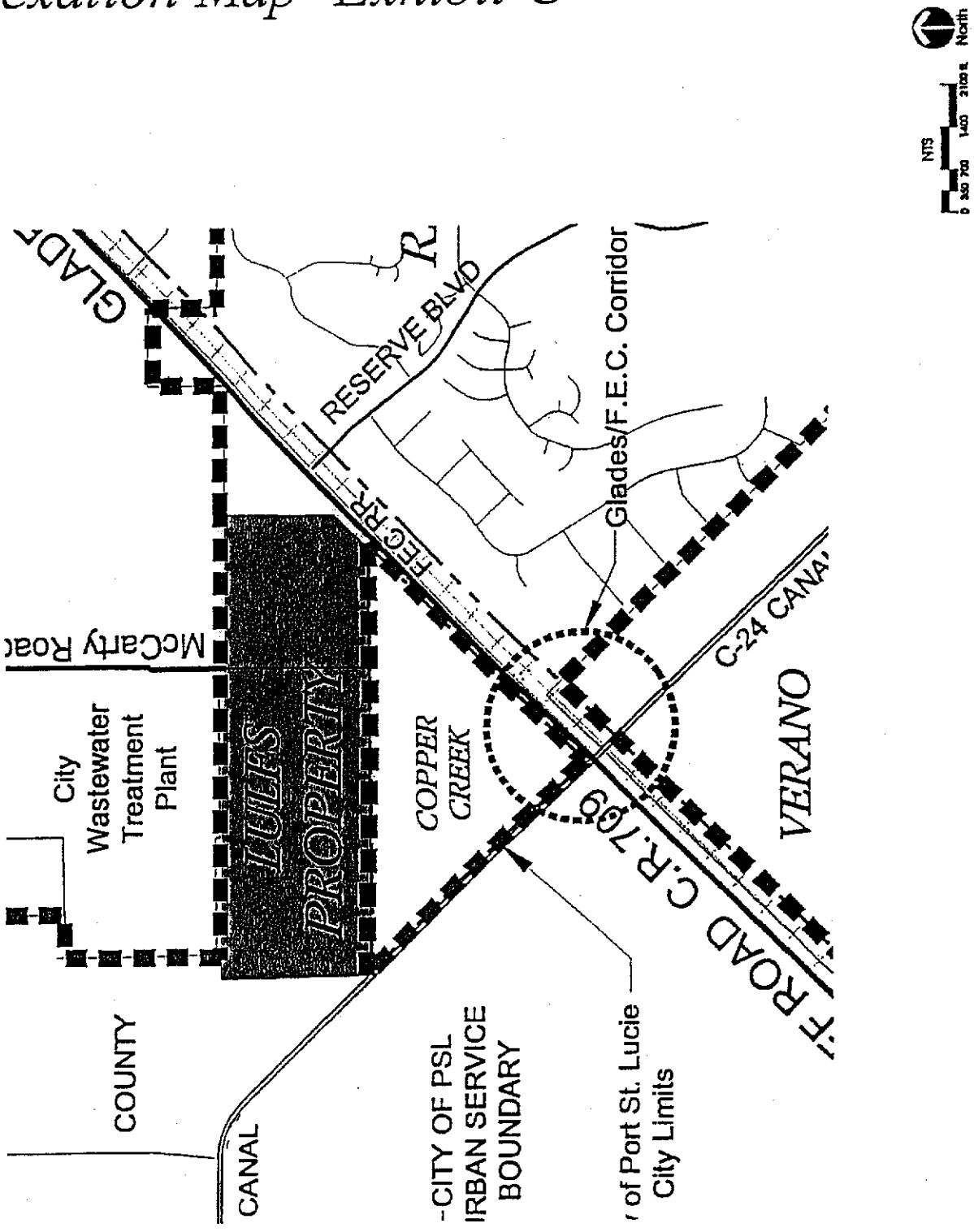
Annexation Map- Exhibit B



Prepared by: Houston Cuozzo Group, Inc.

Lulfs Property

Annexation Map- Exhibit C



Prepared by: Houston Cuozzo Group, Inc.

MOYLE, FLANIGAN, KATZ, BRETON, WHITE & KRASKER, P.A.
ATTORNEYS AT LAW

Office Delivery:
625 North Flagler Drive - 9th Floor
West Palm Beach, Florida 33401-4025

Post Office Delivery:
P O. Box 3888
West Palm Beach, Florida 33402-3888

Telephone: (561) 659-7500
Facsimile: (561) 659-1789

PETER L. BRETON
BOARD CERTIFIED REAL ESTATE LAWYER
Direct Line: (561) 822-0385
E-mail: pbreton@moylelaw.com

Wellington Office
(561) 227-1560

June 4, 2008

Roger Orr, Esquire
City Attorney
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34984-5042

Re: Proposed Annexation by Port St. Lucie
Lulfs Groves Property

Dear Mr. Orr:

Please consider this letter as a supplement to my letter to you dated January 29, 2008.

As indicated in the previous letter, the annexation of the Lulfs Groves Property will not create an enclave because, among other reasons, The Reserve DRI will have a connection to other unincorporated land by means of the Glades/F.E.C. Corridor as described in my prior letter. Our client, Lulfs Groves, LLLP has requested that we research and convey to your our conclusions as to whether the rights of way for Glades Cutoff Road (C.R. 709) and the F.E.C. Railroad located between PGA Village and Lennar/Becker Groves (now known as Copper Creek) were annexed into the City of Port St. Lucie.

PGA Village was voluntarily annexed into the City in 2003 pursuant to Ordinance No. 03-22. Lennar/Becker Groves was voluntarily annexed into the City in 2004 pursuant to Ordinance No. 04-08. We have examined the legal descriptions of the areas annexed by each of these ordinances. The PGA Village annexation is located on either side of the C-24 Canal and extends to the southeasterly right of way line of the F.E.C. Railroad right of way. The Lennar/Becker Groves annexation is located on the north side of the C-24 canal and extends to the northwesterly

right of way line of Glades Cutoff Road. Neither the F.E.C. Railroad right of way nor the Glades Road right of way are included in the legal descriptions of the annexed property.

Moreover, the annexation ordinances do not list either the F.E.C. Railroad or St. Lucie County as petitioners in these annexations. The annexations were made pursuant to petitions for voluntary annexations filed under Section 171.044, Florida Statutes. Under this statute, only the property of the petitioner or petitioners may be annexed. It is clear that property owned by the F.E.C. Railroad and St. Lucie County could not have been annexed unless each entity signed the petition for voluntary annexation.

Based upon our examination of these ordinances, which are incorporated by reference, and other information available to us, it is our opinion that the portion of the Glades Cutoff Road and F.E.C. Railroad rights of way located between and separating the PGA Village and Lennar/Becker Groves properties was not included in either property's annexation ordinance and that these rights of way remain part of unincorporated St. Lucie County. Should you have any questions, please feel free to contact our office.

Sincerely,

Peter L. Breton

PLB:smw
cc: Lee Dobbins, Esq.

EXHIBIT "B"

Prepared By and Return To:
Robert N. Klein, Esq.
Klein & Dobbins, P.L.
805 Virginia Avenue, Suite 25
Fort Pierce, FL 34982

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (this "Agreement") is made and entered into by and among the CITY OF PORT ST. LUCIE, a municipal corporation of the State of Florida (the "City"), and LULFS GROVES, LLLP, a Florida limited liability limited partnership ("Lulfs").

WITNESSETH

WHEREAS, the City is a Florida municipal corporation located within St. Lucie County, Florida; and

WHEREAS, Lulfs owns certain real property comprising approximately 464.5 ± acres in unincorporated St. Lucie County, Florida, as described in Exhibit "A", attached hereto and made a part hereof (the "Property"); and

WHEREAS, the Property's northern and southern boundaries adjoin the municipal boundaries of the City; and

WHEREAS, therefore, a substantial part of a boundary of the Property is coterminous with a part of the municipal boundaries of the City; and

WHEREAS, therefore, the Property is contiguous to the City; and

WHEREAS, Lulfs filed a petition for voluntary annexation of the Property into the City on January 31, 2008; and

WHEREAS, Lulfs desires to obtain for the Property the benefits and privileges of inclusion within the boundaries of the City, which include the designation of the Property on the City's Future Land Use Map and the assignment of zoning categories to allow the most appropriate development of the Property and the provision of all services, facilities, and utilities as are available to all residents of the City; and

WHEREAS, the City has determined that the Property is concentrated in a single area; and

WHEREAS, annexation of the Property will not result in the creation of unincorporated areas being enclosed within and bounded on all sides by a single municipality, or by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality; and

WHEREAS, therefore, the annexation of the Property will not result in the creation of enclaves; and

WHEREAS, annexation of the Property will not result in the creation of either unincorporated or incorporated areas that are winding or turning; and

WHEREAS, therefore, annexation of the Property will not result in the creation of finger areas in a serpentine pattern; and;

WHEREAS, annexation of the Property will not result in the creation of either unincorporated areas that are isolated from other unincorporated areas or incorporated areas that are isolated from other incorporated areas; and

WHEREAS, therefore, annexation of the Property will not result in the creation of pockets; and

WHEREAS, therefore, the Property is reasonably compact; and

WHEREAS, the petition for annexation bears the signature of a person who is authorized to act on behalf of Lulfs, the sole owner of the Property; and

WHEREAS, therefore, the petition of annexation bears the signatures of all owners of property in the area proposed to be annexed; and

WHEREAS, the annexation of the Property into the municipal boundaries of the City would be in the best interest of the City and the future residents of the Property; and

WHEREAS, Lulfs and the City desire to establish certain development guidelines which specify the manner in which the Property will be developed; and

WHEREAS, Lulfs desires to enter into this Agreement to memorialize its understanding and agreements with respect to the annexation, development and use of the Property; and

WHEREAS, upon Lulfs' compliance with its obligations under this Agreement, the development of the Property will be consistent with the City's comprehensive plan and land development regulations; and

WHEREAS, Lulfs and the City agree that it would be beneficial to the parties to initiate the development approval process prior to the effective date of the annexation to expedite development of the Property.

NOW, THEREFORE, in consideration of the mutual promises and other considerations contained herein, the parties hereto agree as follows:

1. **Recitations**. The recitations set forth above are true and correct and are incorporated herein by reference.

2. **Annexation**. On January 31, 2008, Lulfs filed a voluntary petition requesting the City to annex the Property into the municipal boundaries of the City. The parties shall take all actions necessary to effect the annexation of the Property in a timely manner in accordance with the procedures set forth in Section 171.044, Florida Statutes, and any other applicable ordinances or regulations. It is the desire of all parties that the annexation be accomplished as rapidly as possible. Lulfs agrees to indemnify and defend the City in the event of any lawsuit challenging the legality of the annexation of the Property and City agrees to cooperate with Lulfs as maybe required on such defense.

3. **Effective Date**. This Agreement shall become effective upon execution by both parties.

4. **Land Use**. Lulfs proposes to develop the Property with no more than 500 residential dwelling units, and up to 3,000,000 square feet of commercial, industrial, retail, professional office and/or institutional use (collectively, the "Intended Uses"); provided however, that Lulfs shall not commence vertical construction of any residential dwelling units prior to two (2) years after the Effective Date of this Agreement. Lulfs has submitted a request to amend the City's Comprehensive Plan to include the Property and to assign land use designations to the Property to permit it to be developed with the Intended Uses. The City shall process said application in a timely manner in accordance with applicable statutes, ordinances and other regulations, and subject to paragraph 6 below.

5. **Zoning**. The City agrees that upon assigning to the Property City land use designations, the City shall process a rezoning application or applications for the Property to PUD (Planned Unit development) or to a zoning district or districts compatible with the approved land use designations in accordance with the process required under the City's Code of Ordinances (the "Code") to permit the Intended Uses consistent with the land use designations. Notwithstanding the foregoing or anything contained in this Agreement to the contrary, any rezoning shall accommodate and permit use of the Property, and portions thereof not yet platted with subdivided lots, for agriculture or agricultural related purposes until such time as a plat establishing subdivided lots for nonagricultural development is recorded in the Public Records of St. Lucie County, Florida for the Property or portions thereof.

6. **No Waiver of Police Power**. As provided above and otherwise herein, the parties recognize and agree that certain provisions of this Agreement will require the City and/or its boards, departments or agencies, acting in their governmental capacity, to consider certain changes in the City's Comprehensive Plan, zoning ordinances or other applicable City codes, plans or regulations, as well as to consider other governmental actions as set forth in this Agreement. All such considerations and actions shall be undertaken in accordance with established requirements of state statute and City ordinances, including notice and hearing requirements, in the exercise of the City's jurisdiction under the police power. Nothing in this Agreement is intended to limit or restrict the powers and responsibilities of the City in acting on applications for comprehensive plan changes and applications for other development. The

parties further recognize and agree that these proceedings shall be conducted openly, fully, freely and fairly in full accordance with law and with both procedural and substantive due process to be accorded the applicant and any member of the public.

7. **Utilities**.

a. The City desires to provide municipal utility services to the Property, including potable water, wastewater and reclaimed irrigation quality water, and represents that the City has sufficient existing or planned plant capacity to provide same to the Property to meet the needs of the Intended Uses. The City acknowledges that Lulfs may petition the City to create one or more Community Development Districts ("CDD's") in accordance with the requirements of Chapter 190, Florida Statutes, to finance and construct utility infrastructure, and to finance, construct, own and maintain other infrastructure, to and for the Property. Lulfs shall have no right to own or operate a utility. The City agrees to provide potable water, wastewater and reclaimed irrigation quality water service to the Property with a capacity sufficient to accommodate the Intended Uses, so long as Lulfs pays all related fees and costs that are usual and customary for such capacities. Pursuant to and consistent with the City's Code of Ordinances and utility policies, on or before development of the Property, Lulfs shall install, or cause to be installed, at its sole cost and expense, the on-site and off-site potable water, wastewater and reclaimed irrigation quality water transmission facilities to serve the Property; provided, however, that to the extent such transmission facilities are upsized or looped at the City's request to serve additional property other than the Property, the City shall reimburse Lulfs pursuant to Section 63.22 of the City's Code of Ordinances. The parties agree that upon completion and acceptance by the City of the foregoing lines, such lines shall be transferred to the City to be owned and maintained by the City in perpetuity.

b. The parties agree to negotiate in good faith to enter into appropriate agreements to ensure that the municipal utility services described above are available and constructed as contemplated herein to serve the Property. Said agreements shall include, but not be limited to, a utility service agreement which provides for Lulfs' reservation of line and plant capacities and any credit due to Lulfs for over-sizing lines.

8. **Stormwater**.

a. The City and the CDD(s), when and if formed, may enter into an interlocal agreement which shall provide for the rebate to such applicable CDD of 75% of the stormwater utility assessments collected by the City from the Property. Notwithstanding any regulations to the contrary, no portion of the Property, nor Lulfs, shall be assessed for any stormwater utility assessment until that portion of the Property (i) has been platted for urban development, and (ii) is no longer used for agriculture or agricultural related purposes. The parties agree that Lulfs shall be responsible for its stormwater permitting and with respect to the Property, for compliance with all National Pollution Discharge Elimination System rules and regulations. The CDD(s), when and if formed, shall be responsible for the maintenance of the stormwater system. In no event shall the City be entitled to impose or collect stormwater utility fees or assessments allocable to the years 1993 through 1997 against or with respect to the Property.

b. Lulfs agrees to cooperate in the creation of a master storm water system for the "NW Annexation Area", if requested by the City, to the extent Lulfs is reasonably able to do so; however, the foregoing shall not in any way delay development of the property. The "NW Annexation Area" is defined by the existing Urban Service Boundary to the west, Midway Road to the north, I-95 to the east and Glades Cut-off Road to the south. The Property is within the NW Annexation Area.

9. **Roadway Improvements**

a. Lulfs agrees to participate in a special assessment district or other similar funding mechanism for the improvement of Midway Road from I-95 west to Okeechobee Road and to pay its fair share cost of such improvements, based on anticipated impacts for development of the Property, less impact fees, if any, due to St. Lucie County for development on the Property.

b. Lulfs agrees to pay its fair share of the cost to, or at its expense to, construct two (2) lanes of the extension of McCarty Road between the northern and southern boundaries of the Property.

c. Lulfs agrees to pay its fair share of the cost to, or at its expense to, construct two (2) lanes of E/W 6 from Glades Cut-Off Road to the western boundary of the Property. Notwithstanding the foregoing, any construction of E/W 6 by Lulfs, west of its intersection with the extension of McCarty Road, will be timed to coincide with development of that portion of the Property, as the market conditions shall determine.

d. Lulfs agrees to pay its fair share of the cost to construct two (2) lanes of the extension of McCarty Road from the northern boundary of the Property north to E/W 5. Lulfs will have no obligation to obtain any right-of-way required for this portion of McCarty Road, nor will its ability to develop be hindered by the City's inability to obtain any required right-of-way.

e. Lulfs understands that the City desires right-of-way widths of 150 feet for arterials and 100 feet for collector roads with exclusive 10-foot City of Port St. Lucie utility and communication easements on each side of the right-of-way. Where physical or practical constraints do not prevent Lulfs from doing so, Lulfs will endeavor to establish right-of-way widths for applicable roads consistent with the City's desires. All right-of-way in the control of Lulfs shall be dedicated to the City of Port St. Lucie.

10. **Impact Fees.** The City agrees not to object to Lulfs' request, if made, for County transportation impact fee credits available pursuant to the construction of, and/or land dedications for, County-owned roads in excess of what is required for Lulfs' development. The City agrees that it may provide credit to Lulfs against impact fees imposed by the City for the value of public improvements constructed, or paid for, by Lulfs, for funding contributions to public improvements made by Lulfs in excess of what is required for Lulfs' development.

11. **Taxation and Assessments.** The City acknowledges that the Property is used for

agricultural purposes and in the past has benefited by a Greenbelt Exemption for ad valorem tax purposes (the so-called "agricultural exemption"). The City agrees to support Lulfs' receipt of a Greenbelt Exemption for the Property, or such undeveloped portion thereof, as the case may be, as long as the Property, or such undeveloped portion, is being used for agricultural purposes or agricultural related purposes prior to non-agricultural development. Further, the City agrees that the Property can be used for agriculture or agricultural related purposes after annexation.

12. **Payment of Public Facilities.** In addition to the amount due hereunder from Lulfs for utilities set forth in paragraph 7 above, Lulfs agrees to pay the City the aggregate amount of One Thousand Two Hundred Dollars ($1,200.00) per dwelling unit approved pursuant to rezoning of the Property, or a portion of the Property, to Planned Unit Development (PUD) or other applicable zoning district(s), as consideration to ensure that adequate public facilities (excluding water, wastewater and irrigation) exist to serve the Property and to provide concurrency for the Intended Uses. Lulfs shall pay to the City the total amount due in accordance with the foregoing, calculated by multiplying the number of approved dwelling units by $1,200.00, prior to approval of a site plan based on the number of units set forth therein.

13. **Affordable Housing**. The Port St. Lucie Comprehensive Plan does not require any affordable housing mitigation or contribution by Lulfs. However, Lulfs has offered to provide voluntary support for affordable housing by means of a local condition. Lulfs shall pay $500 for each residential unit constructed on the property, payable at the time of building permit application, into an affordable housing trust fund or other dedicated account established by the City. The City shall determine how to disburse the moneys in such trust fund to encourage affordable housing through such means as (a) acquisition of land; (b) a program of down payment assistance; (c) prepaying of points for qualified homebuyers; (d) rehabilitation of existing affordable housing; (3) construction of new affordable housing by private developers or not-for-profit entities; or (f) other appropriate affordable housing strategies.

14. **Time of the Essence.** The parties hereto covenant that time is of the essence and each party shall immediately commence all actions necessary to fulfill their respective obligations under this Agreement.

15. **Severability**. If any section, subsection, sentence, clause, phrase or portion of this Agreement is for any reason held invalid or unconstitutional in any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof. Notwithstanding the foregoing, if Lulfs is prevented from annexing the Property into the City then this Agreement shall become null and void.

16. **Successors and Assigns**. The obligations imposed and entitlements created pursuant to this Agreement shall run with and bind the Property as covenants running with the land. This Agreement shall inure to the benefit of, and be binding upon, the parties hereto, their successors and assigns, heirs and personal representatives; provided, however, that references herein to Lulfs shall mean and refer only to Lulfs. The obligations of Lulfs may be assigned in whole or part to one or more property owners associations or to the CDD(s), if formed, and in such event, Lulfs shall thereafter be relieved of future obligations for such assigned obligations

hereunder.

17. **Attorneys' Fees**. Should any party to this Agreement bring an action against any other party to enforce any provision of this Agreement, the prevailing party in said action shall be entitled to recover its reasonable attorneys' fees and court costs in all trial and appellate proceedings.

18. **Recording**. Lulfs shall record this Agreement with the Clerk of the Circuit Court for St. Lucie County after the City executes the Agreement.

19. **Entire Agreement.** This Agreement contains and sets forth all of the promises, covenants, agreements, conditions and understandings between the parties with respect to the subject matter of the Agreement as of the date hereof.

20. **Headings**. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

21. **Governing Law**. This Agreement shall be construed and interpreted according to the laws of the State of Florida and venue with respect to any litigation between the parties related to this Agreement shall be St. Lucie County, Florida.

22. **Amendment**. This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by all parties with the same formality and or equal dignity herewith. The parties agree that this Agreement may be amended, subject to the City's reasonable approval, to include other property adjacent to the Property provided such other property satisfies all requirements for voluntary annexation set forth in Chapter 171, Florida Statutes.

23. **Notice.** Any notice required or permitted under this Agreement shall be in writing and shall be deemed to have been given either (i) when delivered in person to the persons designated hereinbelow for that purpose, (ii) upon delivery to an overnight courier (e.g. Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow; (iii) upon mailing by United States certified mail, return receipt requested, postage paid, to such address. Such notice shall be deemed received, when either (i) delivered in person to the agents designated hereinbelow for that purpose, (ii) on the first business day after delivery to an overnight courier (e.g. Federal Express, Airborne) as evidenced by the sender's copy, addressed as set forth hereinbelow, or (iii) three (3) days after deposited in the United States Mail, by certified mail, postage prepaid, return receipt requested, addressed to the other party. The addresses of the parties are as follows:

CITY:

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
Attn: City Manager

With Copy To:

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984
Attn: City Attorney

LULFS:

Lulfs Groves, LLLP
7457 Park Lane
Lake Worth, FL 33467
Attn: Michelle Lancianese

With Copy To:

Bobby Poyner
15789 Cypress Lane
Wellington, FL 33414

and

Robert N. Klein, Esq.
Klein & Dobbins, P.L.
805 Virginia Avenue
Suite 25
Fort Pierce, FL 34982

24. **Effective Date**. The "Effective Date" of this Agreement shall be the date the last party signs this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature; Lulfs signing by and through its duly authorized representative and the City through its City Council, signing by and through its Mayor, authorized to execute same by City Council action on the ____ day of _____, 2008.

CITY:
CITY OF PORT ST. LUCIE

ATTEST:

By:_____
Patricia Christiansen, Mayor

_____
City Clerk

Date:_____

APPROVED AS TO FORM AND CORRECTNESS:

_____
City Attorney

LULFS:
LULFS GROVES, LLLP, a Florida limited liability limited partnership

By: LULFS GROVES, INC., a Florida corporation, its General Partner

By: _____
Brian Lulfs, President

Date: 5-22-08

STATE OF FLORIDA
COUNTY OF PALM BCH

The foregoing instrument was acknowledged before me this 22 day of May, 2008, by BRIAN LULFS, as President of Lulfs Groves, Inc., a Florida corporation, General Partner of LULFS GROVES, LLLP, a Florida limited liability limited partnership. He ☐ personally appeared before me, ☑ is personally known to me, ☐ or has produced _____ as identification.

[NOTARIAL SEAL]

Notary: Carol A. Marrero
Print Name: _____
Notary Public, State of Florida
My commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Carol A. Marrero
Commission # DD614332
Expires: DEC. 08, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

Exhibit "A"

Legal Description for Lulfs Groves

Official Records Book 783, Page 758

That part of Section 20, Township 36 South, Range 39 East, lying north and east of the Diversion Canal, excepting therefrom that part thereof conveyed by Florida Cattle Company, a corporation, to Abraham Slot, et al., by that certain Warranty Deed recorded in Deed Book 108, Page 315, Public Records of St. Lucie County, Florida.

All that part of the southwest quarter of Section 21, Township 36 South, Range 39 East, lying north and west of the Florida East Coast Railway Right-of-Way, excepting therefrom a strip of land 200 feet wide located in the northeast quarter of the southwest quarter of Section 21, Township 36 South, Range 39 East, lying adjacent to and north and west of the Florida East Coast Railway.

All of that part of Section 29, Township 36 South, Range 39 East, lying north and west of the Florida East Coast Railway and north and east of the Diversion Canal:

The northwest quarter of Section 21, Township 36 South, Range 39 East, St. Lucie County, Florida. Less and except right-of-way for public roads, drainage canals and Florida East Coast Railway and also less and except the portion of the above described land sold to the Florida Power and Light Company as recorded in O. R. Book 209, Page 2744, Public Records of St. Lucie County, Florida.

Lying north of a line described as:

Begin at the northeast corner of the northwest 1/4 of Section 21, Township 36 South, Range 39 East, St. Lucie County, Florida, run south 0°19'21" west, along the 1/4 section line 2074.21 feet; thence run south 44°46'01" west a distance of 846.19 feet to the Point of Beginning, thence run south 89°22'21" west a distance of 2047.67 feet, thence run north 89°27'12" west a distance of 4900 feet more or less to the easterly line of Central and South Florida Flood Control District Canal Number C-24.

Also described as:

Metes and bounds legal description.

A parcel of land lying in Sections 20 and 21, Township 36 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

Beginning at the north one - quarter corner of said Section 21, proceed south 00°18'12" west, along the north - south one- quarter section line of said Section 21, a distance of 2003.16 feet to a point on the westerly right of way line of State Road 709 (Glades Cut-Off Road) a varying width right-of-way as recorded in Deed Book 134, Page 337, Public Records of St. Lucie County, Florida; thence south 44°45'38" west, along said westerly right-of-way line and departing said north-south one-quarter section line, a distance of 947.22 feet; thence south 89°22'21" west, departing said westerly right of way line, a distance of 1977.66 feet; thence north 89°27'12" west, a distance of 4895.45 feet to a point on the northerly right-of- way line of the C-24 Canal as described in Official Records Book 243, Page 655, Public Records of St. Lucie County, Florida; thence north 43°03'50" west, along said northerly right-of-way line, a distance of 87.50 feet; thence north 01°10'43" west, departing said northerly right-of-way line, a distance of 2605.61 feet to a point on the north line of said Section 20; thence south 89°37'58" east, along said north line, a distance of 2367.08 feet to the north one-quarter corner of said Section 20; thence south 89°57'57" east, continuing along said north line, a distance of 2645.13 feet to the northeast corner of said Section 20, also being the northwest corner of said Section 21; thence south 89°57'57" east, along said north line, a distance of 2651.53 feet to the Point of Beginning.

Said parcel containing 464.5 acres, more or less.

KLEIN & DOBBINS, P. L.

ATTORNEYS AND COUNSELORS AT LAW

Writer's E-Mail
mcollins@kleindobbins.com

805 Virginia Avenue
Suite 25
Fort Pierce, FL 34982

(772) 409-1133
Fax(772) 409-1134

June 4, 2008

VIA HAND DELIVERY

Pam Hakim, Esq.
Assistant City Attorney
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

Re: Lulfs Groves, LLLP/Glades Cut-Off Road Property

Dear Pam:

In connection with the above-captioned matter, please find enclosed the four (4) executed copies of the Annexation Agreement you requested for the June 9, 2008 City Council meeting. Please contact me if you have any questions or concerns.

Very truly yours,

Mary Kaye Collins

Mary Kaye Collins

Enclosure

MKC

Cc: Daniel Holbrook (via e-mail)
Bobby Poyner (via e-mail)
Peter Breton, Esq. (via e-mail)
Michael Houston (via e-mail)

RECEIVED
JUN 05 2008
CITY ATTORNEY'S OFFICE

{00008736.1}

K&D

CITY OF PORT ST. LUCIE

CITY CLERK'S OFFICE

A CITY FOR ALL AGES

LETTER OF TRANSMITTAL

DATE: JUNE 11, 2008

TO: LULFS GROVES, LLLP
ATTN: MICHELLE LANCIANESE
7457 PARK LANE
LAKE WORTH, FL 33467

FROM: CITY CLERK'S OFFICE
CITY OF PORT ST. LUCIE
121 SW PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34984

RE: ANNEXATION AGREEMENT FOR LULFS GROVES

PLEASE FIND ENCLOSED:

_✓_ FULLY EXECUTED ORIGINAL CONTRACT FOR YOUR FILE.

_____ FULLY EXECUTED **COPY** OF THE CONTRACT FOR YOUR FILE.

_✓_ OTHER: PLEASE RECORD WITH ST. LUCIE COUNTY AND FORWARD A COPY TO OUR OFFICE. THANK YOU.

SINCERELY,

April Stoncius

APRIL STONCIUS
CITY CLERK'S OFFICE

CITY OF PORT ST. LUCIE

CITY CLERK'S OFFICE

A CITY FOR ALL AGES

LETTER OF TRANSMITTAL

DATE: JUNE 11, 2008

TO: LEE DOBBINS, ESQ.
KLEIN & DOBBINS, P.L.
805 VIRGINIA AVENUE, SUITE 25
FORT PIERCE, FL 34954-2414

FROM: CITY CLERK'S OFFICE
CITY OF PORT ST. LUCIE
121 SW PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34984

RE: ANNEXATION AGREEMENT FOR LULFS GROVES

PLEASE FIND ENCLOSED:

_✓_ FULLY EXECUTED ORIGINAL CONTRACT FOR YOUR FILE.

_____ FULLY EXECUTED **COPY** OF THE CONTRACT FOR YOUR FILE.

_____ OTHER:

SINCERELY,

April Stoncius

APRIL STONCIUS
CITY CLERK'S OFFICE

LULFS GROVES
Comprehensive Plan Amendment
(Large Scale)
P22-336

Planning and Zoning Board Meeting

January 2, 2024

- The application before you tonight is a Large-Scale Comprehensive Plan amendment to the Future Land Use Map and the text of the Future Land Use Element.
- This is one of the applications for which the City Council has broad discretion on because it is a Legislative action.
- This means that the new proposal is just that – a proposal. It is not vested and this is one of the applications that the City Council has broad discretion to deny if the City Council determines that it is not in the best interests of the city to approve as proposed.

Applicant's Request

- A proposed amendment to the comprehensive plan for 464.5 acres of property known as Lulfs Groves and located in the City's Northwest Annexation Area.
- The proposal will amend the future land use map and the Lulfs Groves sub-area policies in the Future Land Use Element.

Background

- The Lulfs Groves property was annexed into the City on June 9, 2008 through Ordinance 08-36 (P08-018) and is subject to an executed and recorded annexation agreement.
- The annexation agreement outlines the roadway and other infrastructure improvements required to serve the development.
- A large scale comprehensive plan amendment was approved for Lulfs Groves on May 11, 2009 through Ordinance 08-53 (P08-019) that changed the land use from St. Lucie County Agricultural to City land uses and added sub-area policies for Lulfs Groves.

Lulfs Groves Existing Land Uses

Future Land Use Classifications	Acreage
CS/LI/HI (Service Commercial/Light Industrial/Heavy Industrial)	90 acres
CS/LI/ROI (Service Commercial/Light Industrial/ Residential Office, and Institutional)	311.5 acres
CG/ROI (General Commercial/Residential Office, and Institutional)	63 acres

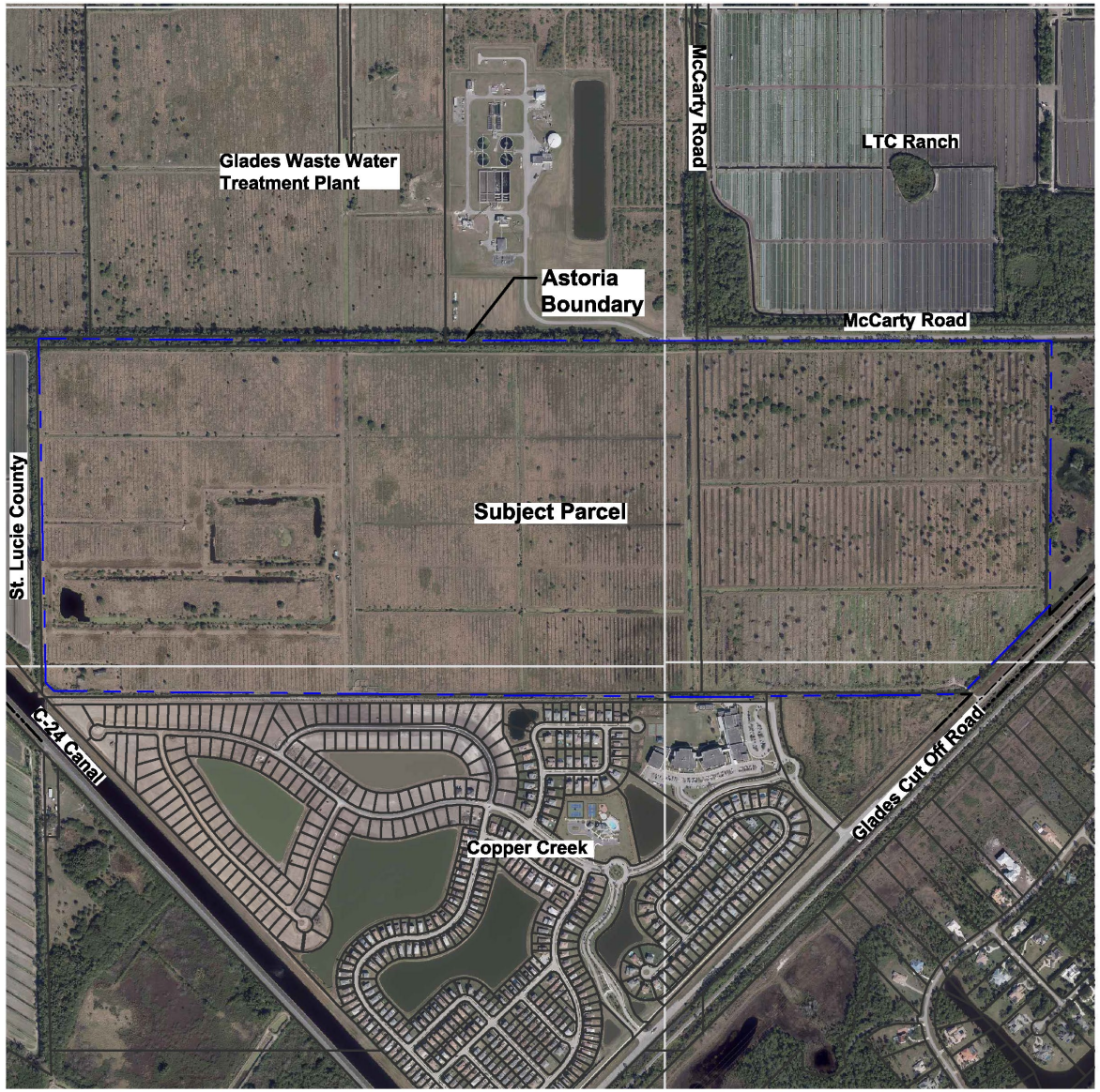
Lulfs Groves Policy 1.1.4.18

- Lulfs Groves Business Park Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, in order to promote the development of a compact, high-intensity, multi-use area, and to designate an area for intensive growth that includes land uses such as industrial, commercial, retail, and residential, which supports the City's biotech and life sciences industries.

Lulfs Groves Policy 1.1.4.19 (B)

Use	Square Footage
Industrial	1,000,000 sq ft. - 2,400,000 sq. ft.
Retail	100,000 sq. ft. - 200,000 sq. ft.
Office	50,000 sq. ft. - 200,000 sq. ft.
Institutional	50,000 sq. ft.- 200,000 sq. ft.
Residential	up to 500 units

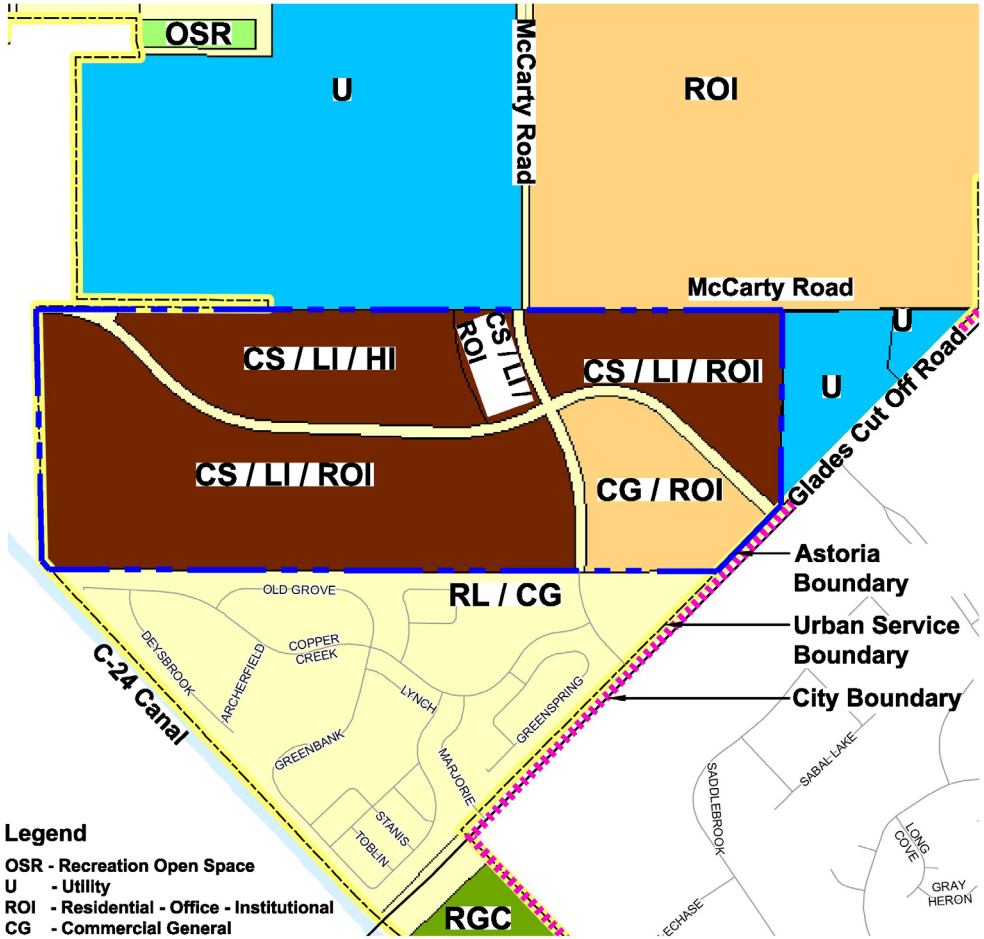
Aerial Map


Glades Waste Water Treatment Plant
McCarty Road
LTC Ranch
Astoria Boundary
McCarty Road
St. Lucie County
Subject Parcel
C-24 Canal
Glades Cut Off Road
Copper Creek

lucido & associates

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

Existing - Future Land Use Map



Legend

OSR - Recreation Open Space
U - Utility
ROI - Residential - Office - Institutional
CG - Commercial General
CS - Commercial Service
LI - Light Industrial
HI - Heavy Industrial
RL - Low Density Residential
RGL - Residential Golf Course

Proposed Comprehensive Plan Amendment

- The proposed amendment revises the land uses and policies for Lulfs Groves to transition the property from a business park to low density residential development.
- Port St. Lucie currently has 4% of total land area designated for commercial uses and only 1% of the City's land area designated for industrial use.
- If approved this change would result in a further reduction of commercial and industrial lands by changing the acreage to low density residential development.

Application Process

- The transmittal hearing for the proposed amendment is scheduled for a public hearing before the City Council on January 22, 2024.
- If the amendment is approved for transmittal to the state land planning agency, City staff will need to work with the applicant to revise the annexation agreement to address the change in entitlements prior to the adoption hearing for the proposed amendment.

Lulfs Groves Proposed Future Land Use Classifications

Future Land Use Classifications	Total Acreage Proposed
RL (Low Density Residential)	397.89 acres
CG/CS/I (General Commercial/Service Commercial/Institutional	34.25 acres
OSR (Open Space Conservation)	18.43 acres
OSC (Open Space Recreation)	13.93 acres

Proposed Revisions to Policy 1.1.4.8

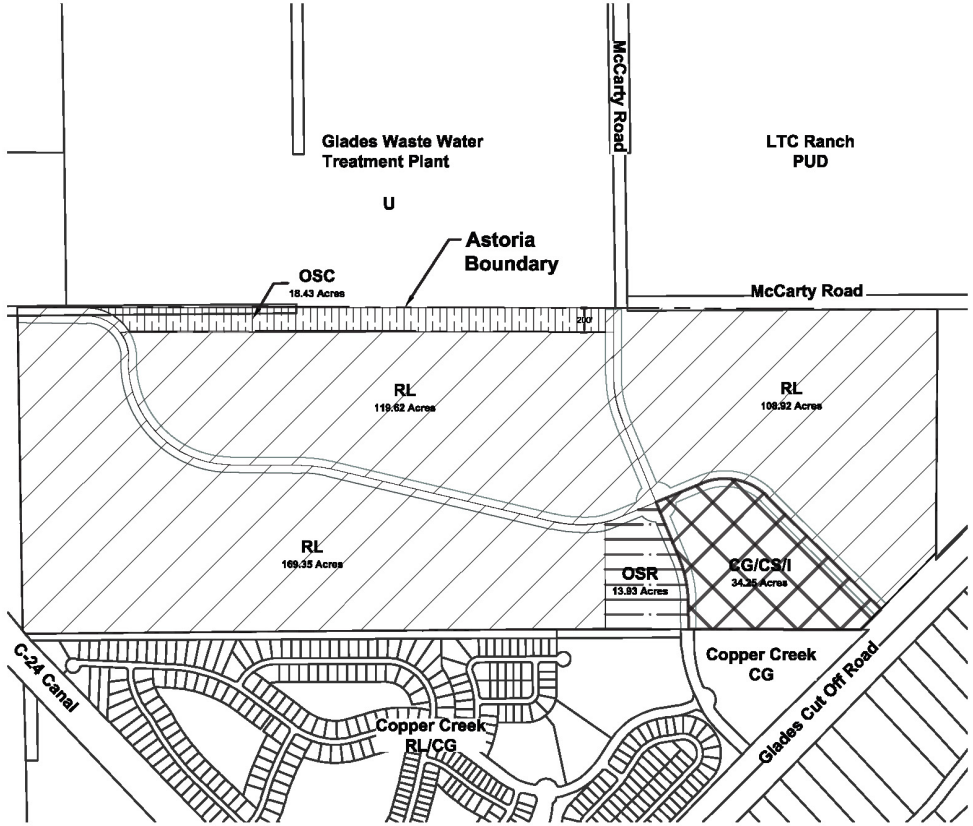
- Policy 1.1.4.18: ~~Lulfs Groves Business Park Area.~~ Astoria Development Area. This area is designated pursuant to the provisions of Policy 1.1.7.2, to utilize PUD zoning, and design and architectural controls to better integrate mixed uses into neighborhoods and Policy 1.1.11, in order to promote mobility through viable transportation and land uses that incorporate walking, bicycling, and transit. This area generally includes the property west of Glades Cut-Off Road, north of the Copper Creek PUD, and south of the City's Glades Road Wastewater Treatment Facility and LTC Ranch. The total acreage of the ~~Lulfs Groves Business Park~~ Astoria Development Area is approximately 464.5 acres.

Proposed Revisions to Policy 1.1.4.19 (B)

Use	Square Footage
~~**Industrial**~~	~~1,000,000 sq ft. - 2,400,000 sq. ft.~~
Retail	100,000 sq. ft. - 200,000 sq. ft.
Office	~~50,000 sq. ft. - 200,000 sq. ft.~~ 50,000 sq ft – 150,000 sq ft
Institutional	~~50,000 sq. ft.- 200,000 sq. ft.~~ 15,000 – 50,000 sq. ft.
Residential	up to ~~500~~ 1,350 units

lucido & associates

Proposed - Future Land Use Map



OSC - Conservation Open Space

OSR - Recreation Open Space

RL - Low Density Residential

CG/CS/I - General Commercial, Service Commercial, Institutional

Site Data

Total Site Area = 464.50 acres

Proposed Land Use

OSC	=	18.43 acres
OSR	=	13.93 acres
RL	=	397.89 acres
CG/CS/I	=	34.25 acres

NORTH

Scale: nts

Date: December 21, 2023

Astoria

City of Port St. Lucie

Staff Analysis – Level of Service

- The project was reviewed for consistency with the City's level of service requirements.
- The proposed land use amendment will result in a reduction in the demand for water and sewer service in comparison to the current land uses.
- The proposed land use amendment will result in an increase in the demand for City parks and will be subject to the City's school concurrency requirements.
- The applicant will have to work with the St. Lucie County School District to address concurrency requirements if the proposed land use amendment is approved.

Traffic Impact Analysis

- A traffic analysis was provided and reviewed by the City's 3rd Party Traffic Consultant and approved by the Public Works Department.
- The transportation elements of the project were found to be in compliance with the adopted level of service as noted in the attached Public Works Department memo.
- Per the analysis, the estimated traffic demand from the existing land uses is approximately 20,745 daily trips and approximately 2,711 p.m. peak hour trips.
- The estimated traffic demand from the proposed land uses would be approximately 16,694 daily trips and approximately 1,695 p.m. peak hour trips.

Staff's Analysis

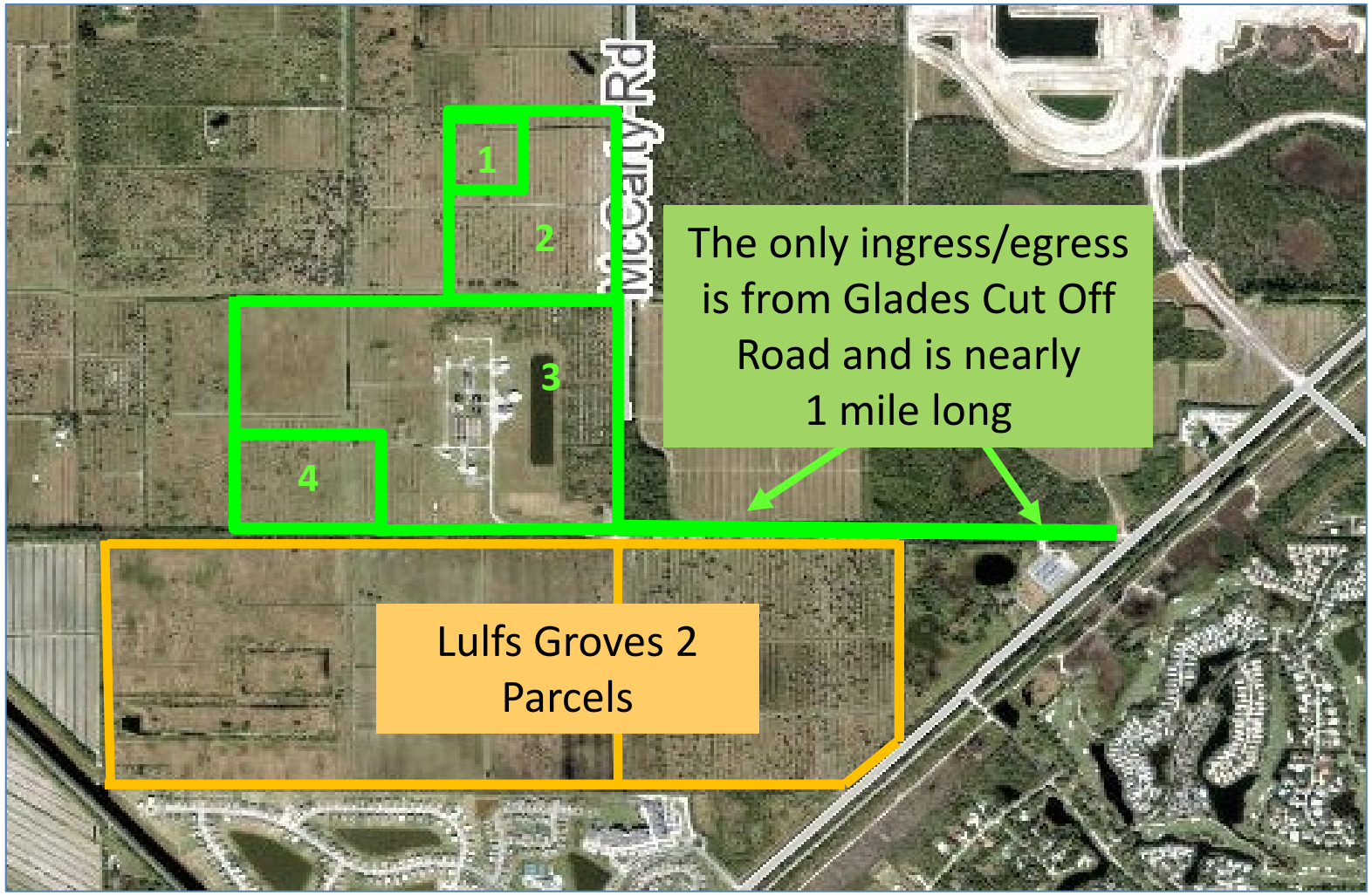
- The Lulfs Groves property abuts the City's Glades Wastewater Treatment Plant to the north.
- The current Lulfs Groves land use plan designates the area directly south of the wastewater treatment plant as CS/LI/HI (Service Commercial/Light Industrial/Heavy Industrial) land use to address the City's concerns at time of annexation that the treatment plant be adequately buffered from future residential development.
- The proposed land use amendment would place residential development immediately south of the Glades Wastewater Treatment Plant.
- The applicant's proposal does include a 200-foot-wide open space landscape buffer along the northern property line to serve as a buffer between the wastewater treatment plant and residential development.
- It is not clear that a 200-foot-wide landscape buffer will adequately buffer the single-family residential units from the noises, odors, truck traffic, etc. associated with the operation of a wastewater treatment plant and any future plans to expand the site and intensify operations.

City of Port St. Lucie's

Glades Wastewater Treatment Facility

January 2, 2024

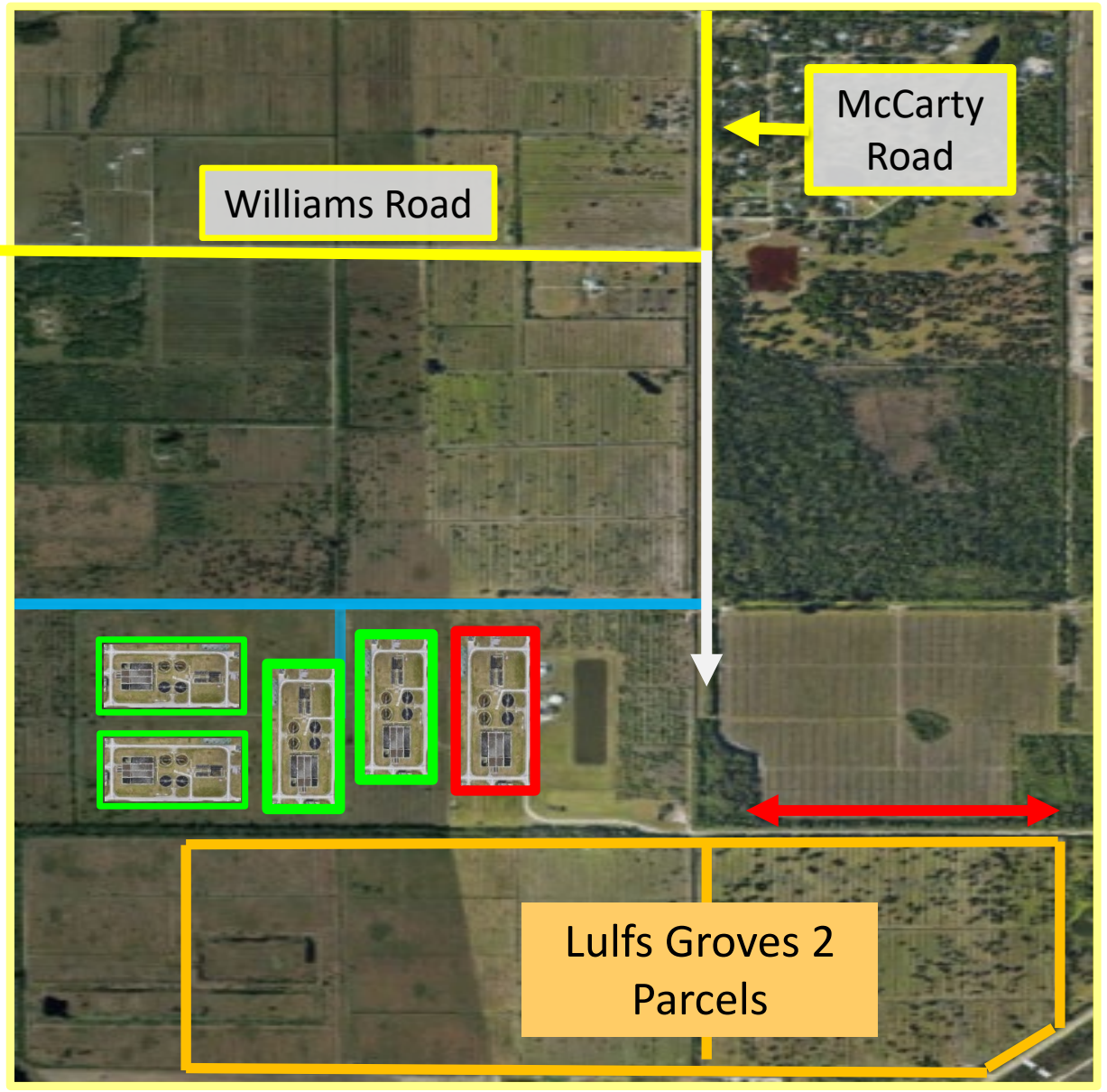
The Glades site encompasses 4 City-Owned Parcels



What is Known About the Glades Wastewater Treatment Facility?

- 10700 NW Glades Cut Off Rd.
- The 4 parcels encompass 415.27 total acres
- Dissected by an East/West and a North/South canal owned by the North St. Lucie River Water Control District
- Entrance Road is + 4,750’ long
  - ± 2,600’ of the entrance road abuts Lulfs Groves
- 12 Million Gallons is the Current Daily Permitted Treatment Capacity
- 6.235 Million Gallons is the Current Average Daily Flow
- Manned by licensed operators 24/7

- McCarty Road is a dirt path past Williams Rd.
- Expansions to the existing facilities would most likely be toward the west
  - Adequate space to double, triple or even greater expansions of the treatment facilities
  - Expansions will cause significantly increased 24/7 activity, noise, and potentially increased odors
  - Ingress/Egress still via entrance road off Glades Cut Off Rd.



What Happens at the Glades Wastewater Treatment Facility?

Biosolids / Sludge Hauling

- 40,000 – 50,000 pounds (20-25 wet tons) of centrifuged sludge is produced daily

- Still damp sludge is loaded into semi truck trailers and hauled away
  - 6 times a week
- Regulations do not allow our sludge to be land applied
  - Hauled to composting sites in Moore Haven, Venus and St. Cloud
  - Annual cost of $1.1 million

What Else is Known?

- The Glades site was specifically acquired because it was far from residential developments
  - Sufficient acreage for expansion of treatment facilities and other City uses
- Residents of The Reserve filed suit against the City siting potential noise, lights, and odor issues
- To settle the suit (at significant cost):
  - Treatment tanks were not built above ground, but were built at and below grade (like swimming pools are built)
  - Lights are hooded and aimed downward
  - State of the art odor control was built into the system

Hauling Sludge from the Plant

- Florida Highway Patrol Commercial Motor Vehicles Rules Manual requires:
  - All loads to be secured to prevent leaking, spilling, blowing or falling from the vehicle
- Sludge loads are covered by a tarp
- Despite being covered, sludge has a distinct sewage odor

Lessons Learned

- Our predecessors, General Development Corp. and General Development Utilities, only built treatment facilities near potential residential customer developments
- The Utility Systems Department has a long history of trying to mitigate the impact of its industrial facilities being in the midst of those neighborhoods
  - 2 aging wastewater treatment plants have been decommissioned and taken out of service during the past 16 years
    - Costly infrastructure had to be built to reroute raw sewage flows to the Westport and Glades facilities
    - Costly odor control and sound mitigation installed at Westport
  - 16 homes purchased and masonry walls built to buffer Prineville Water Treatment facilities from surrounding homes

A Quick Look at the Westport Wastewater Treatment Facility

- 1983 GDU built a 0.5 MGD Plant
  - Solely intended to serve homes built by GDC
    - Windmill Point I and II
  - 2001 Bond project increased capacity to 2 MGD
  - Systematically expanded to 4 MGD and then to 6 MGD
  - Provides reclaimed / reuse irrigation quality water
    - Ballentrae, Tesoro, and the Veranda communities

Mitigating Impacts of Operations at the Westport Facility

- 1990's the development of Sawgrass Lakes communities began
  - Many owners have advised they were told by the developer, builders and realtors that the City's facility was a Water Treatment Plant
  - Plant currently operates 24 hours 7 days a week
  - 1,000' from the nearest houses to the Headworks & Aeration Basin (strongest odors)
  - Hundreds of thousands of dollars spent mitigating noise & odors
    - Residents still routinely complain about plant noises, odors and sludge hauling traffic

Staff's Analysis

- If the proposed land use amendment is approved, the City would replace 464.5 acres of land designated for commercial, industrial, office and institutional uses for approximately 398 acres for low density residential development and 34.25 acres of commercial and institutional uses, and 32.36 acres for open space uses.
- Per the City's 2020 Comprehensive Plan, 43% of the City's land area is designated low density residential (RL). Approximately 11% is designated for open space.
- Only 4% of the City's land area is designated commercial (CG, CH, CS) and only 1% of the City's land area is designated industrial (LI and HI).
- The City has a limited supply of land available for future industrial, service commercial, and general commercial development.
- In staff's opinion, the City would be better served retaining the existing land uses to meet the needs of current and future residents and to avoid overloading existing commercial areas such as St. Lucie West and Tradition as the City grows.
- The existing land uses are more compatible with the Glades Wastewater Treatment facility then low density residential development.

Staff's Analysis

- Goal 1.1 of the Future Land Use Element addresses the need for the City to provide an appropriate mix of land uses to meet the needs of current and future residents.
- Goal 8.2 of the Economic Development Element of the City's Comprehensive Plan addresses the need for the City to support the retention and growth of the industrial sector.
- Policy 8.2.1.1 of the Economic Development Element states that the City should ensure the allocation of appropriate quantity of lands that are desirable for commercial and industrial purposes to serve future growth needs of the City.
- Policy 8.2.1.3 of the Economic Development Element addresses the need for the City to consider the high priority of retaining employment-generating land uses in appropriate locations during the review of comprehensive plan amendments and rezoning requests.

Other Considerations

- The applicant has stated that this project will include significant public benefits such as the 200-foot-wide open space landscape buffer along the project's northern property line, land for a city park, a fire station, and the acceleration of certain roadway improvements to serve the development.
- However, these promised improvements are not included in the proposed amendments to the Lulfs Groves policies in the comprehensive plan as recommended by staff.
- Although, the proposed public benefits are being discussed they are not guaranteed or binding since they are not proposed as policies to be adopted into the City's Comprehensive Plan.
- Furthermore, the applicant could conceivably come forward in the future to negotiate changes without having to modify the Comprehensive Plan.

Recommendation

- The Planning and Zoning Department staff does not finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends denial.

Lulfs Grove LLLP

December 26,2023

Anne Cox, Assistant Director
City of Port St. Lucie Planning and Zoning
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

Re: Lulfs Grove, LLLP – OWNER AUTHORIZATION
(LA Ref. #22-336)
Parcel ID Numbers: 332010000000009 & 332110000000009

Dear Mrs. Cox,

As owner of the property referenced above, please consider this correspondence as formal authorization for **DR Horton, Inc. (Applicant)**, and **Lucido & Associates (Agent)** to represent **Lulfs Groves, LLLP (Owner)** during the governmental review process for the above referenced project, which may include submission of development plans and permits, and other such related matters to effectuate the review process for the proposed Comprehensive Plan Amendment and Planned Unit Development upon parcels listed above.

Thank you for your attention to this matter.

Sincerely,

Brian Lulfs
Lulfs Groves, LLLP

STATE OF Florida
COUNTY OF Palm Beach
The foregoing was acknowledged before me this 27 day of December, 2023, by Brian Lulfs, of Lulfs Groves LLLP. He/She [ ] is personally known to me or [ ] has produced _____ as identification.

(Notarial Seal)

(Print Name) Michelle Lancianese
NOTARY PUBLIC

My Commission Expires:

MICHELLE LANCIANESE
MY COMMISSION # GG968909
EXPIRES: May 19, 2024

Agenda Summary

2023-1137

Agenda Date: 1/2/2024 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-139 St. Lucie Trail - Planned Unit Development (PUD) Amendment

Location: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.

Legal Description: A parcel of land being all of Tracts A, B, C, D, Tennis Parcel, Pool Parcel and Clubhouse Parcel of the Plat of St. Lucie West Plat No. 197, According to the Plat Thereof Recorded in Plat Book 81, Page 1 of the public records of St. Lucie County, Florida.

This is a request for the approval of the amendment to the St. Lucie Trail PUD.

Submitted By: Francis Forman, Planner II, Planning & Zoning Department

Executive Summary: St. Lucie Trail is a 7.71-acre Planned Unit Development (PUD) located in St. Lucie West, lying south of St. Lucie West Boulevard and west of SW Country Club Drive that contains an existing golf course clubhouse with a restaurant and banquet hall, a tennis facility, and a swimming pool. The purpose of the PUD amendment is to incorporate two (2) additional parcels, which will increase the size of the PUD to 11.76 acres, and to allow a 12-unit condominium building and a fitness center.

Presentation Information: Staff will provide a presentation.

Staff recommendation: Staff recommends tabling this item to a date uncertain.

Background: The Site Plan Review Committee (SPRC) recommended approval of this PUD amendment on September 13, 2023. The item was previously scheduled to be heard at the December 5, 2023, Planning & Zoning Board meeting and was tabled to the January 2, 2024, Planning & Zoning Board meeting.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: The subject property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.

Attachments:

1. Staff Report
2. PUD Document
3. Application

4. Neighborhood Meeting Notification
5. Staff Presentation

St. Lucie Trail
Planned Unit Development Amendment
P23-139

Project Location Map

SUMMARY

Applicant's Request:	This is a request for the approval of an amendment to the St. Lucie Trails PUD (Planned Unit Development) document and conceptual plan.
Agent:	Brad Currie, Engineering Design and Construction, Inc.
Applicant:	St. Lucie Trail Owner's Association, Inc.
Property Owner(s):	Quick Family Catering, LLC; CGI St. Lucie, LLC; St. Lucie Trail Owner's Association, Inc.
Location:	The property is generally located on the west side of SW Country Club Drive and south of St. Lucie West Boulevard.
Project Planner:	Francis Forman, Planner II

Project Description

St. Lucie Trail is a 7.71-acre Planned Unit Development (PUD) located in St. Lucie West, lying south of St. Lucie West Boulevard and west of SW Country Club Drive that contains an existing golf course clubhouse with a restaurant and banquet hall, a tennis facility, and a swimming pool. The purpose of the PUD amendment is to incorporate two (2) additional parcels, which will increase the size of the PUD to 11.76 acres, and to allow a 12-unit condominium building and a fitness center.

The changes included with this amendment are as follows:

1) Incorporate two (2) additional parcels, a Fitness Tract and a Residential Tract.
2) Add a 2-story, 12-unit condominium building, and a 2-story fitness building as permitted uses.
3) Add development standards for the Fitness Tract and Residential Tract
4) Update ownership and legal description of the property.

A complete list of the proposed changes is included in the attached PUD 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 PUD amendment on September 13, 2023.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on November 21, 2023, and the file was included in the published notification for the Planning & Zoning Board's agenda. In addition the applicant held a neighborhood meeting on November 15, 2023 and the notification is attached.

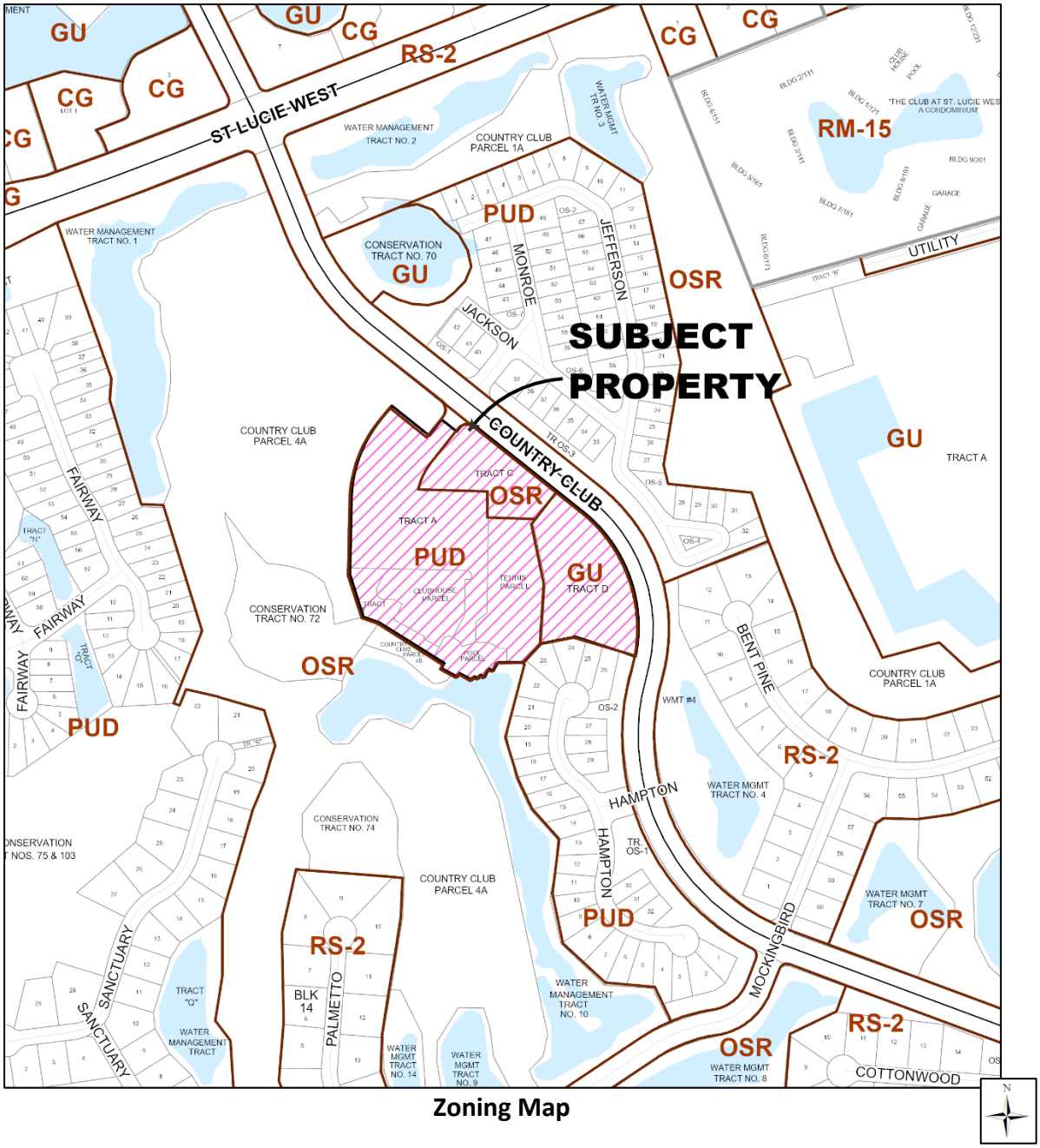
Location and Site Information

Property Size:	11.76-acres
Legal Description:	See PUD Development Agreement.
Future Land Use:	CG, OSR, RL
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Clubhouse area, recreational area, and vacant land
Proposed Use:	The addition of a 2-story story fitness center and a 2-story, 12-unit condominium uses.

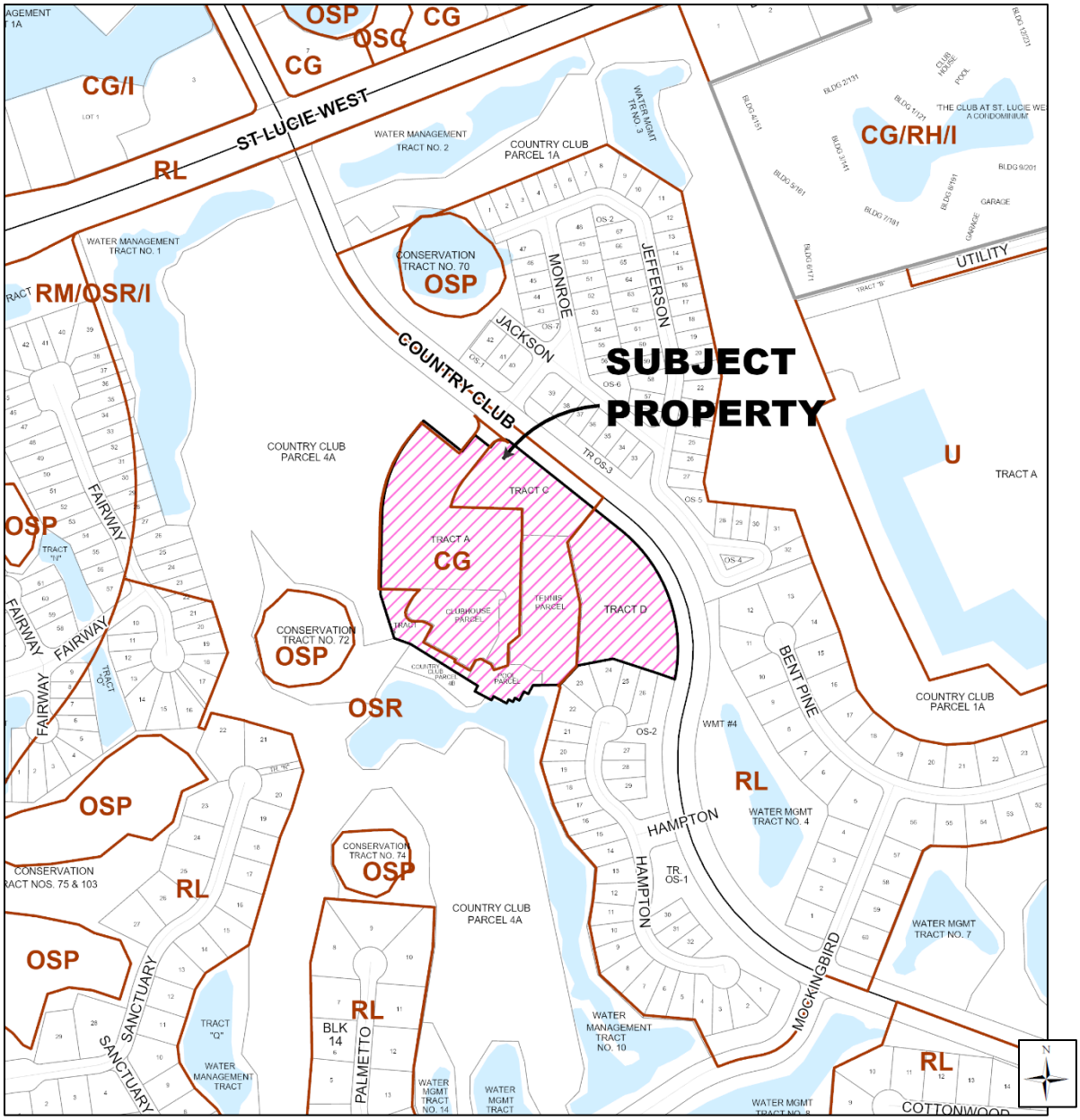
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	PUD	St. Lucie West Country Club Estates
South	OSC, OSP	OSR	St. Lucie Trail Golf Club, SLW Country Club Estates
East	RL	PUD, RS-2	St. Lucie West Country Club Estates
West	OSC	OSR	St. Lucie Trail Golf Club

RL-Residential Low; RS-2-Single-Family Residential; PUD-Planned Unit Development; OSC-Open Space Conservation; OSR-Open Space Recreation; OSP-Open Space Preservation


SUBJECT PROPERTY
ST LUCIE WEST
COUNTRY CLUB
JEFFERSON
MONROE
JACKSON
HAMPTON
BENT PINE
MOCKINGBIRD
FAIRWAY
SANCTUARY
PALMETTO
UTILITY
COTTONWOOD
GU
CG
RS-2
RM-15
PUD
OSR
TRACT A
TRACT C
TRACT D
CONSERVATION TRACT NO. 70
CONSERVATION TRACT NO. 72
CONSERVATION TRACT NO. 74
WATER MANAGEMENT TRACT NO. 1
WATER MANAGEMENT TRACT NO. 2
WATER MGMT TRACT NO. 4
WATER MGMT TRACT NO. 7
WATER MANAGEMENT TRACT NO. 10
WATER MGMT TRACT NO. 8
WATER MGMT TRACT NO. 9
WATER MGMT TRACT NO. 14
COUNTRY CLUB PARCEL 1A
COUNTRY CLUB PARCEL 4A
BLK 14
N

Zoning Map


SUBJECT PROPERTY
ST LUCIE WEST
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MONROE
JACKSON
FAIRWAY
BENT PINE
HAMPTON
MOCKINGBIRD
SANCTUARY
PALMETTO
UTILITY
CG
CG/I
CG/RH/I
RL
RM/OSR/I
OSP
OSR
U
WATER MANAGEMENT TRACT NO. 1
WATER MANAGEMENT TRACT NO. 2
WATER MANAGEMENT TRACT NO. 3
COUNTRY CLUB PARCEL 1A
COUNTRY CLUB PARCEL 4A
CONSERVATION TRACT NO. 70
CONSERVATION TRACT NO. 72
CONSERVATION TRACT NO. 74
TRACT A
TRACT C
TRACT D
TRACT "Q"
BLK 14
WMT #4
WATER MGMT TRACT NO. 4
WATER MGMT TRACT NO. 7
WATER MANAGEMENT TRACT NO. 10
WATER MGMT TRACT NO. 14
COTTONWOOD
N

Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This PUD amendment and the conceptual plan are consistent with the direction and policies of the Comprehensive Plan.

- **Policy 1.1.4.10** – The project complies with the maximum density requirements for development.
- **Policy 1.1.4.13** - PUD is a compatible zoning district with the various future land use designations of CG, OSR, and RL.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD amendment on September 13, 2023.

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.

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

PLANNED UNIT DEVELOPMENT APPLICATION

ST. LUCIE TRAIL PUD AMENDMENT

For

CGI St. Lucie, LLC
951 SW Country Club Drive
Port St. Lucie, FL 34986
~~4225 SW Bimini Circle South~~
~~Palm City, FL 34990~~

~~March 19. 2019~~ July 7, 2023

Prepared by:
Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, Florida 34987
(772) 462-2455

City of Port St. Lucie Project No. P23-139

ST. LUCIE TRAIL PUD AMENDMENT

TABLE OF CONTENTS

TABLE OF CONTENTS 2

LIST OF EXHIBITS 3

LIST OF PROJECT PROFESSIONALS 4

INTRODUCTION 5

PUD APPLICATION 7

ACCESSORY USES & SETBACK REQUIREMENTS 17

LIST OF EXHIBITS

Exhibit 1	Application for PUD Amendment
Exhibit 2	PUD Application Checklist
Exhibit 3	Letter of Unified Control
Exhibit 4	General Standards for District Establishment
Exhibit 5	Site Information
Exhibit 6	Proposed Development Standards
Exhibit 7	Legal Description
Exhibit 8	Warranty Deed
Exhibit 9	Binding PUD Agreement
Exhibit 10	PUD Map
Exhibit 11	Survey
Exhibit 12	Agent Consent Form

PROJECT PROFESSIONALS

APPLICANT:	CGI St. Lucie, LLC ~~4225 S.W. Bimini Circle South~~ ~~Palm City, FL 34990~~ ~~(561) 713-2094~~ ~~dperic@jhrjpa.com~~ 951 SW Country Club Drive Port St. Lucie, FL 34986 (772) 286-6818 mrboyd@stlucietrail.com Quick Family Catering, LLC 951 SW Country Club Drive Port St. Lucie, FL 34986 St. Lucie Trail Owners' Association, Inc. 951 SW Country Club Drive Port St. Lucie, FL 34986
SURVEYING:	Engineering Design & Construction, Inc. Michael T. Owen, PSM 10250 SW Village Parkway, Suite 201 Port St. Lucie, Florida 34987 (772) 462-2455 mikeowen@edc-inc.com
ENGINEERING:	Engineering Design & Construction, Inc. ~~R.J. Kennedy, P.E.~~ J.R. Harrison, P.E. 10250 SW Village Parkway, Suite 201 Port St. Lucie, FL 34987 (772) 462-2455 ~~rodkennedy@edc-inc.com~~ jaysonharrison@edc-inc.com
PLANNING & SITE PLANNING:	Engineering Design & Construction, Inc. Bradley J. Currie, AICP 10250 SW Village Parkway, Suite 201 Port St. Lucie, FL 34987 (772) 462-2455 bradcurrie@edc-inc.com

INTRODUCTION

St. Lucie Trail Golf Club is a developed residential community in the City of Port St. Lucie. Country Club Parcel # 4 as recorded in Plat Book 34, Page 11. Ordinance # 19-22 was approved on April 22, 2019 by City Council to change the zoning of the subject parcels to Planned Unit Development (PUD). ~~Tract C, Tract D and the Tennis Parcel as recorded in Plat Book 81, Page 1 are being incorporated into the St. Lucie Trail PUD which includes shared parking, shared access, shared refuse collection under unified control as established in the Declaration of Covenants.~~ The parcels are located west of SW Country Club Drive and south of St. Lucie West Boulevard in Port St. Lucie.

The applicant is seeking approval of a PUD Amendment to ~~incorporate three additional parcels into the previously approved PUD with shared parking, shared access, shared refuse collection under unified control as established in the Declaration of Covenants. The St. Lucie Trail PUD was approved by City Council on April 8, 2019, Ordinance # 19-22 and comprised of approximately 7.705 +/- acres and can be identified by parcel I.D. numbers 3325-705-0008-000-7, 3325-705-0009-000-4, 3325-705-0005-000-, 3325-705-0006-000-3 and 325-705-0007-000-0. This PUD would incorporate an additional 4.06 acres to the existing PUD to include a multi-family residential use. The additional 5.76 acres that the applicant wishes to incorporate into the existing PUD has an existing Future Land Use (FLU) of Open Space Recreation and Low Density Residential and underlying Zoning designations of Open Space Recreational and General Use.~~ incorporate two (2) additional parcels for the additional of a 12-unit, 2-story condominium building and an 11,436 sf, 2-story fitness building with associated site improvements with shared parking, shared access, shared refuse collection under unified control as established in the Declaration of Covenants. The PUD is comprised of approximately 11.76 +/- acres. Parcel ID's associated with this request are noted below:

Parcel ID	Owner	Acreage
3325-705-0008-000-7	St. Lucie Trail Owner's' Association, Inc.	3.96
3325-705-0005-000-6	Quick Family Catering, LLC	1.09
3325-705-0009-000-4	St. Lucie Trail Owners; Association, Inc.	0.51
3325-705-0006-000-3	CGI St. Lucie, LLC	0.44
3325-705-0007-000-0	CGI St. Lucie, LLC	1.70
3325-705-0011-000-1	CGI St. Lucie LLC	2.56
3325-705-0010-000-4	CGI St. Lucie, LLC	1.50

Originally, the building constructed on this parcel was the clubhouse for the St. Lucie Trail Golf Course. In March of 2018, CGI St. Lucie, LLC purchased the 125.79 acres from PGA St. Lucie, Inc. Since purchase, CGI St. Lucie, LLC placed the clubhouse building on the market which is now owned by Quick Family Catering, LLC. ~~The contract purchaser for the clubhouse building currently owns and operates a catering business / restaurant.~~ Approval of this PUD Amendment application would ~~establish office for administrative use, retail sales, alcohol sales, restaurant and catering as an allowed use on the clubhouse parcel.~~ allow for the construction of a 12-units, 2-story condominium along with an 11,436 sf, 2 story fitness building with associated site improvements. This PUD Amendment will allow for all existing allowed uses on the subject parcels to remain.

There are no wetlands or native habitat on the subject property.

This application is respectfully submitted to the Planning and Zoning Department of the City of Port St. Lucie for processing as a Planned Unit Development (PUD) Amendment. The format will follow the outline presented in the PUD Zoning District Standards and Application requirements of the City Code. ~~In addition, the applicant is submitting a separate Comprehensive Plan Amendment to change the Future Land Use (FLU) designation to General Commercial (CG). These two applications will be reviewed concurrently.~~

EXHIBIT 1

APPLICATION FOR PUD AMENDMENT

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: _____

PROPERTY OWNER: Quick Family Catering, LLC

Name: Nancy Huszar

Address: 951 SW Country Club Drive, Port St. Lucie, FL 34986

Telephone No. 772-336-2507 Email _____

AGENT OF OWNER (if any)

Name: Bradley J. Currie, Engineering Design & Construction Inc.

Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987

Telephone No. 772-462-2455 Email bradcurrie@edc-inc.com

PROPERTY INFORMATION

Legal Description: See attached legal description
(Include Plat Book and Page)

Parcel I.D. Number: 3325-705-0008-000-7, 3325-705-0009-000-4, 3325-705-0005-000-6, 3325-705-0006-000-3, 3325-705-0007-000-0, 3325-705-0010-000-4, 3325-705-0011-000-1

Current Zoning: PUD, OSR, GU Proposed Zoning: PUD

Future Land Use Designation: CG, OSR, RL Acreage of Property: 11.76

Reason for amendment request:

Incorporation of two (2) additional parcels to allow for the additoin of a 12 unit, 2-story condominimum building and 2-story fitness center.

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	Bradley J. Currie, Auth. Agent Hand Print Name	September 18, 2023 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._____
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PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER: St. Lucie Trail Owners' Association, Inc.

Name: Donald Luneburg

Address: 951 SW Country Club Drive, Port St. Lucie, FL 34986

Telephone No. 516-361-7283 Email _____

AGENT OF OWNER (if any)

Name: Bradley J. Currie, Engineering Design & Construction Inc.

Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987

Telephone No. 772-462-2455 Email bradcurrie@edc-inc.com

PROPERTY INFORMATION

Legal Description: See attached legal description
(Include Plat Book and Page)

Parcel I.D. Number: 3325-705-0008-000-7, 3325-705-0009-000-4, 3325-705-0005-000-6, 3325-705-0006-000-3, 3325-705-0007-000-0, 3325-705-0010-000-4, 3325-705-0011-000-1

Current Zoning: PUD, OSR, GU Proposed Zoning: PUD

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PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
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(772) 871-5213

FOR OFFICE USE ONLY

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PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER: CGI St. Lucie, LLC

Name: Donald Luneburg, Manager

Address: 4225 SW Bimini Circle South

Telephone No. 772-286-6818 Email mboyd@stlucietrail.com

AGENT OF OWNER (if any)

Name: Bradley J. Currie, Engineering Design & Construction Inc.

Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987

Telephone No. 772-462-2455 Email bradcurrie@edc-inc.com

PROPERTY INFORMATION

Legal Description: See attached legal description
(Include Plat Book and Page)

Parcel I.D. Number: 3325-705-0008-000-7, 3325-705-0009-000-4, 3325-705-0005-000-6, 3325-705-0006-000-3, 3325-705-0007-000-0, 3325-705-0010-000-4, 3325-705-0011-000-1

Current Zoning: PUD, OSR, GU Proposed Zoning: PUD

Future Land Use Designation: CG, OSR, RL Acreage of Property: 11.76

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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	Bradley J. Currie, Auth. Agent Hand Print Name	September 18, 2023 Date

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EXHIBIT 2

PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD Amendment is attached as Exhibit 3.

2. ~~St. Lucie Trails is a proposed commercial building which will allow for restaurant and catering services to the public in Port St. Lucie and its surroundings.~~ Applicant is proposing a condominium building along with a fitness center to serve members of the Club.

3. The Conceptual Plan for St. Lucie Trail PUD Map is attached as Exhibit 10 of this submittal package.

4. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. Proposed development uses are shown in Exhibit 6.

5. This development is within the corporate limits of Port St. Lucie with underlying land uses to support the intended uses.

EXHIBIT 3

LETTER OF UNIFIED CONTROL

CGI St. Lucie, LLC
4225 S.W. Bimini Circle South
Palm City, FL 34990

July 5, 2023

Assigned Planner
City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: PUD Rezoning Amendment Application – St. Lucie Trail PUD – Letter of Unified Control

Dear Assigned Planner:

This letter is submitted as the Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. CGI ST. LUCIE, LLC is the owner of record of the subject property, pursuant to the certain Warranty Deed recorded in Official Records Book O.R. Book 4115, Page 1957, Public Records of St. Lucie County, Florida, copies of which are supplied separately with this application.

If you should need anything further regarding this rezoning, please contact me.

Sincerely,

CGI St. Lucie, LLC

Donald Luneburg
Manager

EXHIBIT 3

LETTER OF UNIFIED CONTROL

Quick Family Catering, LLC
951 SW Country Club Drive
Port St. Lucie, FL 34986

July 5, 2023

Assigned Planner
City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: PUD Rezoning Amendment Application – St. Lucie Trail PUD – Letter of Unified Control

Dear Assigned Planner:

This letter is submitted as the Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. QUICK FAMILY CATERING, LLC is the owner of record of the subject property, pursuant to the certain Warranty Deed recorded in Official Records Book O.R. Book 285, Page 1259, Public Records of St. Lucie County, Florida, copies of which are supplied separately with this application.

If you should need anything further regarding this rezoning, please contact me.

Sincerely,

Quick Family Catering, LLC

Nancy Huszar
Manager

EXHIBIT 3

LETTER OF UNIFIED CONTROL

St. Lucie Trail Owners' Association, Inc.
951 SW Country Club Drive
Port St. Lucie, FL 34986

July 5, 2023

Assigned Planner
City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

RE: PUD Rezoning Amendment Application – St. Lucie Trail PUD – Letter of Unified Control

Dear Assigned Planner:

This letter is submitted as the Letter of Unified Control in compliance with the City of Port St. Lucie Zoning Regulations. ST LUCIE TRAIL OWNERS' ASSOCIATION, INC. is the owner of record of the subject property, pursuant to the certain Warranty Deed recorded in Official Records Book O.R. Book 4274, Page 2614, Public Records of St. Lucie County, Florida, copies of which are supplied separately with this application.

If you should need anything further regarding this rezoning, please contact me.

Sincerely,

St. Lucie Trail Owners' Association, Inc.

Donald Luneburg
Manager

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. St. Lucie Trail PUD is comprised of ~~7.705~~ 11.76 +/- acres, exceeding the 2-acre minimum for the establishment of a PUD within the City of Port St. Lucie.

2. St. Lucie Trail is located east of SW Country Club Drive and west of St. Lucie West Boulevard in the City of Port St. Lucie. Access to the property will be from SW Country Club Drive Avenue.

3. The St. Lucie Trail PUD has an existing storm water management provided by a master storm water management system operated by the St. Lucie West Services District. ~~The project is constructed. Due to this, no additional South Florida Water Management permits or modifications will be required.~~ The majority of the project is constructed. A South Florida Water Management permit or modifications may be required for the proposed expansion.

4. The St. Lucie Trail PUD is supplied with water and wastewater services by the St. Lucie West Services District and abides by and complies with all applicable governmental ordinances, policies, specifications and regulatory agencies governing such service.

4. The physical characteristics of the St. Lucie Trail PUD can be described as approximately ~~7.705~~ 11.76 +/- acres of developed property.

5. This PUD application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan.

6. The majority of the site is fully developed. Due to this, the exact building footprint, parking lot and internal driveway configurations, along with other detailed site improvements are outlined on the attached plan.

EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE
~~7.705~~ 11.76 +/- Acres

II. WETLANDS IMPACTS
The St. Lucie Trail Clubhouse PUD Amendment site contains no wetlands.

III. NATIVE HABITAT
There is no native habitat on site.

IV. PROPOSED USE
To allow for residential, fitness center, restaurant, catering, banquet hall, office, retail sales, cafeteria, bakery, enclosed assembly area with or without alcohol and other retail uses as outlined in Exhibit 6.

EXHIBIT 6

PROPOSED DEVELOPMENT STANDARDS

(A) **Purpose.** The purpose of this Planned Unit Development (PUD) zoning district shall be to incorporate two (2) additional parcels to the existing PUD and establish those properties as an area within the City which is deemed to be uniquely suited for the development a condominium and fitness center; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper use of all uses proposed within this PUD zoning designation.

(B) **Permitted Principal Uses and Structures.**

Section 1. Clubhouse ~~Parcel~~ Tract (Commercial)

The following principal uses and structures are permitted:

1. Restaurant
2. Catering
3. Banquet Hall
4. Office
5. Retail Sales Cafeteria
6. Bakery
7. Enclosed Assembly Area with or without Alcohol
8. Alcohol Sales in accordance with Chapter 110
9. Incidental retail uses such as gift or variety shops, soda bars, and similar use activities conducted solely for the convenience of patrons and visitors
10. Any combination of the above uses

Section 2. Tennis ~~Parcel~~ Tract (Recreation)

The following principal uses and structures are permitted:

1. Tennis facility, including tennis courts, a tennis building/pro shop and other permitted recreational uses.

Section 3. Pool ~~Parcel~~ Tract (Recreation)

The following principal uses and structures are permitted:

1. Swimming pool, swimming pool, deck, spa, and other permitted recreational uses.

Section 4. Common Area Tracts

1. Tract A – Intended for vehicular and pedestrian access, ingress, egress, drainage, utilities, trash collection, parking and other permitted uses.
2. Tract B – Intended for golf cart travel and parking, pedestrian access, ingress, egress, utilities, and other permitted uses
3. Note: The following dedication regarding the use of Tracts A and B by CGI St. Lucie, LLC, a Florida limited liability company, the golf club owner and its successors and assigns, is set forth on the proposed Plat of St. Lucie West Plat No. 197:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR: (A) VEHICULAR AND PEDESTRIAN ACCESS, INGRESS, EGRESS, DRAINAGE, UTILITIES, TRASH

COLLECTION, PARKING AND OTHER PERMITTED USES OVER TRACT A; AND (B) PEDESTRIAN, GOLF CART PARKING, GOLF CART TRAVEL, ACCESS, INGRESS, EGRESS, UTILITIES AND ALL OTHER PERMITTED USES OVER TRACT B ARE HEREBY ESTABLISHED FOR THE BENEFIT OF CGI ST. LUCIE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE ST. LUCIE TRAIL GOLF CLUB, ITS SUCCESSORS AND ASSIGNS, AND THEIR RESPECTIVE TENANTS, OFFICERS, MANAGERS, MEMBERS, EMPLOYEES AND INVITEES.

Section 5. Condominium Tract

The following principal uses and structures are permitted:

1. 12 unit, 2-story condominium building.

Section 6. Fitness Center

The following principal uses and structures are permitted:

2. Fitness center and other permitted recreational uses.

(C) **Special Exception Uses.** No special exception uses are allowed.

(D) **Accessory Uses.** Accessory Uses and structures allowed as set forth within section 158.217.

(E) **Minimum Lot Requirements.** The overall PUD is approximately ~~7.705~~ 11.76 acres. There are ~~five (5)~~ seven (7) tracts associated with this PUD Amendment. The minimum lot size for tracts within the PUD is 20,000 square foot. The tracts are identified below:

(1) Tract A (Common Area) – Access, Ingress, Egress, Drainage, Utilities, Trash Collection, Parking and Other Permitted Uses

(2) Tract B (Common Area) – Pedestrian, Golf Cart Parking, Golf Cart Travel, Access, Ingress, Egress, Utilities and other Permitted Uses

(3) Clubhouse ~~Parcel~~ Tract – Commercial

(4) Tennis ~~Parcel~~ Tract– Recreation and Fitness Center

(5) Pool ~~Parcel~~ Tract– Recreation

(6) Fitness Tract – Recreation

(7) Residential Tract

(F) **Maximum Building Coverage.** Forty (40) percent, provided that the maximum impervious surface area does not exceed eighty (80) percent.

(G) **Maximum Building Height.** Thirty-five (35) feet.

(H) **Minimum Setbacks (from perimeter PUD property line).**

Tract "B" - Open Space (Common Area)

(1) **Front Yard.** Lot shall have a front yard setback line of twenty (20) front.

(2) **Side Yards.** Five (5) foot setback.

(3) **Rear Yard.** Five (5) foot setback.

Clubhouse ~~Parcel~~ Tract - Commercial

(1) **Front Yard.** Lot shall have a front yard with a building setback line of twenty (20) feet.

(2) **Side Yards.** Each lot shall have two (2) side yards, each of which shall have a building setback line of five (5) feet.

(3) **Rear Yard.** Each lot shall have a rear yard with a building setback line of five (5) feet.

Tennis / Fitness ~~Parcel~~ Tract- Recreation

(1) **Front Yard.** Lot shall have a front yard setback line of twenty (20) front.

(2) **Side Yards.** Five (5) foot setback.

(3) **Rear Yard.** Five (5) foot setback.

Pool ~~Parcel~~ Tract- Recreation

(1) **Front Yard.** Lot shall have a front yard setback line of five (5) feet.

(2) **Side Yards.** Zero (0) foot setback.

(3) **Rear Yard.** Zero (0) foot setback.

Condominium Tract - Residential

(1) **Front Yard.** Lot shall have a front yard setback line of five (5) feet.

(2) **Side Yards.** Zero (0) foot setback.

(3) **Rear Yard.** Zero (0) foot setback.

(I) Provision for Vehicular and Pedestrian Circulation. The street and roadway pattern within a PUD is currently developed to allow for pedestrian circulation throughout the site.

(J) Internal Lots and Frontage. Minimum lot size is identified in section E as noted above. Frontage is provided for all parcels along SW Country Club Drive. All lots will be subject to a cross access and shared parking agreement as established in the Declaration of Covenants.

(K) Minimum Living Area. 1,000 sf ~~No living area is allowed within this PUD~~.

(L) Off-Street Parking and Service Requirement. Recreational Use: One (1) space per 200 square foot of building area. Condominiums: 2 spaces per dwelling and 1 guest space every 5 spaces. Shared access and parking is provided to serve all five (5) parcels as established in the Declaration and Covenants. One loading space is provided to serve the proposed tracts.

(M) Landscaping & Buffering. The landscaping requirements shall be in accordance with the approved landscape plan for Project P87-146 St. Lucie West Clubhouse Site Plan. Any changes in use would require a new landscape plan in accordance with the City of Port St. Lucie Code of Ordinances. Revised typical sections in reference to the condominium and fitness tracts are depicted on the PUD plan, Exhibit 10.

(N) Storm Water System. The site is served by a master storm water system which will comply with all applicable provisions of the City's Land Development Regulations. A South Florida Water Management District permit for the master system is in place and is maintenance, operation and responsibility of St. Lucie West Services District.

(O) Roadways. The applicant is not proposing any off-site roadway improvement associated with this PUD.

(P) Utilities. Existing utilities shall be maintained by the St. Lucie West Services District. Any future utilities within this PUD including telephone, television cable, and electrical systems shall be installed underground. Appurtenances to these systems which require above-ground installation shall be effectively screened and, thereby, may be exempted from this requirement. Primary facilities providing services to the site of the PUD may be exempted.

(Q) **Refuse:** There is a refuse and recycling dumpster enclosure located at the southeast corner of the Clubhouse tract. This is a shared dumpster enclosure for use by all tracts within this PUD.

The location of this shared dumpster enclosure is depicted ~~below~~ in the map to the right (black circle). Refuse for the residential components and fitness center are depicted on the plan to the right (red circle).

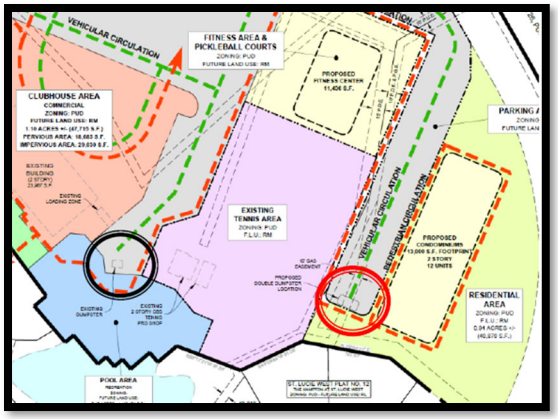


EXHIBIT 7

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACTS A, B, C, D, TENNIS PARCEL, POOL PARCEL AND CLUBHOUSE PARCEL OF THE PLAT OF ST. LUCIE WEST PLAT NO. 197, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 512,381.82 SQUARE FEET (11.763 ACRES), MORE OR LESS.
LEGAL DESCRIPTION: ST. LUCIE TRAIL P.U.D.

~~Commencing at the Northeast corner of Tract S, St Lucie West Plat No. 42, according to the plat thereof, recorded in Plat Book 34, pages 11 and 11A through 11V, Public Records of St. Lucie County, Florida; thence along the West line of S.W. Country Club Drive (100' wide) per St. Lucie West Plat No. 2, according to the plat thereof, recorded in Plat Book 26, pages 9 and 9A through 9G, said Public Records, North 51°30'00" West, a distance of 330.07 feet to a point of curve to the left having a radius of 35.00 feet and a central angle of 90°00'00"; thence Westerly along the arc a distance of 54.98 feet; thence South 38°30'00" West, a distance of 14.98 feet to the POINT OF BEGINNING;~~

~~Thence depart said right-of-way line, South 38°28'54" West, a distance of 125.20 feet to a point of curve to the left having a radius of 193.00 feet and a central angle of 26°53'44"; thence Southwesterly along the arc a distance of 90.60 feet; thence South 88°38'52" East, a distance of 216.56 feet; thence South 00°53'26" West, a distance of 81.74 feet; thence South 88°38'52" East, a distance of 152.59 feet; thence South 38°30'00" West, a distance of 20.41 feet; thence South 11°41'20" East, a distance of 190.00 feet; thence South 03°35'01" West, a distance of 190.00 feet; thence South 43°09'44" West, a distance of 81.08 feet; thence South 89°17'21" West, a distance of 81.61 feet; thence South 27°55'08" West, a distance of 29.66 feet; thence North 62°04'52" West, a distance of 15.00 feet; thence South 27°55'08" West, a distance of 30.00 feet; thence North 62°04'52" West, a distance of 15.00 feet; thence South 27°55'08" West, a distance of 13.00 feet; thence North 62°04'52" West, a distance of 15.00 feet; thence South 27°55'08" West, a distance of 13.00 feet; thence North 62°04'52" West, a distance of 45.00 feet; thence South 27°55'08" West, a distance of 13.00 feet; thence North 62°04'52" West, a distance of 57.03 feet; thence North 27°55'08" East, a distance of 18.70 feet; thence North 58°07'47" West, a distance of 240.03 feet; thence North 70°32'00" West, a distance of 52.59 feet; thence North 17°31'41" West, a distance of 139.56 feet; thence North 01°11'06" East, a distance of 236.34 feet to a point of curve to the right having a radius of 402.44 feet and a central angle of 37°17'47"; thence Northerly along the arc a distance of 261.97 feet; thence North 38°28'54" East, a distance of 61.82 feet; thence South 51°28'23" East, a distance of 149.44 feet; thence North 38°28'54" East, a distance of 63.50 feet back to the aforesaid West right-of-way line; thence South 51°31'06" East, a distance of 60.00 feet back to the POINT OF BEGINNING.~~

~~Containing 335,650.89 square feet or 7.705 acres, more or less.~~

~~For the purpose of this description bearings are Florida State Plane Grid based upon the North American Datum of 1983 (NAD83)~~

EXHIBIT 8

WARRANTY DEED

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4419482 OR BOOK 4115 PAGE 1957, Recorded 04/04/2018 02:49:17 PM Doc
Tax: $10500.00

Prepared by:

Elizabeth M. Jones, Esquire
Shutts & Bowen LLP
1100 CityPlace Tower
525 Okeechobee Boulevard
West Palm Beach, FL 33401
(561) 835-8500

When recorded return to:

Richard D. Percic, Esquire
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408
(561) 746-1002

Property Appraisers Parcel
Identification (Folio) Numbers:
3325-423-0026-000-4
3323-785-0003-000-4
3323-785-0002-000-7
3323-785-0001-000-0
3323-785-0004-000-1
3323-785-0005-000-8
3323-650-0009-000-1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**"), executed as of the 29th day of March, 2018, by PGA ST. LUCIE, INC., a Florida corporation (the "**Grantor**"), whose mailing address is 100 Avenue of the Champions, Palm Beach Gardens, Florida 33418, to CGI ST. LUCIE, LLC, a Florida limited liability company (the "**Grantee**"), whose mailing address is 4225 S.W. Bimini Circle South, Palm City, Florida 34990.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of $10 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described real property situate, lying, and being in St. Lucie County, Florida, and described in **EXHIBIT "A"** attached to this Deed (the "**Property**").

SUBJECT TO real property taxes and assessments for the year 2018 and subsequent years; all matters of record, including, but not limited to, all rights of way, restrictions, reservations, covenants, conditions, and easement, if any, without, by this reference intending to reimpose the same; all facts that would be shown by an accurate, current survey; and applicable zoning and other land use laws, ordinances, regulations, and restrictions.

And Grantor covenants with Grantee that, except as above noted and as limited by the next sentence, at the time of the delivery of this Deed the Property was free from all encumbrances made by Grantor, and that Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise. Grantor shall have no liability under the warranties contained in this Deed or otherwise as to any of the documents recorded in the Public Records. The parties do not intend to reimpose any of the documents affecting title to the Property.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Diane M. Patz
Signature of Witness 1

Diane M. Patz
Print name of Witness 1

Signature of Witness 2

Arjun Chowdri
Print name of Witness 2

PGA ST. LUCIE, INC., a Florida corporation

By: Peter Bevacqua
Name: Peter P. Bevacqua
Title: CEO

[CORPORATE SEAL]

STATE OF FLORIDA)
) ss.:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 29 day of March, 2018, by Peter Bevacqua, as President of PGA ST. LUCIE, INC., a Florida corporation, on its behalf, who is personally known to me or who produced _____ as identification.

[Official Notarial Seal]

ANDREW T. BLASBAND
Notary Public - State of Florida
Commission # GG 087134
My Comm. Expires Jul 21, 2021
Bonded through National Notary Assn.

Notary Public
Andrew Blasband
(Print or type name)

Commission No.: GG087134

My Commission Expires: July 21, 2021

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1 (Golf Course):
Country Club Parcels 1, 2, 3 and 4 and Tract "S", ST. LUCIE WEST PLAT NO. 42, ST. LUCIE WEST COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 34, Page 11 and Pages 11 A through 11 V, of the Public Records of Saint Lucie County, Florida.

Tract 2 (Maintenance Parcel):
A portion of Section 25, Township 36 South, Range 39 East, Saint Lucie County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of Tract "B", as shown on ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES – PHASE ONE, recorded in Plat Book 27, Pages 22 and Pages 22A through 22F, of the Public Records of Saint Lucie County, Florida; thence North 74°24'50" East, along the South line of said Tract "B", a distance of 234.00 feet; thence South 15°35'10" East, a distance of 253.55 feet; thence South 70°25'35" West, a distance of 126.90 feet; thence North 22°05'10" West, a distance of 60.32 feet; thence North 66°35'22" West, a distance of 36.57 feet; thence South 68°24'38" West, a distance of 53.00 feet to the East line of Tract "B" as shown on ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATES, PARCEL 8 – PHASE 1, recorded in Plat Book 26, Pages 9 and Pages 9A through 9G, of the Public Records of Saint Lucie County, Florida; thence North 21°35'22" West, along said East line of said Tract "B", ST. LUCIE WEST PLAT NUMBER 2, COUNTY CLUB ESTATES, PARCEL 8 – PHASE 1, a distance of 186.00 feet to the POINT OF BEGINNING.

Tract 3 (Roadway adjacent to Maintenance Parcel):
Tract "B", ST LUCIE WEST PLAT NO. 15, COMMERCIAL SITES – PHASE ONE, according to the Plat thereof, recorded in Plat Book 27, Page 22 and Pages 22A through 22F, of the Public Records of Saint Lucie County, Florida.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4583260 OR BOOK 4285 PAGE 1259, Recorded 06/20/2019 08:34:15 AM Doc Tax: $5600.00

Prepared by and return to:

Richard D. Percic, Esquire
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121

Telephone: (561) 713-2094

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed is made this 18th day of June, 2019, between CGI ST. LUCIE, LLC, a Florida limited liability company, whose post office address is 951 S.W. Country Club Drive, Port Saint Lucie, FL 34986, "**Grantor**", and QUICK FAMILY CATERING, LLC, a Florida limited liability company, whose post office address is **951 S.W. Country Club Drive, Port Saint Lucie, FL 34986**, "**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, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit (the "**Property**"):

CLUBHOUSE PARCEL, ST. LUCIE WEST PLAT NO. 197, according to the Plat thereof, recorded in Plat Book 81, Page 1, of the Public Records of Saint Lucie County, Florida.

Tax Account Number: **Cutout from Tax Account Number 3323-785-0004-000/1.**

Subject to: (a) property taxes for the year of closing; (b) covenants, restrictions and public utility easements of record; (c) existing zoning and governmental regulations; and (d) Long-Term Lease between Grantee, as Lessor, and Grantor, as Lessee.

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 Grantor hereby covenants with said Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; (c) Grantor hereby fully warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor; and (d) the Property is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, a duly authorized Manager of Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of Witness #1

Jeremy D. Bowerman

Printed Name of Witness #1

Signature of Witness #2

STEVE HENDERSON

Printed Name of Witness #2

CGI ST. LUCIE, LLC, a Florida limited liability company

By: _____

Printed Name: TALMADGE P. DESHAZO

Title: Manager

Address: 951 S.W. Country Club Drive
Port Saint Lucie, FL 34986

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing Warranty Deed was acknowledged before me this 13th day of June, 2019, by TALMADGE P. DESHAZO as Manager of CGI ST. LUCIE, LLC, a Florida limited liability company, on behalf of the Company. TALMADGE P. DESHAZO [ ] is personally known to me or [X] produced a driver's license as identification.

[Notary Seal]

JEREMY D BOWERMAN
Notary Public - State of Florida
Commission # GG 226210
My Comm. Expires Jul 27, 2022
Bonded through National Notary Assn.

Notary Public – State of Florida

Printed Name: Jeremy D. Bowerman

My Commission Expires: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4573185 OR BOOK 4274 PAGE 2614, Recorded 05/28/2019 01:10:21 PM Doc Tax: $0.70

Prepared by and return to:

Richard D. Percic, Esquire
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121

Telephone: (561) 713-2094

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed is made this 22nd day of May, 2019, between CGI ST. LUCIE, LLC, a Florida limited liability company, whose post office address is 951 S.W. Country Club Drive, Port Saint Lucie, FL 34986, "Grantor", and St. Lucie Trail Owners' Association, Inc., a Florida corporation not for profit, whose post office address is **915 S.W. Country Club Drive, Port Saint Lucie, FL 34986, "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, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit (the "Property"):

Tract A and Tract B, ST. LUCIE WEST PLAT NO. 197, according to the Plat thereof, recorded in Plat Book 81, Page 1, of the Public Records of Saint Lucie County, Florida, less and except all Association Easements and Association Easement Improvements located in, on or about said Tract A and Tract B.

Cutout from 3323-785-0004-000/1.

ABSTRACTOR'S NOTES:

1. **This Special Warranty Deed is given by Grantee to Grantor in order to: (a) comply with the requirement set forth in Section 4.4 of the Declaration of Covenants, Conditions, Restrictions and Easements for St. Lucie Trail Commercial/Recreational Community recorded May 24, 2019, in Official Records Book 4274, Page 419; and (b) to confirm for the purposes of notice in the Public Records those Dedications 1 and 2 set forth on ST. LUCIE WEST PLAT NO. 197, recorded in Plat Book 81, Page 1, both of the Public Records of Saint Lucie County, Florida.**

2. **No consideration was paid for this conveyance.**

Subject to: (a) the terms and provisions of the Governing Documents; (b) real estate taxes for the year 2019; (c) all applicable zoning ordinances; (d) such facts as an accurate survey would show; and (e) all covenants, easements, restrictions and reservations agreed to by Grantor recorded in the Public Records or common to the Community.

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 Grantor hereby covenants with Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; and (c) Grantor hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, a duly authorized Manager of Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of Witness #1

RICHARD J. FERRARO
Printed Name of Witness #1

Signature of Witness #2

RICHARD D PERCIC
Printed Name of Witness #2

CGI ST. LUCIE, LLC, a Florida limited liability company

By: Talmadge P. DeShazo
Printed Name: Talmadge P. DeShazo
Title: Manager

Address: 951 S.W. Country Club Drive
Port Saint Lucie, FL 34986

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing Special Warranty Deed was acknowledged before me this 22nd day of May, 2019, by Talmadge P. DeShazo as Manager of CGI ST. LUCIE, LLC, a Florida limited liability company, on behalf of the Company. Talmadge P. DeShazo [X] is personally known to me or [ ] produced a driver's license as identification.

[Notary Seal]

RICHARD D. PERCIC
MY COMMISSION EXPIRES
MAY 19, 2021
#GG 087603
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public – State of Florida

Printed Name: RICHARD D PERCIC

My Commission Expires: 5/19/2021

EXHIBIT 9

BINDING PUD AGREEMENT

The property described in Exhibit 7 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 provision of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning the land to P.U.D. and (2) provide such agreements, contract, 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 agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at the public expense. The petitioner further agrees to bind all successors in title to the commitments herein in the paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and deals this 9th day of August, 2023.

WITNESS:

BY: _____

BY: _____

CGI St. Lucie, LLC

BY: Donald Luneburg, MGR.

Donald Luneburg
Manager

EXHIBIT 9

BINDING PUD AGREEMENT

The property described in Exhibit 7 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 provision of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning the land to P.U.D. and (2) provide such agreements, contract, 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 agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at the public expense. The petitioner further agrees to bind all successors in title to the commitments herein in the paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and deals this 9 day of August, 2023.

WITNESS:

BY: _____

BY: _____

Quick Family Catering, LLC

BY: _____
Nancy Huszar
Manager

St. Lucie Trail PUD Amendment 31 of 42 City of PSL # P23-139

EXHIBIT 9

BINDING PUD AGREEMENT

The property described in Exhibit 7 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 provision of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning the land to P.U.D. and (2) provide such agreements, contract, 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 agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at the public expense. The petitioner further agrees to bind all successors in title to the commitments herein in the paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and deals this 9th day of August, 2023.

WITNESS:

BY: _____

BY: _____

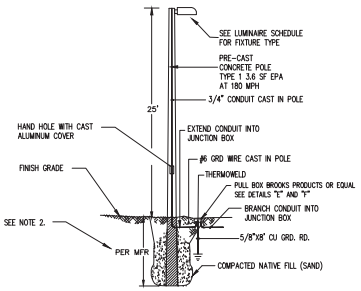
St. Lucie Trail Owners' Association, Inc.

BY: Donald Luneburg MGF.
Donald Luneburg
Manager

EXHIBIT 10

PUD MAP

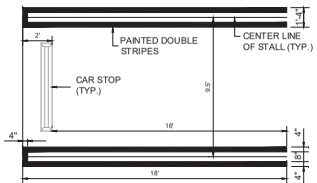
SAINT LUCIE TRAILS
PUD AMENDMENT PLAN
PORT ST. LUCIE
FLORIDA
CITY OF PSL PROJECT NO. P23-139
20-122
1 OF 1
VICINITY MAP
NO SCALE
SITE
St Lucie West Blvd
SW Country Club Dr
SW Mockingbird Dr
Charles Cir
Lake
SW
LEGAL DESCRIPTION:
SITE DATA:
PARKING TABULATION:
TRAFFIC STATEMENT:
LANDSCAPING:
BUILDING SETBACKS(MINIMUM):
PROJECT TEAM:
S.W. JACKSON PLACE
S.W. COUNTRY CLUB DRIVE
100' R/W
ST. LUCIE WEST PLAT NO. 2 (PB. 26, PG. 9)
50' LANDSCAPE BUFFER AREA
OPEN SPACE AREA
ZONING: PUD
F.L.U.: RM
0.83 ACRES +/- (36,290 S.F.)
PARKING AREA "A"
ZONING: PUD
FUTURE LAND USE: RM
3.96 ACRES +/- (172,338 S.F.)
PERVIOUS AREA: 44,448 S.F.
IMPERVIOUS AREA: 127,890 S.F.
PEDESTRIAN CIRCULATION
VEHICULAR CIRCULATION
FITNESS AREA & PICKLEBALL COURTS
ZONING: PUD
FUTURE LAND USE: RM
PROPOSED FITNESS CENTER 11,436 S.F.
CLUBHOUSE AREA
COMMERCIAL
ZONING: PUD
FUTURE LAND USE: RM
1.10 ACRES +/- (47,716 S.F.)
PERVIOUS AREA: 18,778 S.F.
IMPERVIOUS AREA: 28,938 S.F.
EXISTING BUILDING (2 STORY) 23,997 S.F.
EXISTING LOADING ZONE
EXISTING TENNIS AREA
ZONING: PUD
F.L.U.: RM
PROPOSED DOUBLE DUMPSTER LOCATION
EXISTING 2 STORY CBS PRO SHOP
EXISTING CLUBHOUSE
POOL AREA
ZONING: PUD
FUTURE LAND USE: RM
0.46 ACRES +/- (20,000 S.F.)
PERVIOUS AREA: 5,303 S.F.
IMPERVIOUS AREA: 14,697 S.F.
RESIDENTIAL AREA
ZONING: PUD
F.L.U.: RM
0.94 ACRES +/- (40,970 S.F.)
PROPOSED CONDOMINIUMS 13,000 S.F. FOOTPRINT 2 STORY 12 UNITS
PARKING AREA "B"
ZONING: PUD
FUTURE LAND USE: RM
PEDESTRIAN CIRCULATION
VEHICULAR CIRCULATION
ST. LUCIE WEST PLAT NO. 12
THE HAMPTON AT ST. LUCIE WEST
ZONED PUD / LISTED USES MIXED
WATER MANAGEMENT TRACT NO. 10
ZONED: OSR / FUTURE LAND USE: OSR
PART OF COUNTRY CLUB PARCEL 4
ZONED: OSR / FUTURE LAND USE: OSR
CONSERVATION TRACT NO. 72
ST. LUCIE WEST PLAT NO. 42
(PB. 34, PG. 11)
TRACT "B"
GOLF COURSE/OPEN SPACE
3.1' WETLAND BUFFER EASEMENT
10' P.U.E.
10' GAS EASEMENT
20' GOLF CART & MAINTENANCE ACCESS EASEMENT
25' X 25' FPUE EXISTING LIFT STATION
40' L.S.E. LANDSCAPE EASEMENT
30' P.U.E.
10' GAS EASEMENT
EXISTING DUMPSTER
EXISTING LOADING ZONE
EXISTING BUILDING (2 STORY) 23,997 S.F.
PROPOSED FITNESS CENTER 11,436 S.F.
PROPOSED CONDOMINIUMS 13,000 S.F. FOOTPRINT 2 STORY 12 UNITS
PROPOSED DOUBLE DUMPSTER LOCATION
EXISTING TENNIS AREA
EXISTING 2 STORY CBS PRO SHOP
EXISTING CLUBHOUSE
POOL AREA
WATER MANAGEMENT TRACT NO. 10
PART OF COUNTRY CLUB PARCEL 4
CONSERVATION TRACT NO. 72
TRACT "B"
3.1' WETLAND BUFFER EASEMENT
10' P.U.E.
10' GAS EASEMENT
20' GOLF CART & MAINTENANCE ACCESS EASEMENT
N17°31'41"E 139.58'
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 ADAPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

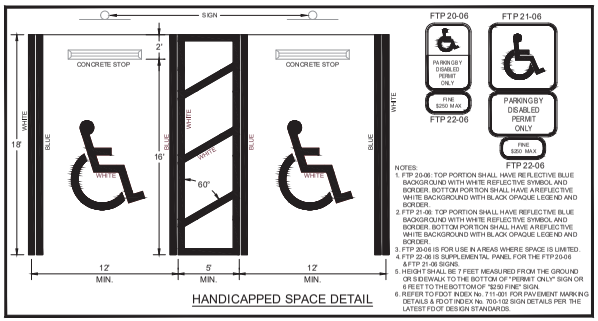
DIRECT BURIAL CONCRETE POLE DETAIL

SCALE=NONE



TYPICAL 18' PARKING STALL

1" = 5'



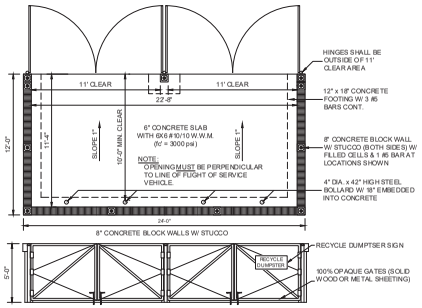
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN A REAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 &FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAPPED SPACE DETAIL

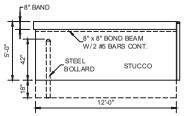
NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

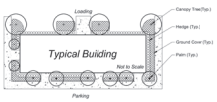
TYPICAL BIKE RACK DETAIL

N.T.S.



24' x 12' DUMPSTER DETAIL





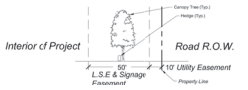
Perimeter Landscaping Adjacent to Building Foundation
Notes:
1. Required on all facades.
2. Sidewalk and driveway connections to the building may be removed from shrub calculations.
3. Two (2) Palms may be used in place of one (1) tree.
4. One (1) small tree may be used in place of one (1) tree in narrow areas adjacent to sidewalks and building facades.
5. Trees / Palms may be planted up to 30' away from building facade, or in dry retention areas for water quality enhancement if building and sidewalk area have conflicts and do not allow for planting in that area (utilities, ADA ramps, etc.).

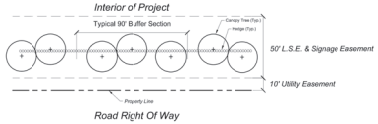
Foundation

Trees
Required: (1 Tree/30 l.f.) - 90 l.f./30 = 3 Trees

Shrubs
Required: Continuous Hedge 2' O.C. = 45 Shrubs

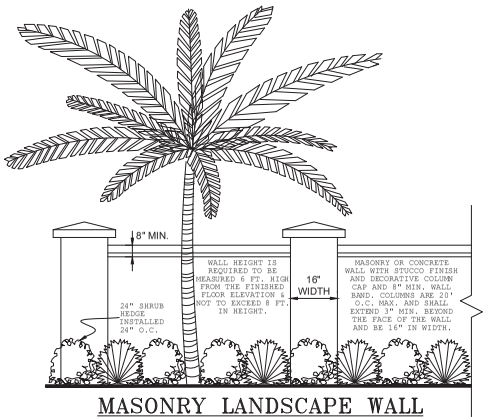
Ground Covers
Required: Massings 1' O.C. = 90 G.C.





Permeter Landscaping Adjacent to Road Right Of Way - North & East Buffer
Trees
Required: (1 Tree/30 l.f.) - 90 l.f./30 = 3 Trees

Shrubs
Required: Continuous Hedge 2' O.C. = 45 Shrubs



MASONRY LANDSCAPE WALL

N.T.S.

SLW PROJECT NO.
P23-139

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edcinc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 6936
L.B. CERTIFICATE OF AUTHORIZATION 6936

BC
DESIGNED BY
DRAWN BY
20-122 Trails 7-21-23.dwg
FILENAME
DETAILS
LAYOUT
AS SHOWN
SCALE
09/07/23
DATE

REVISION COMMENTS
DATE

SAINT LUCIE TRAILS
PUD AMENDMENT PLAN DETAILS
PORT ST. LUCIE FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-122

2 OF 2

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 EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC_2020\20-122 - CDS Files\Permit\ENGINEERING\Civil\CAD\DWG\20-122 CDT 9-13-23.dwg, 9/18/2023 1:19:12 PM

EXHIBIT 11

SURVEY

NOTE:
DESCRIPTION NOT VALID WITHOUT SKETCH.

THIS IS NOT A SURVEY

ABBREVIATION LEGEND

R	RADIUS
Δ	DELTA
L	LENGTH

NOTES:
1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WESTERLY RIGHT-OF-WAY LINE OF S.W. COUNTRY CLUB DRIVE AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS A, B, C, D, TENNIS PARCEL, POOL PARCEL AND CLUBHOUSE PARCEL OF THE PLAT OF ST. LUCIE WEST PLAT NO. 197, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 512,381.82 SQUARE FEET (11.763 ACRES), MORE OR LESS.

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

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

6/19/2023
SIGNATURE DATE

SKETCH & DESCRIPTION OF: TRACTS A-D, TENNIS, POOL & CLUBHOUSE PARCELS

PREPARED FOR:

CGI-ST. LUCIE TRAILS

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

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

REVISIONS

NOTE:
SKETCH NOT VALID
WITHOUT DESCRIPTION.

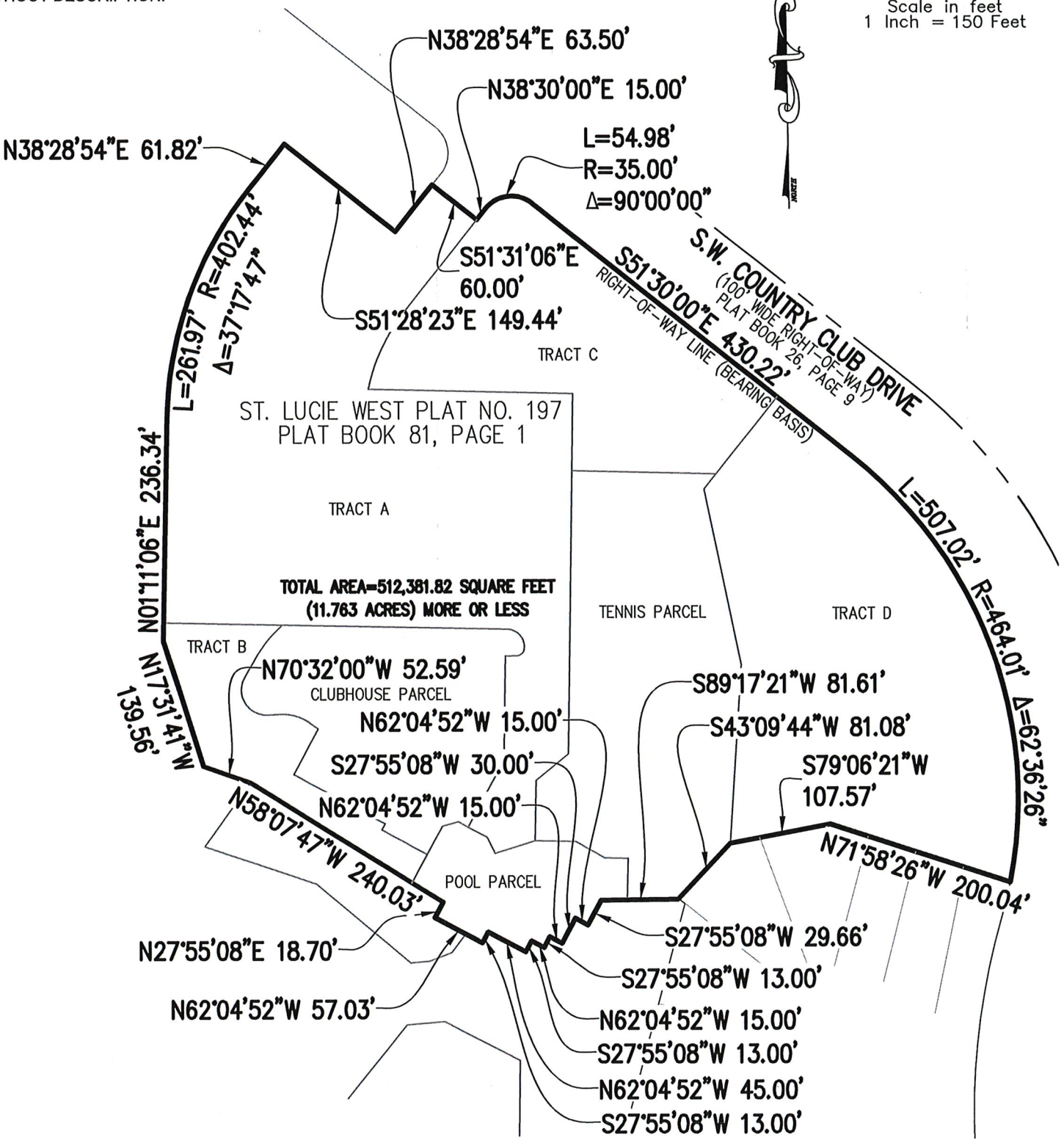
THIS IS NOT A SURVEY

INTENDED DISPLAY SCAL

0 150

Scale in feet
1 Inch = 150 Feet

204



SKETCH & DESCRIPTION OF: TRACTS A–D, TENNIS, POOL & CLUBHOUSE PARCELS

PREPARED FOR:

CGI–ST. LUCIE TRAILS

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
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ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

PROJ. #: 18-412-3 DATE: 6/19/2023 DRAWN BY: ABB CHECKED BY: SPT SCALE: 1"=150' CAD FILE: 18-412-3 S&D CC Parcel 4 & Tract S.dwg
Z:\EDC-2018\18-412 – St. Lucie Trails Golf Survey and Plat\SURVEY\18-412-3 Jeck Harris & Jones\Dwg\Survey\18-412-3 S&D CC Parcel 4 & Tract S.dwg, 6/19/2023 10:19 AM

EXHIBIT 12

AGENT CONSENT FORM

CGI St. Lucie LLC
951 SW Country Club Drive
Port St. Lucie, FL 34986

AGENT CONSENT FORM

Project Name: St. Lucie Trail PUD

Parcel ID: 3325-705-0010-000-4, 3325-705-0011-000-1, 3325-705-0007-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED Donald Luneburg, 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 11th day of June, 2023, by Donald Luneburg (Name of Person Acknowledging) who is personally known to me or who has produced Fl. Lic. (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Misty Spada
Printed Name of Notary

(Notary Seal)

Notary Public State of Florida
Misty Spada
My Commission HH 282977
Expires 7/23/2026

My commission expires

Donald Luneburg
Owner's Signature

DONALD LUNEBURG, MGE
Owner's Name

115 St. Edwards PL
Street Address

Palm Beach Gardens FL 33418
City, State, Zip

516 361 7283
Telephone / Email

Quick Family Catering, LLC
951 SW Country Club Drive
Port St. Lucie, FL 34986

AGENT CONSENT FORM

Project Name: St. Lucie Trail PUD

Parcel ID: 3325-705-0005-000-6

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

I hereby give consent to engineering, design and construction, Inc. to submit, or have submitted applications and all required material and documents for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 11th day of June, 2023, by Nancy Huszar (Name of Person Acknowledging) who is personally known to me or who has produced De. Lic. (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Misty Spada
Printed Name of Notary

(Notary Seal)

Notary Public State of Florida
Misty Spada
My Commission HH 282977
Expires 7/23/2026

My commission expires

Nancy Huszar
Owner's Signature

Nancy Huszar
Owner's Name

951 SW Country Club DR.
Street Address

Port St Lucie FL 34986
City, State, Zip

772-336-2507
Telephone / Email

St. Lucie Trail Owners' Association, Inc.
951 SW Country Club Drive
Port St. Lucie, FL 34986

AGENT CONSENT FORM

Project Name: St. Lucie Trail PUD

Parcel ID: 3325-705-0008-000-7, 3325-705-0009-000-4

BEFORE ME THIS DAY PERSONALLY APPEARED Donald Luneburg, 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 11th day of June, 2023, by Don Luneburg (Name of Person Acknowledging) who is personally known to me or who has produced DLicense (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Misty Spada
Printed Name of Notary

(Notary Seal)

Notary Public State of Florida
Misty Spada
My Commission HH 282977
Expires 7/23/2026

My commission expires

Donald Luneburg
Owner's Signature

DONALD LUNEBURG, MGR
Owner's Name

115 St Edwards PL
Street Address

Palm Beach Gardens FL 33418
City, State, Zip

516 361 7283
Telephone / Email

ENGINEERS & SURVEYORS
ENVIRONMENTAL

Neighborhood Meeting
St. Lucie Trail PUD Amendment

RE: Informational Meeting

Dear Property Owner:

Our office represents the applicant of the above noted application for parcels located west of SW Country Club Drive and south of SW St. Lucie West Boulevard in Port St. Lucie, Florida. This meeting is in reference to the below parcels:

Parcel ID	Owner	Acreage
3325-705-0008-000-7	St. Lucie Trail Owner's' Association, Inc.	3.96
3325-705-0005-000-6	Quick Family Catering, LLC	1.09
3325-705-0009-000-4	St. Lucie Trail Owners; Association, Inc.	0.51
3325-705-0006-000-3	CGI St. Lucie, LLC	0.44
3325-705-0007-000-0	CGI St. Lucie, LLC	1.70
3325-705-0011-000-1	CGI St. Lucie LLC	2.56
3325-705-0010-000-4	CGI St. Lucie, LLC	1.50

We would like to invite you to an informational meeting that we are having regarding the proposed project. The purpose of the meeting is to discuss the project and give the property owners the opportunity to ask questions about the project. Please see the aerial which depicts the parcels that are subject to this request.

This meeting is scheduled to occur on **Wednesday, November 15, 2023 at 5:30 p.m.** The meeting will be held at the **St. Lucie Trail Golf Club, 951 SW Country Club Drive (Main Clubhouse Banquette Room) Port St. Lucie, Florida.**

We look forward to the opportunity to meet you. If you plan to attend, please **RSVP** to Patricia Sesta no later than **November 8, 2023** by calling (772) 462-2455 or by email at patriciasesta@edc-inc.com. If you have any questions about this letter, the project, or the meeting, please contact our office.

Sincerely,
ENGINEERING DESIGN & CONSTRUCTION, INC.

Bradley J. Currie, AICP
Vice President

Z:\EDC-2020\20-122 - CGI Residential\ENGINEERING\Documents\Letters\2023-10-30_St._Lucie_Trail_PUD_Amendment_Neighborhood_Meeting_Invite_20-122.docx

P23-139 SLW-St. Lucie Trail - PUD Amendment (CGI St. Lucie)

TYPE	STATUS	BUILDING TYPE
PA	CUSTOMER RESPONSED	

ASSIGNED TO

John Kwasnicki; Public Works Engineering; Francis Forman

ADDRESS

SW Country Club Drive

SECTION	BLOCK	LOT
PI 42	SLW	Parcels 1-4, Tract "S"

LEGAL DESCRIPTION

See attached legal

SITE LOCATION

SW Country Club Drive

PARCEL #

3325-705-0008-000-7	3325-705-0005-000-6	3325-705-0009-000-4	3325-705-0006-000-3
3325-705-0007-000-0	3325-705-0011-000-1	3325-705-0010-000-4	

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
11.76		

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

UTILITY PROVIDER

ST. LUCIE WEST

DESCRIBE REQUEST

Amendment to the St. Lucie Trails PUD to add two (2) additional lots (11.76 acres total) for the construction of a 12-unit condo and 11,436 sf fitness center.

Primary Contact Email

patriciasesta@edc-inc.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Brad	Currie

Business Name

Engineering Design & Construction, Inc.

ADDRESS

10250 SW Village Parkway, Suite 201

CITY	STATE	ZIP
Port St. Lucie	FL	34987

EMAIL	PHONE
bradcurrie@edc-inc.com	7724622455

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			
Quick Family Catering, LLC			
ADDRESS			
951 SW Country Club Drive			
CITY	**STATE**		**ZIP**
Port St. Lucie	FL		34986
EMAIL		**PHONE**	
info@creativecateringbh.com		(772) 336-2507	
Business Name			
CGI St. Lucie, LLC			
ADDRESS			
951 SW Country Club Drive			
CITY	**STATE**		**ZIP**
Port St. Lucie	FL		34986
EMAIL		**PHONE**	
mrboyd@stlucietrail.com		(508) 654-1992	
Business Name			
St. Lucie Trail Owners' Assocation, Inc.			
ADDRESS			
951 SW Country Club Drive			
CITY	**STATE**		**ZIP**
Port St. Lucie	FL		34986
EMAIL		**PHONE**	
mrboyd@stlucietrail.com		(508) 654-1992	
FINAL PERMIT INSPECTION REQUIRED BY:			

St. Lucie Trail
Planned Unit Development (PUD) Amendment
P23-139

Planning and Zoning Board

December 5, 2023

Francis Forman, Planner II

Request

This is the first amendment to the St. Lucie Trail PUD document and conceptual plan.

The proposed application includes the following:

1) Incorporate two (2) additional parcels, a Fitness Tract and a Residential Tract.
2) Add a 2-story, 12-unit condominium building, and a 2-story fitness building as permitted uses.
3) Add development standards for the Fitness Tract and Residential Tract
4) Update ownership and legal description of the property.

General Information

Applicant / Property Owner(s):

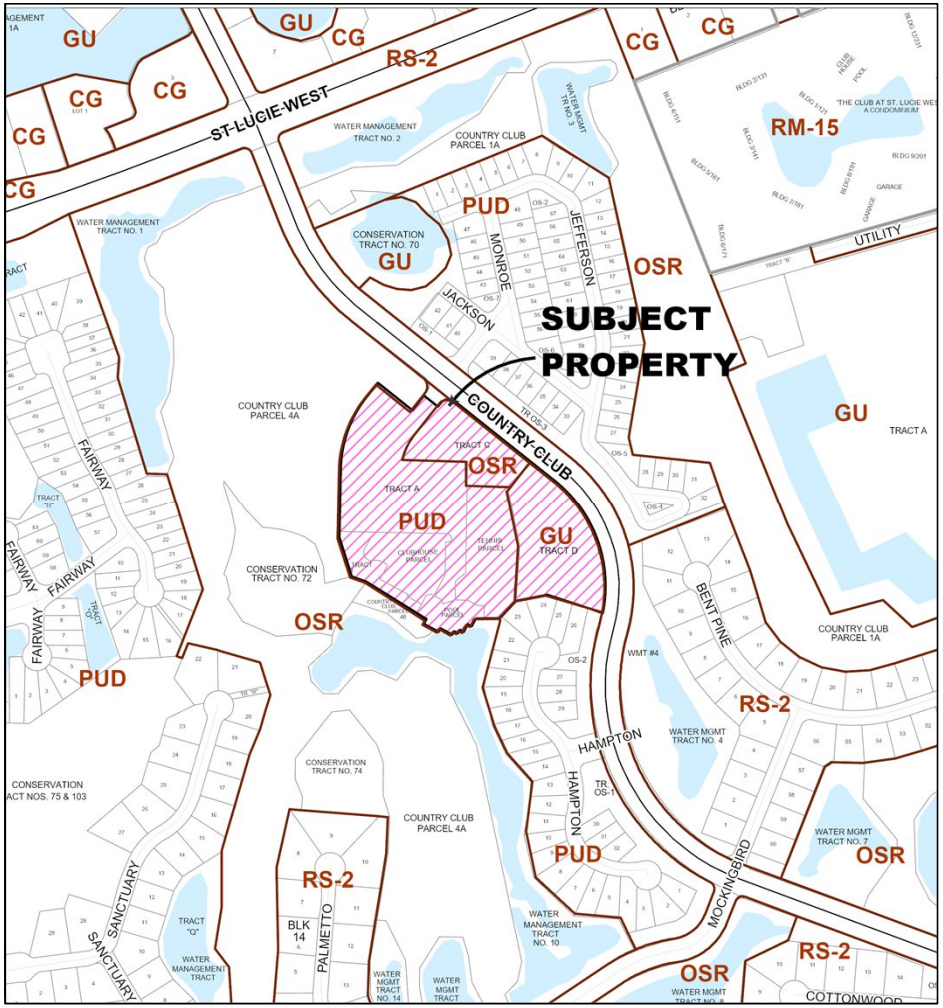
- Quick Family Catering, LLC
- CGI St. Lucie, LLC
- St. Lucie Trail Owner's Association, Inc.

Agent: Brad Currie, Engineering Design and Construction, Inc.

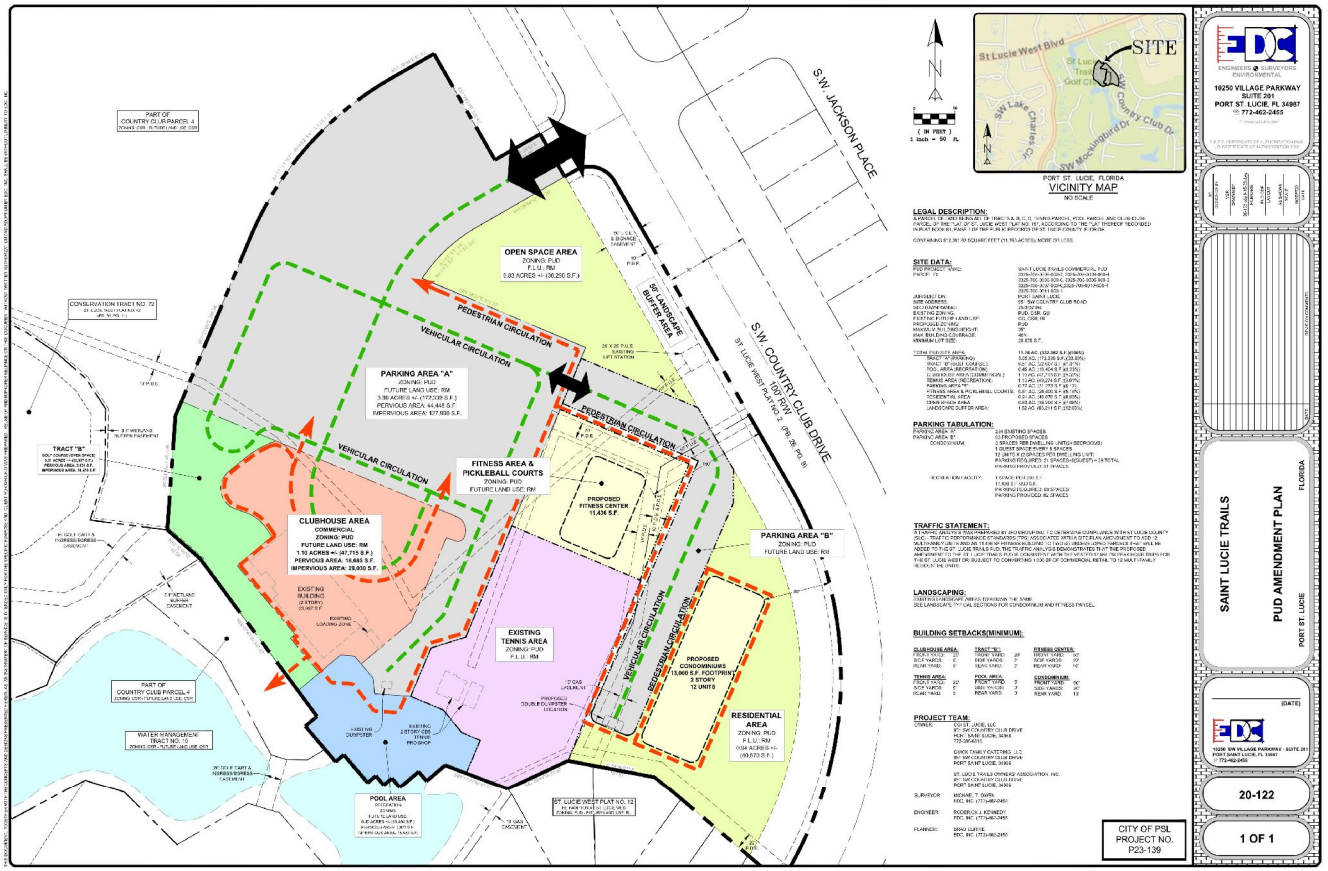
Location: The property is generally located on the south side of St. Lucie West Boulevard and west of SW Country Club Drive.

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	PUD	St. Lucie West Country Club Estates Association
South	OSC, OSP	OSR	St. Lucie Trail Golf Club, SLW Country Club Estates
East	RL	PUD, RS-2	St. Lucie West Country Club Estates Association
West	OSC	OSR	St. Lucie Trail Golf Club



Conceptual Plan



Compatibility Analysis

This PUD is consistent with the direction and policies of the Comprehensive Plan.

Policy 1.1.4.10: The PUD amendment complies with the maximum required densities and intensities of the respective future land use designations for the project site.

Policy 1.1.4.13: The project complies with Policy 1.1.4.13 which states that PUD is a compatible zoning district with the various future land use designations of CG, OSR, and RL.

Recommendation

The Site Plan Review Committee recommended approval of this PUD amendment on September 13, 2023. Staff recommends approval of the PUD amendment.

ENGINEERS SURVEYORS ENVIRONMENTAL

Planning & Zoning Board Meeting

St. Lucie Trail PUD Amendment

December 5, 2023

PUD Amendment

Application to Amendment the St. Lucie Trail PUD to allow for the addition of:

1) 11,436 sf Fitness Center
2) 12-Unit, 2-Story Condominium Building

Request & Overview

220
ENGINEERS SURVEYORS ENVIRONMENTAL

Aerial Map

NORTH

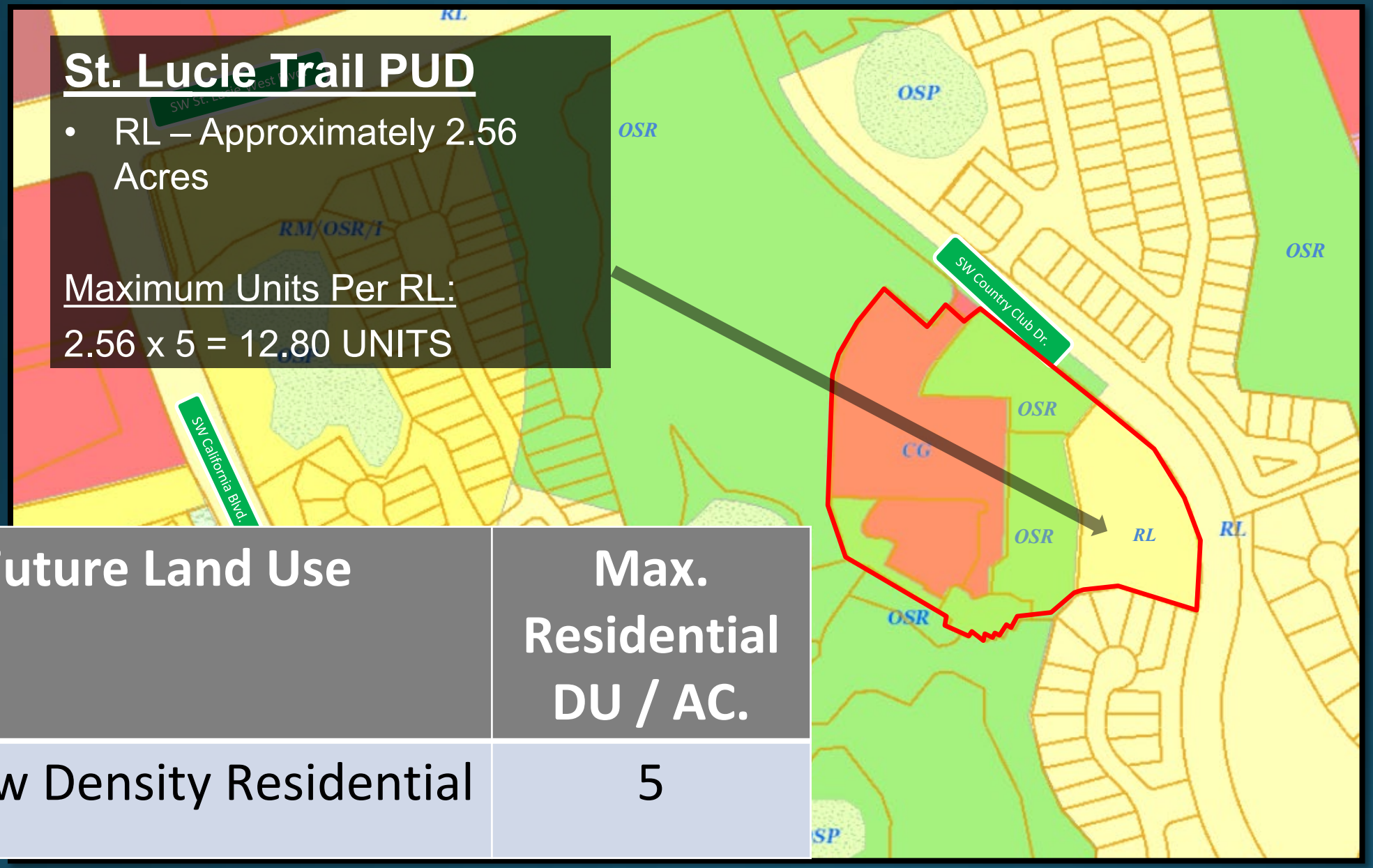
221
ENGINEERS SURVEYORS ENVIRONMENTAL

St. Lucie Trail PUD

- RL – Approximately 2.56 Acres

Maximum Units Per RL:

2.56 x 5 = 12.80 UNITS

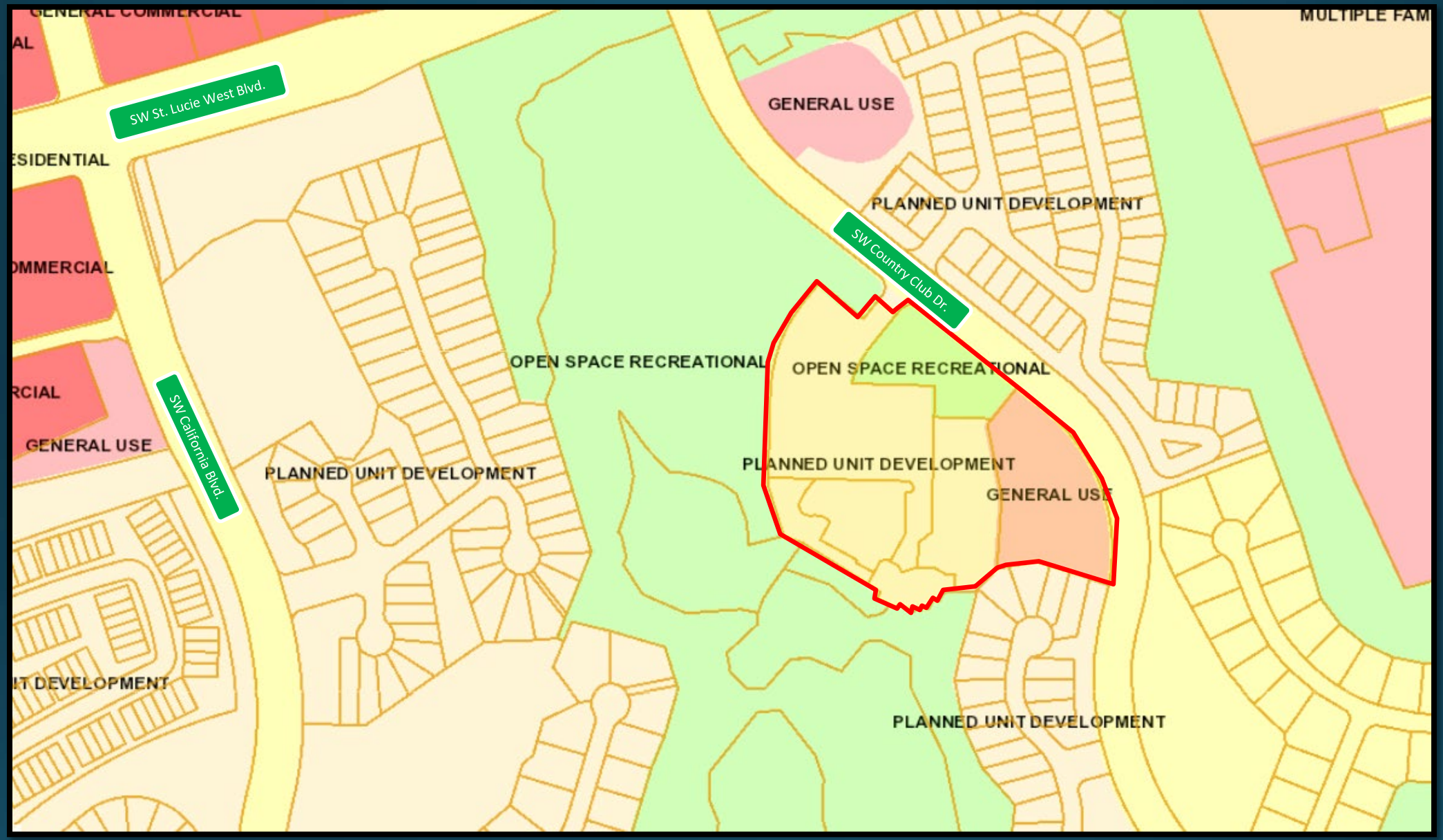


Future Land Use		Max. Residential DU / AC.
RL	Low Density Residential	5

Existing Future Land Use

NORTH

222 ENGINEERS SURVEYORS ENVIRONMENTAL

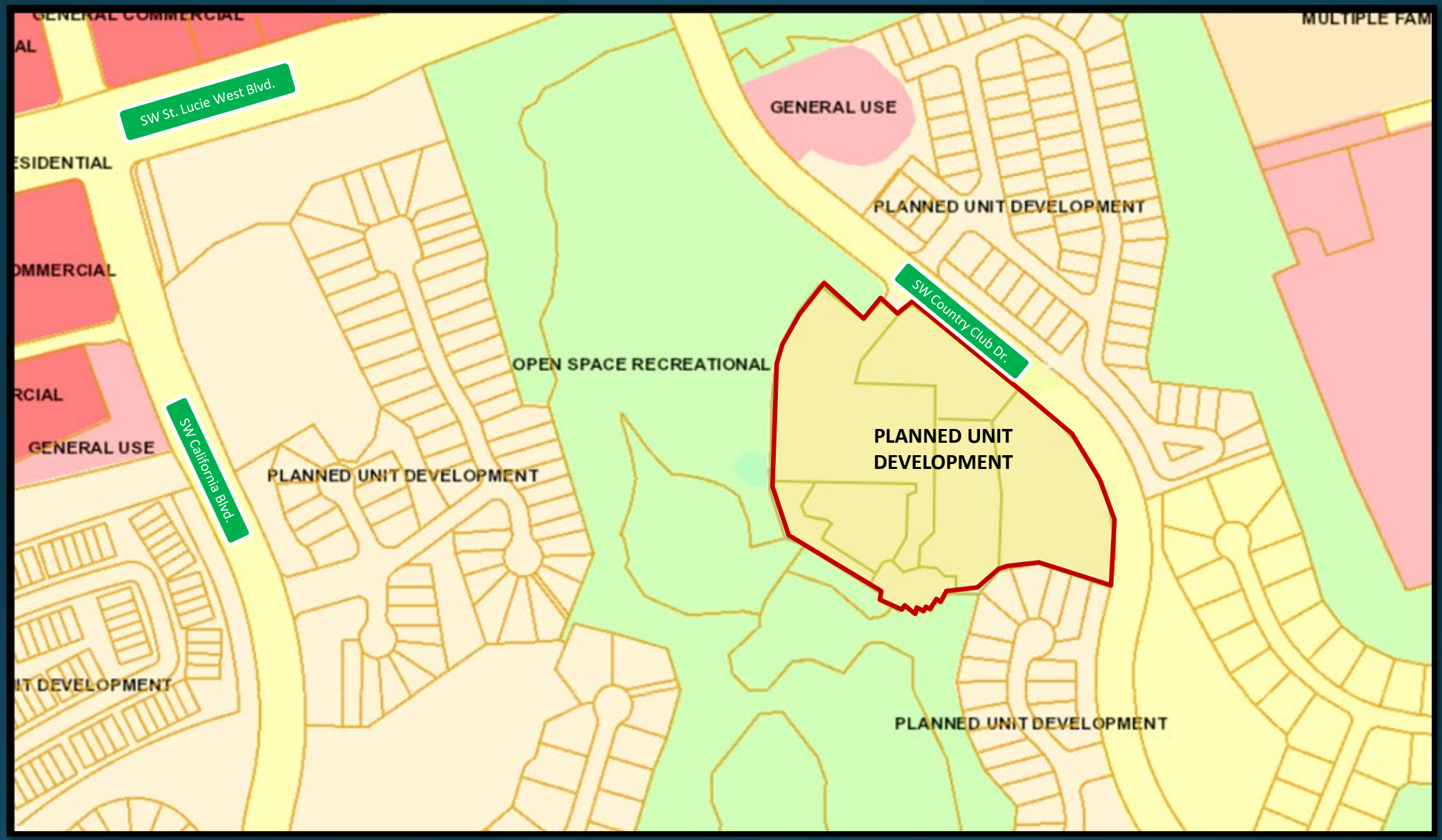


Existing Zoning

NORTH

223

ENGINEERS SURVEYORS ENVIRONMENTAL

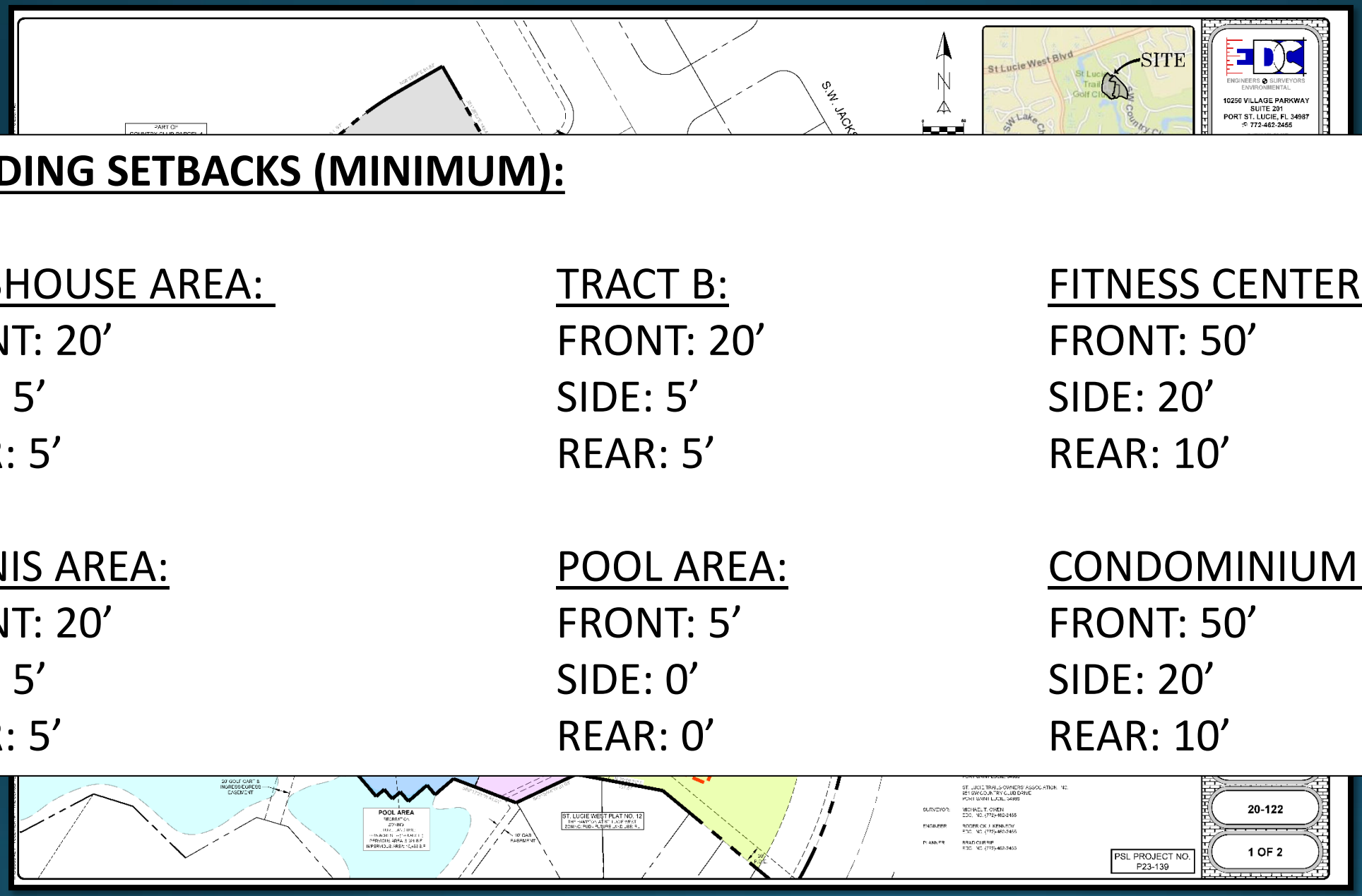


Proposed Zoning

NORTH

224

ENGINEERS SURVEYORS ENVIRONMENTAL



BUILDING SETBACKS (MINIMUM):

CLUBHOUSE AREA:
FRONT: 20’
SIDE: 5’
REAR: 5’

TRACT B:
FRONT: 20’
SIDE: 5’
REAR: 5’

FITNESS CENTER:
FRONT: 50’
SIDE: 20’
REAR: 10’

TENNIS AREA:
FRONT: 20’
SIDE: 5’
REAR: 5’

POOL AREA:
FRONT: 5’
SIDE: 0’
REAR: 0’

CONDOMINIUM:
FRONT: 50’
SIDE: 20’
REAR: 10’

Proposed PUD Amendment

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL

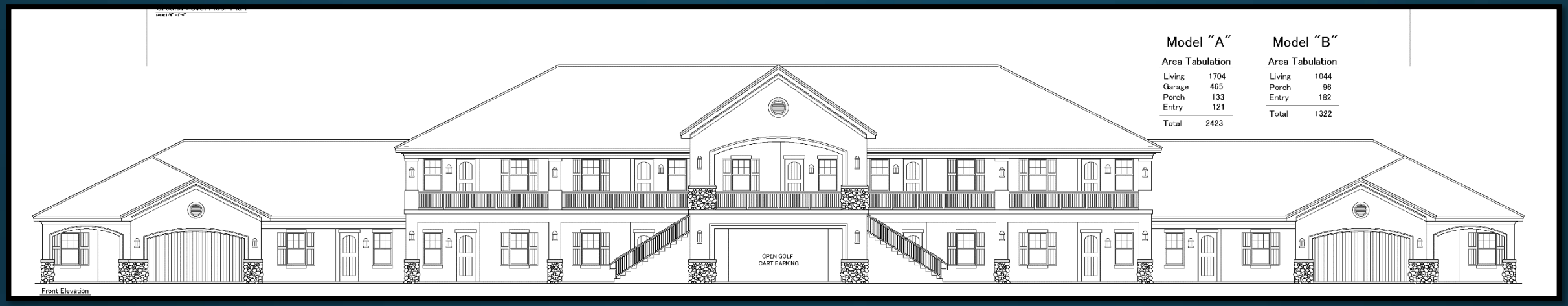
St. Lucie Trail PUD

- Existing
  - Parking Area A
  - Golf Course Tract
  - Pool Area
  - Clubhouse
  - Tennis Area
- Proposed Additions
  - Parking Area B
  - Fitness / Pickleball Area
  - 12 Condominiums
  - Open Space & Landscape Buffers

Proposed PUD Amendment

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL

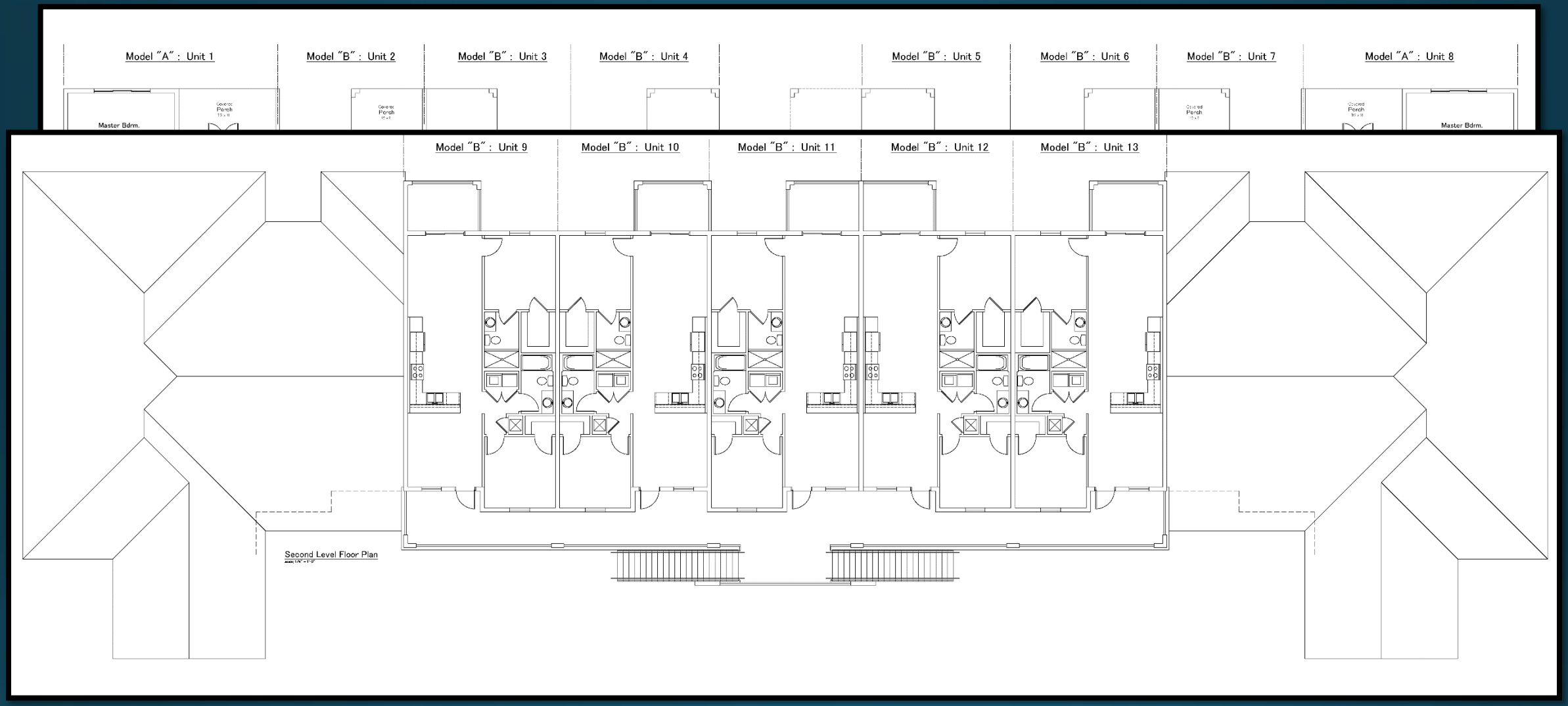


Elevations Residential

NORTH

227

ENGINEERS SURVEYORS ENVIRONMENTAL



Floor Plans – Residential

NORTH

228

ENGINEERS SURVEYORS ENVIRONMENTAL

Front Elevation

CONCEPTUAL DESIGN STUDY

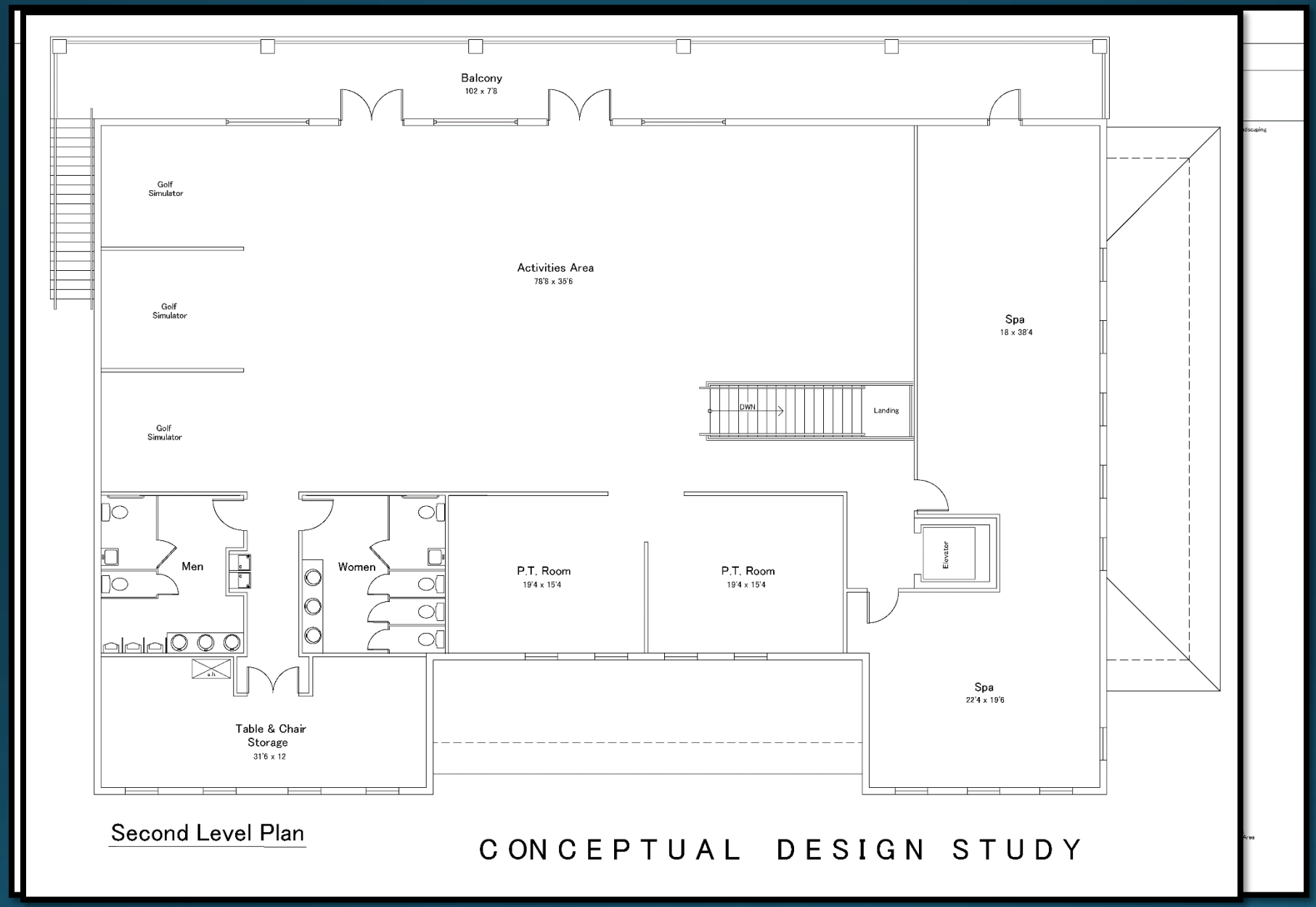
Right Elevation

Elevations - Fitness

NORTH

229

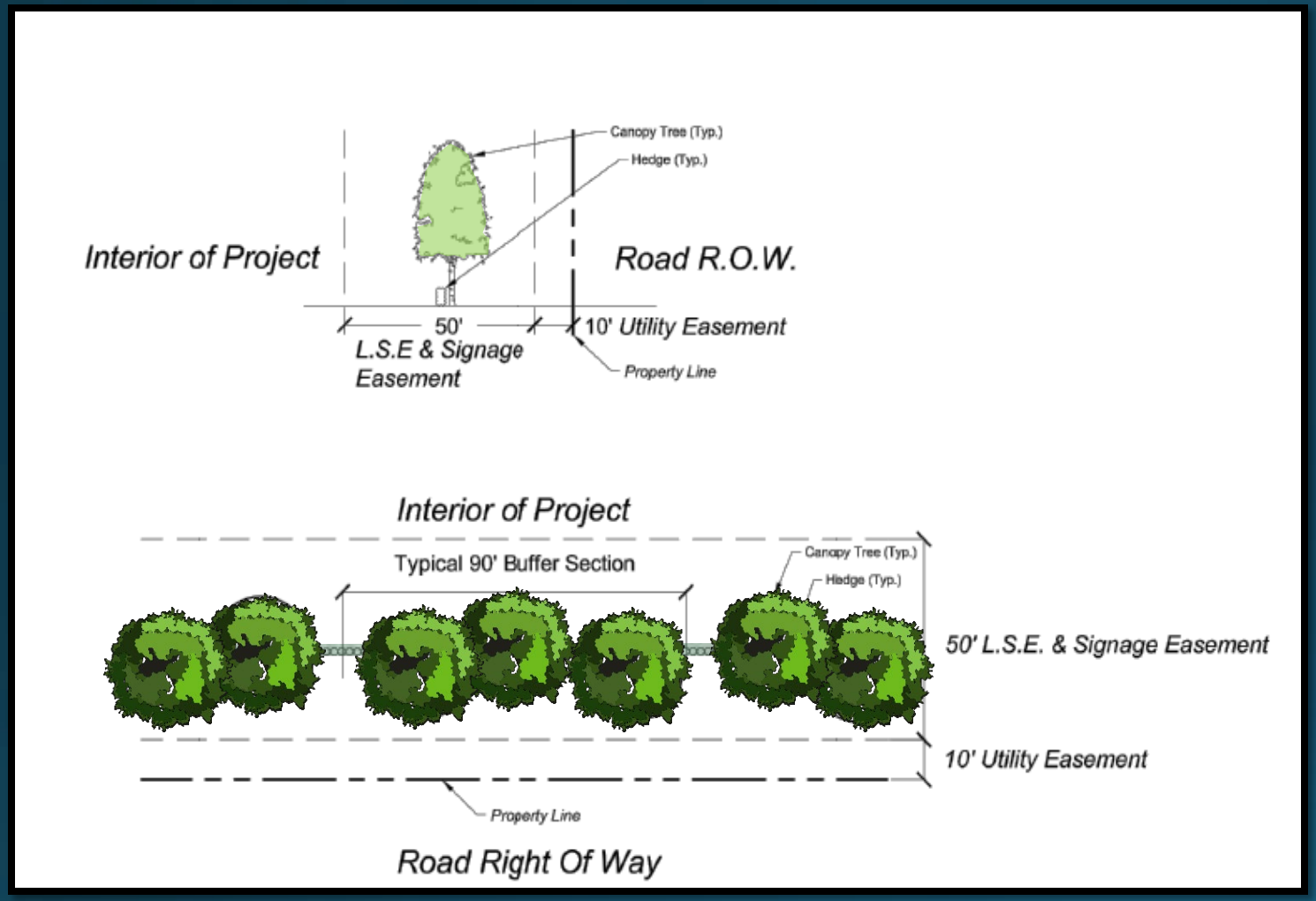
ENGINEERS SURVEYORS ENVIRONMENTAL



Floor Plans - Fitness

NORTH

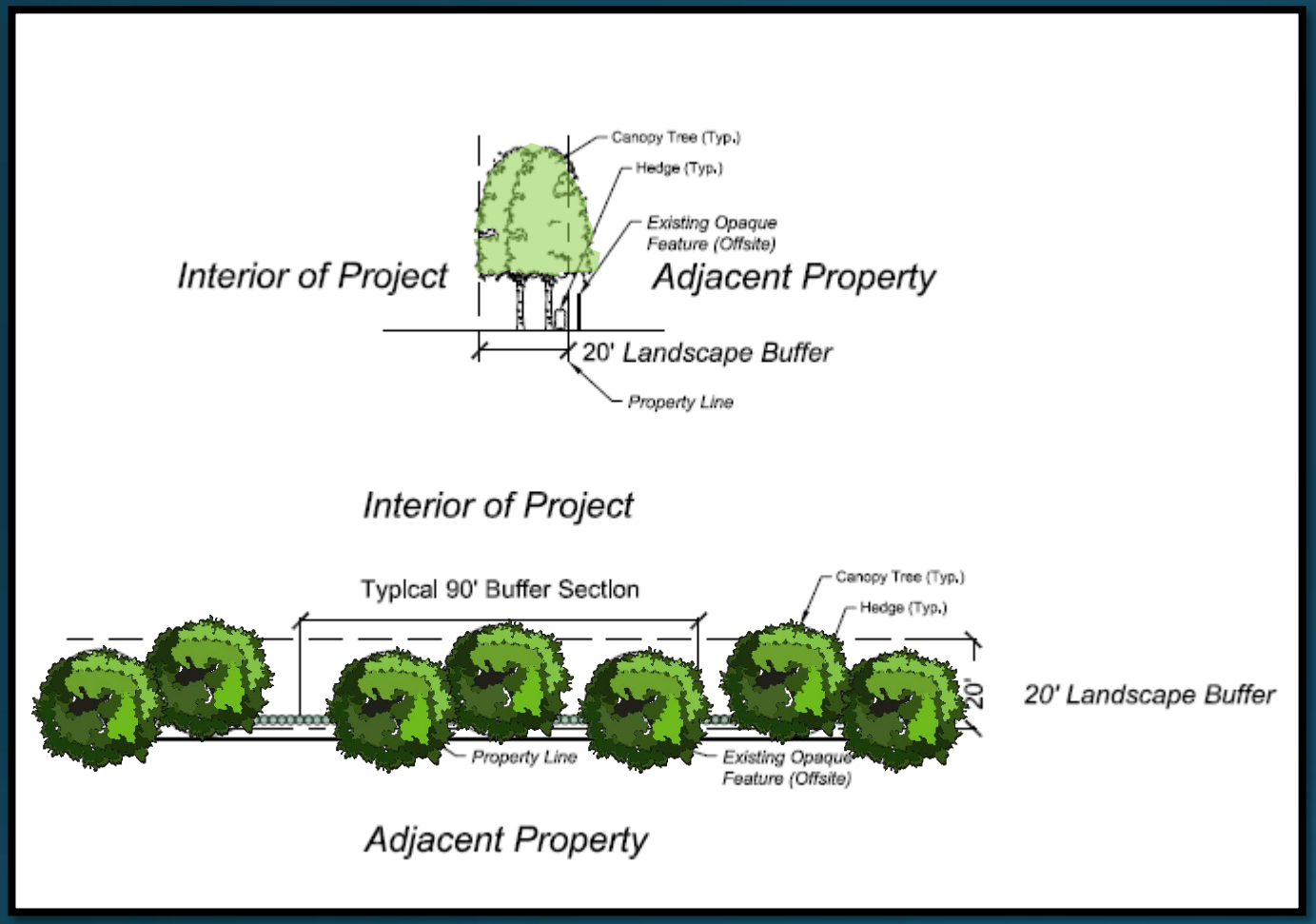
ENGINEERS SURVEYORS ENVIRONMENTAL



Perimeter Landscape Adjacent to Public ROW

- 1 Tree / 30 lf
- Continuous Hedge

Proposed Landscape Buffer



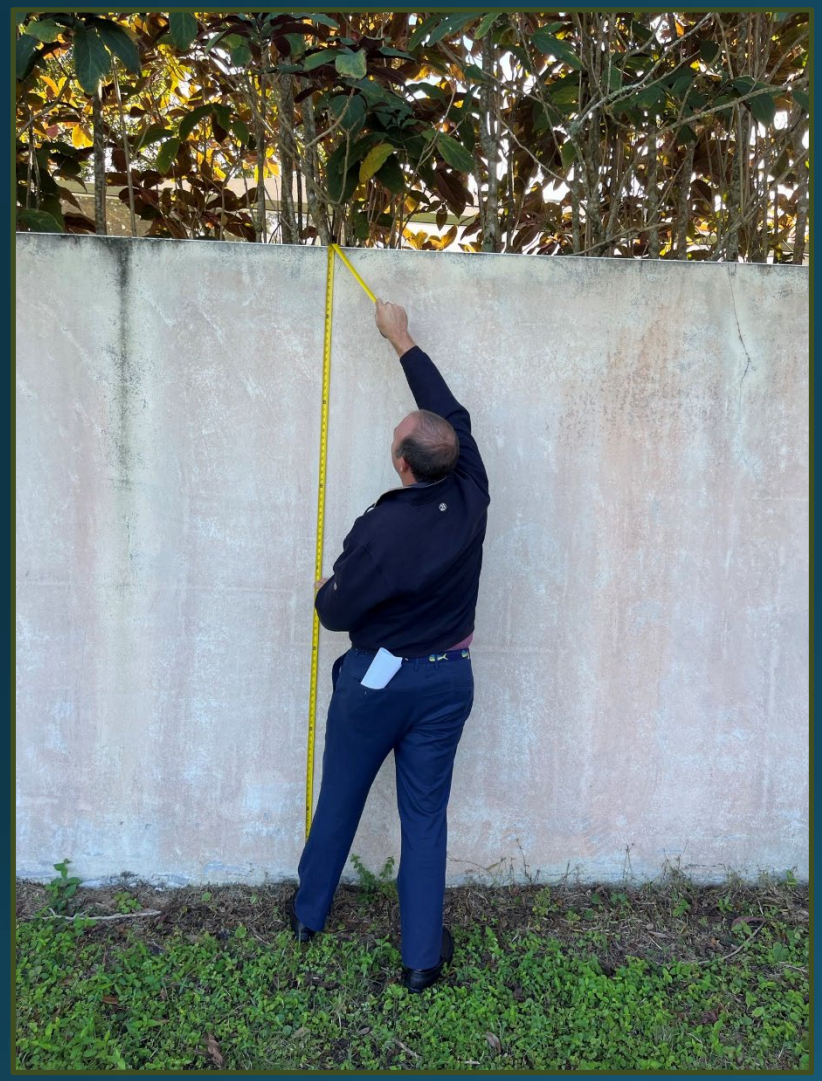
Perimeter Landscape Adjacent Residential

- 1 Tree / 30 lf
- Continuous Hedge

Proposed Landscape Buffer

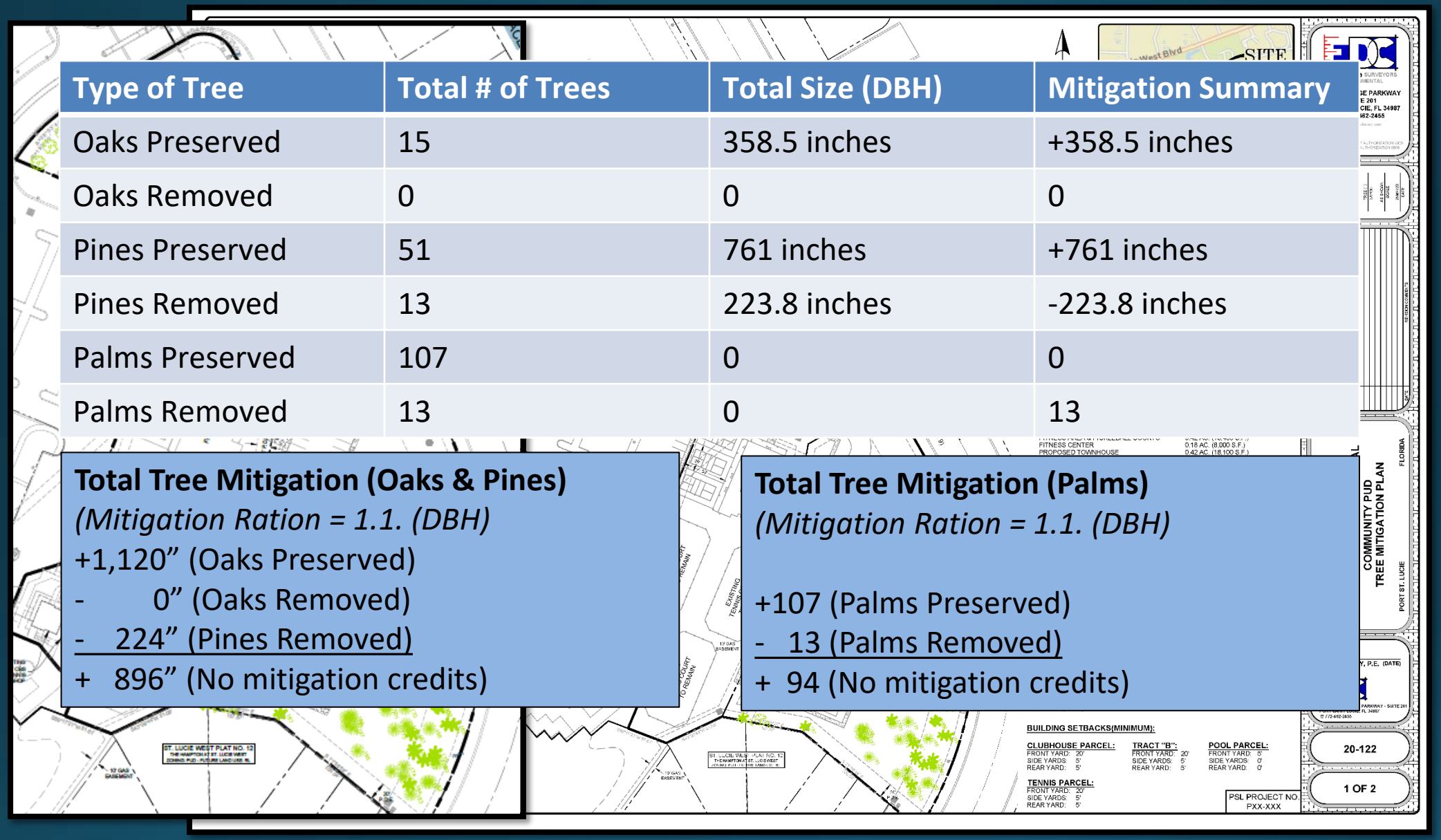
Adjacent Residential

233
ENGINEERS SURVEYORS ENVIRONMENTAL



Adjacent Residential

234
ENGINEERS SURVEYORS ENVIRONMENTAL



Type of Tree	Total # of Trees	Total Size (DBH)	Mitigation Summary
Oaks Preserved	15	358.5 inches	+358.5 inches
Oaks Removed	0	0	0
Pines Preserved	51	761 inches	+761 inches
Pines Removed	13	223.8 inches	-223.8 inches
Palms Preserved	107	0	0
Palms Removed	13	0	13

Total Tree Mitigation (Oaks & Pines)
(Mitigation Ration = 1.1. (DBH)
+1,120” (Oaks Preserved)
- 0” (Oaks Removed)
- 224” (Pines Removed)
+ 896” (No mitigation credits)

Total Tree Mitigation (Palms)
(Mitigation Ration = 1.1. (DBH)

+107 (Palms Preserved)
- 13 (Palms Removed)
+ 94 (No mitigation credits)

Tree Preservation

ENGINEERS SURVEYORS ENVIRONMENTAL

Planning & Zoning Board Meeting

St. Lucie Trail PUD Amendment

December 5, 2023

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 9:54:08 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Donald Berkshire
Phone Number	(772) 353-1872
Email	theberkshires@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	951-1 SW Country Club Drive, 1061 SW Mockingbird Dr, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	P23-139 St. Lucie Trail - Planned Unit Development (PUD) Amendment
I am...	Opposed
Comments:	I am President of the SLW Country Club Estates HOA. The residents and Board oppose this project as a violation of the community land standards, which is Single Family Homes. The community is totally built to its original design of 548 units, which are all members of the association and share common area maintenance costs and benefit. The new residences are not being proposed to our land use standards and yet will use association common property for ingress and egress. A two-story gym will be an eyesore to the community clearly visible to residents and guests who enter the community property. Pickle ball courts will become a nuisance noise factor to homes adjacent to this proposed project.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:08:32 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	mauricio Vives
Phone Number	(305) 814-9353
Email	mvives86@gmail.com
I am a...	Resident Business Owner Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1422 sw bluebird cove, Port ST Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Absolutely not.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:09:24 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Robert Mack
Phone Number	(856) 981-1283
Email	bobmack1@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	413 SW Jefferson Circle, Port Saint Lucie, Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I am opposed to this proposal.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:12:38 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Paul Monty
Phone Number	(561) 445-2165
Email	paul@kpmcom.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1125 SW Forest Hill Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am opposed to any condos going into our community of CCE

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:12:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	ARTURO SAPUNAR
Phone Number	(772) 985-4696
Email	arturosapunar@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	555 sw sanctuary drive, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	ab
Name of Agenda Item:	ARTURO SAPUNAR
I am...	Opposed
Comments:	oposed to building

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:12:49 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	ANIL & ANJANA DESAI
Phone Number	(772) 979-1390
Email	anjanaadesai@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	1170 SW MIRROR LAKE COVE, PORT ST. LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. LUCIE TRAILS
I am...	Opposed
Comments:	Strongly oppose building condominiums.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:15:20 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	william tudor
Phone Number	(610) 213-8411
Email	wstudor@outlook.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1385 sw bent pine cv, 0, port st Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie trail
I am...	Opposed
Comments:	This community is single-family homes and condos in my opinion would bring down property value as well as create a security problem. We also have water problems in that area now. It is not up to the community to help bail out the golf courses' financial problems. This would also set a precedent for later zoning changes if approved. Gyms are closing in this area already. So I am strongly opposed to this! - Scott Tudor owner/resident

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:18:32 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	E. Bonnie Lindsay
Phone Number	(772) 204-2105
Email	ebonnie13@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	549 SW HAMPTON CT, Port Saint Lucie, FL, 34986-2024
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	As Director of Hampton Court, I am against the St. Lucie Trails condos. We are a quiet neighbor and the St. Lucie Trails will be apartments for rent to golfers. We can lease in Country Club Estates but a minimum of a year. There is no noise or light barrier between the proposed condos and our neighborhood. Noise and lights will be a nuisance to our community. Also, they will be using our private road for egress and entrance.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:27:35 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Vivian Barto
Phone Number	(810) 423-7877
Email	vivian_barto@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	88
Name of Agenda Item:	Condominium
I am...	Opposed
Comments:	Don't approve of Condominium being built

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:39:34 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Mario Franco
Phone Number	(772) 631-5795
Email	jomafr10@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, 547 SW Hampton Court, Port St Lucie, Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	We live in a very peaceful beautiful subdivision and we are so happy here. Not only would the proposed condos disrupt this peacefulness with traffic and noise, it would decrease our home value. We implore you to vote no on this .

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 12:52:16 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Maria Roman
Phone Number	(440) 258-1248
Email	mariaroman812@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	413 SW Fairway Landing, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	Condominium Project
Name of Agenda Item:	N/A
I am...	Opposed
Comments:	I am opposed to the condominium project.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 2:51:33 PM

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Thomas Petrovich
Phone Number	(814) 691-1897
Email	tmistake1@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1716 SW MOCKINGBIRD DR, 1716 SW MOCKINGBIRD DR, Port St Lucie, FL, 34986
I would like to comment on:	Non-agenda Items
Comments:	Comcast update. We pay premium already, now We learn that our HOA will go up $55 more per month. We don't approve of this upgrade.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 2:54:10 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Merline Khatib
Phone Number	(760) 458-0971
Email	merline1@live.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1291, SW Cedar Cove, Port St. Lucie, CA, 34986
I would like to comment on:	Non-agenda Items
Comments:	I oppose St. Lucie Trails from building Condominiums

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 2:54:14 PM

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Thomas Petrovich
Phone Number	(814) 691-1897
Email	tmistake1@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1716 SW MOCKINGBIRD DR, 1716 SW MOCKINGBIRD DR, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Personal
I am...	Opposed
Comments:	No interest in the new condo growth in our area.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 2:54:18 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Carol Karpiel
Phone Number	(954) 224-4041
Email	ckarpiel@karpiel.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Undecided
Comments:	N/A

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:00:37 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Robert Sheldon
Phone Number	(917) 604-7812
Email	sheldonrobert65@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Community is crowded enough as is and is composed of private homes. We don't need to add condos to the community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:00:44 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Satish Zutshi
Phone Number	(772) 353-1175
Email	zutshis@bellsouth.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	559 SW SANCTUARY DRIVE , PORT SAINT LUCIE , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	We don't not want any condominiums or developments on the land which was meant to be part of golf course and open space. It will decrease value of our properties if they build anything and change the zoning for other than what it is now. I am totally against any development on the proposed parcel.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:14:03 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Debra Iammatteo
Phone Number	(908) 285-0987
Email	Debrai29@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyle mgmt, 1350 Rayford Park Rd., Suite A, Soring, Tx
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	In Favor
Comments:	Saving our golf course is essential to our community at Country Club Estates.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:25:02 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Marilyn Planny
Phone Number	(772) 343-7108
Email	mjplanny@aol.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1542 SW Mockingbird Circle, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	The proposed condos would change the complexion of this beautiful community which has oversized lots and customed built homes. These condos would be built on a small parcel of land, which would change the whole look of this community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:37:33 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Brian McNally
Phone Number	(630) 945-2669
Email	mcnallyhvac@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	121 SE PSL Blvd., Port St. Lucie , FL, 34984
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I do not want to loose the tennis courts for condos to go in

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:41:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Fely Brooks
Phone Number	(310) 408-9312
Email	gratefulphilly@sbcglobal.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates Subdivision, 1292 SW Moonlite Cv, St Lucie West, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	The proposal to build a 12-unit condominium multi-family housing units is Not in conformity with the already established single-family housing within the community. Due to the most central and best location within Country Club Estates, the kind of housing that is more appropriate in the vacant space is a maximum of four or five very high-end single family units, complete with their own amenities. The location is very centrally located to downtown St Lucie West: walking distance to stores, churches and schools. We Cannot compromise the pristine, beautiful and peaceful landscape surrounding it. We want to keep the high standards maintained and enjoyed by the residents within the subdivision.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:50:53 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Morvin Smith
Phone Number	(630) 777-1616
Email	Kurtis@kmethod.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group LLC
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	N/A

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 3:53:58 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Stephen D'Asti
Phone Number	(781) 408-0012
Email	Stephendasti@yahoo.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1256 SW Starlite cove , Port st Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8 B
Name of Agenda Item:	St. Lucie Trail
I am...	Opposed
Comments:	Strongly against condos on any country club estates property owned by HOA or private property owner.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 4:00:19 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Dale Martin
Phone Number	(651) 302-5566
Email	dale17martin@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Would not want condominiums within the single family Country Club Estates community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 4:35:48 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	SUSAN KOSTEN
Phone Number	(954) 389-5480
Email	golfmaven1@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	SLW COUNTRY CLUB ESTATES, COUNTRY CLUB ESTATES DRIVE, PORT ST LUCIE, FLORIDA, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST LUCIE TRAILS
I am...	Opposed
Comments:	There is no evidence that changing the status of the property from Recreational to Residential will improve the property values in Country Club Estates. It is more likely that changing the status could eventually decrease Country Club Estates' value, as it could "open the door" for the adjoining golf course to also undergo a property status change from Recreational to Residential. There remain several opportunities for St Lucie Trails to improve the "Recreational" use and thereby increase revenues.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 4:37:11 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Theresa Bramble
Phone Number	(914) 282-7729
Email	nykickboxer@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Starlite Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	Condos on St Lucie Trails Tennis Court
Name of Agenda Item:	St Lucie Trails Condo Project
I am...	Opposed
Comments:	To arbitrarily put condos where the tennis Court is a knee jerk plan which I assume is a result of their need for money. Most of the residents homeowners in Country Club Estates (CCE) are aging seniors. The proposed condos will bring unwanted, uncontrolled traffic and jeopardizing the peace and security we have enjoyed. The tennis courts are part of the long standing sport attraction for homeowners. The location of the condos will give those residents access to our homes bcuz they will be able to cross over the gate without a security check. This is a nightmare for CCE homeowners. I respectfully request an impact study on the, noise, volume of traffic and also, the security precautions that will be in place to prevent condo dwellers from accessing CCE home and common areas?

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 4:39:28 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Rick Zappolo
Phone Number	(214) 797-2704
Email	rdzairfarm@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1509 SW Mockingbird Cir, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trials
I am...	Opposed
Comments:	As a resident of the community and a St Lucie Trails member the condos will be a negative to our neighborhood.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 4:45:35 PM

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Cary Kosten
Phone Number	(954) 551-2448
Email	caryjkosten@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	515 SW HAMPTON CT, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	There is no evidence that changing the status of the property from Recreational to Residential will improve the property values in Country Club Estates. It is more likely that changing the status could eventually decrease Country Club Estates' value, as it could "open the door" for the adjoining golf course to also undergo a property status change from Recreational to Residential. There remain several opportunities for St Lucie Trails to improve the "Recreational" use and thereby increase revenues.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 5:35:36 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Heidi Skillman
Phone Number	(772) 341-2958
Email	dhskillman@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1528 SW Mockingbird Cir, PORT SAINT LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Heidi Skillman
I am...	Opposed
Comments:	I am 100% opposed to the building of condos in this community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 5:39:15 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	David Skillman
Phone Number	(772) 341-3383
Email	dhskillman@comcast.net
I am a...	Resident Business Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1528 SW Mockingbird Cir, PORT SAINT LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am 100% opposed to the building of condos in this community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:02:55 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jeffrey Watcke
Phone Number	(203) 410-6477
Email	jeff.watcke@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1273 SW Cedar Cv, Port Saint Lucie, FL, 34986-2038
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	This is not in the best interest of all the individual homeowners of Country Club Estates. Not even in the name of the community! Home values will plummet once these condo's are in place. They will be rentals in less time than it takes to have this hearing. So what happens to the security of our community? We and others bought here because there were no condo's/townhomes. Here's a suggestion, turn the tennis courts into a pickleball center. No approvals needed. Huge cash cow. Really tired of course ownership attempting to make $ at owners expense!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:30:12 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Keith Denny
Phone Number	(772) 530-3350
Email	bandb1992@hotmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1276 sw moonlite cove, Port st lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St lucie trails condominiums
I am...	Opposed
Comments:	I am opposed to the construction of condos in Country Club estates

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:39:21 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lindsay Walker
Phone Number	(505) 444-0481
Email	lindsaywalkerdmd@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1243 SW Starlite Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am strongly opposed, seems like a commercialization of a golf course that is trying to make easy money at the expense of the community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:42:11 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Randal Munske
Phone Number	(206) 669-8132
Email	rmunske@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1205 sw Bent Pine cove, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Pretty simple, the city council represents us and gets paid pretty good to do so. It's time you start representing us tax payer's or you WILL be replaced……. Randy Munske

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:48:25 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Phawn Albritton
Phone Number	(772) 713-3458
Email	pkalbritton@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	626 SW Palmetto Cove, PORT SAINT LUCIE, FL, 34986-2019
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Phawn Kinsley Albritton
I am...	Opposed
Comments:	Do NOT want condos built on the tennis courts at St. Lucie Trails!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 6:55:03 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Gail Landen
Phone Number	(772) 359-7971
Email	lutz1910@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	When the property owner purchased the property he was quoted as wanting to be “a good neighbor”. He is violating that promise. Condominiums (high density housing) will devalue the Country Club Estates community

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 7:35:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lester Jefferson
Phone Number	(772) 475-5132
Email	Lesterlj@aol.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1718 Sw. Mockingbird Dr., Port St. Lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St. Lucie trails
I am...	Opposed
Comments:	the condos were never part of this planned neighborhood development. They will cause undo harm on the neighborhood with no positive attributes for the community.the area they are proposing is a water retention area and helps keep country club drive from flooding in area. by filling in that area it will certainly increase flooding. country club drive is also a private road, the owner is not proposing to help upkeep with maintenance. Country club estates is the oldest neighborhood n SLW. We all bought there because of the beauty of the community, and we do not want that changed.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 7:57:24 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Andrew Burnett
Phone Number	(317) 919-7167
Email	burnett_concord@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country club Estates, 1286 Sw Cedar Cove, Port st Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie trails
I am...	In Favor
Comments:	Currently, with land pricing and housing demand in Palm Beach County many older golf courses are being sold and redeveloped for housing. I would rather see condos with a required course membership be built, then to lose the course to additional home development. The condos may not guarantee this from happening in the future, but will help with the profitability of the course for the near future.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 9:09:10 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michael Kordt
Phone Number	(772) 485-0822
Email	mikekordt@aol.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1412 SW Bent Pine Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I strongly disagree with the approach of having the residents of Country Club Estates carry the burden of decreasing home values due to an eyesore building complex to be erected in their back yards in the attempt to make up for insufficient profits of those businesses owners proposing this project. Maybe those owners should have done their due diligence before purchasing subject properties.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 10:10:52 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Liliana Velez
Phone Number	(631) 484-0433
Email	rodrigom1017@yahoo.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie trails
I am...	Opposed
Comments:	I'm opposed to this because I think that will bring more traffic problems, more crime and more disruptions to the community on top of the pollution

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Wednesday, November 29, 2023 10:21:28 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Sandra Wood
Phone Number	(772) 249-5323
Email	sandan6@aol.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	88
Name of Agenda Item:	St. Lucie Teails
I am...	Opposed
Comments:	I am opposed to planned condo and exercise facility to be built behind existing tennis courts

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 7:52:51 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	David Alcantaro
Phone Number	(772) 871-0914
Email	loaddown@duck.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1116 SW Forest Hill Cv, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	David Alcantaro
I am...	Opposed
Comments:	Having paid a premium for our property and maintenance, we are concerned with the unfettered growth of our neighborhood. By building a condiminium in a recreation space you would be upsetting the balance that we invested in. Please reconsider the radical rezoning of this private community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 9:39:01 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Geoffrey Dean Bunting
Phone Number	(734) 895-5974
Email	deanbunting522@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	443 SW Fairway Lndg, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St.Lucie Trails
I am...	In Favor
Comments:	I support the above item. After attending the residents HOA meeting I can see no objection to this project. It will add to the appeal of the area and have no negative affect on the present propreties. I hope the board will support this plan.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 10:54:42 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michelle Ramos
Phone Number	(772) 879-9751
Email	mlbs1940@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	404 SW Fairway Landing , Port St Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I am against the building of condos

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 10:54:42 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Gabriel DuPas
Phone Number	(732) 431-5590
Email	gabe.dupas@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1151 SW Greenbriar Cv., Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Strongly opposed to building condominiums in St. Lucie Trails.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:07:44 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Laurie Muroff
Phone Number	(561) 358-0653
Email	Lamuroff@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	427 sw jefferson circle, port saint lucie, florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	saint lucie trails
I am...	Opposed
Comments:	I am opposed

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:36:49 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Siufer Velandia
Phone Number	(305) 713-6565
Email	info@mysticalcrow.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	425 sw Fairway Landing, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St. lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed. The golf course and clubhouse land within us SLWCCE is intended to be used only for recreational use an access. A change to residential use is inconsistent with our community standards, it's inconsistent with the purpose of the recreational parcel in our community. I do not agree with building more and contesting our beautiful area with more traffic and less greenery.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:41:08 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Janine Vives
Phone Number	(786) 201-3337
Email	starletja9@hotmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1422 Sw Bluebird Cv, Port St Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our Community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:45:13 AM

New Submission: Comments to be Heard

Meeting Date	11-30-2004
Name	Rebecca Quenneville
Phone Number	(413) 478-6401
Email	rebecca.quenneville@icloud.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	772 Sw pelican cove , Port St. Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	We are opposed to condos being built will end up making our home have less value in the long run. More foot traffic at the gate and more people will have access to our community that don't live there though open gate along side the entrance.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:45:21 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Kevin Schmehl
Phone Number	(954) 376-0307
Email	schmehlk@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1204 SW Live Oak Cv, Port St Lucie, FL , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:57:17 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Barbara Sattani
Phone Number	(772) 877-3431
Email	bjsattani9@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1401 SW Osprey Cover, Country Club Estates, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	We purchased our home in Country Club Estates because it is a single-family gated community with HOA restrictions on seasonal and all types of rental properties. As senior citizens we oppose the construction of this new condo development and fear that we will be inundated with families moving in and out, traffic congestion, destruction of our property and its value and disruption to our lifestyle. Our HOA is dedicated to the overall curb appeal of the community by keeping our neighborhood clean and attractive in general. Our fear is that Mr. Boyd will not maintain this development in line with our community restrictions. We cannot imagine that requiring the owners of these 12 new condos will save his deteriorating golf course.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:57:44 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Dennis Bryan
Phone Number	(772) 336-5900
Email	actionsportsnet@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1511 SW MOCKINGBIRD CIR, Port St Lucie, fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:02:10 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Alexandra Sánchez
Phone Number	(561) 512-8166
Email	abilene444@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	Agenda Item # is 8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:06:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Kenneth Krause
Phone Number	(203) 809-5211
Email	kenk330@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	448 SOUTHWEST JACKSON PLACE, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8-B
Name of Agenda Item:	Kenneth J Krause
I am...	Opposed
Comments:	Our community consists of single family homes. The addition to 12 condos is not welcome. It will change to complexion of our established community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:06:46 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Mauricio Salas
Phone Number	(561) 252-0581
Email	msalas8347@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	Item # is 8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:15:17 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Greg Hauenstein
Phone Number	(305) 283-2864
Email	batcave454@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1050 SW Mockingbird Dr, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Greg D Hauenstein
I am...	Opposed
Comments:	I think it would be tragic to put in condos as St Lucie West Blvd can't come close to handling the traffic on it now. And you want to make it worse? What about quality of life for those who live here now? Someone wants to ruin the lives of all residents just to make some dollars? They can make them elsewhere. Condos here make no sense at all and this shouldn't have made it to even the discussion stage.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:18:35 PM

New Submission: Comments to be Heard

Meeting Date	11-05-2023
Name	JIM PAUL
Phone Number	(646) 265-9312
Email	jgplms2000@yahoo.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	463 sw Jefferson circle , Port St. Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I have deep concern and disapprove of the proposed construction of condominiums on the tennis court. As a concerned property owner, I believe repurposing this valuable recreational space for housing development would be detrimental to the overall well-being of our Communtiy.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:24:25 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	LINDA SICILIANO
Phone Number	(513) 545-8407
Email	LSICILIANO7@GMAIL.COM
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, 803 SW Country Club Drive, Port St Lucie, Florida, 34983
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I can see the benefit of building the condos, however, I cannot help but feel this would only open the door to Phase 2, then 3, etc. I am sorry but the bad outweighs the good.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:30:23 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Kathleen Lenane
Phone Number	(860) 324-4201
Email	kathleen.lenane@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1186 SW Mirror Lake Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am concerned about density and traffic should the condo proposal pass. This modest build of 12 units, I believe, would encourage the Trails owners to continue to add dense residential housing.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:30:27 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Linda Karch
Phone Number	(772) 224-2100
Email	leisurelinda@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1237 SW Starlite Cove, Port St. Lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trail
I am...	Opposed
Comments:	I am vehemently opposed to this. Absolutely will not live in a community with condos. Did not purchase a beautiful home to be destroyed by transient construction of condos, townhomes and apartments!! DO NOT ALLOW!!!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:30:56 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Delia Crocco
Phone Number	(718) 702-0716
Email	delia.crocco@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group LLC, 1860 SW Fountainview Blvd., Port Saint Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I am a resident of SLW Country Club Estates ("SLWCCE"), and I am strongly OPPOSED to the proposed building of Condominiums in SLWCCE. The designated area of which the proposed building is located right next to SLWCCE's recreational facilities and even an inexperienced eye could just see that THERE IS NO ROOM TO BUILD THESE CONDOS!! Why?? If these condos are built there will be more PEOPLE in our community, and our community is saturated ENOUGH with residents and renters. Plus the infrastructure of SLW itself cannot support the influx of people. Traffic is at a standstill now during peak season and also off-peak season and you want to build condos to exacerbate this already densely populated community??

My husband Mike and I plead with the PSL Planning and Zoning Committee to recognize that building condos in SLWCCE is not in the best interest of the residents of SLWCCE, not in the best interest of the residents of SLW, and not in the best interest of the residents of Port Saint Lucie. It is only in the BEST interest of the GREED of the Builders and countless others that do not live in our community that want to fill their pockets!!

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Thursday, November 30, 2023 12:33 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Greg Pashke
Phone Number	(772) 528-3871
Email	gpashke@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1547 SW Mockingbird Circle, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I am against St Lucie Trails building condominiums at the tennis court location. It does not benefit the SLWCCE community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:36:17 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Edward Howorka
Phone Number	(772) 773-0079
Email	ehoworka@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1246 SW Starlite Cv, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:36:20 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Matthew Karch
Phone Number	(732) 687-6840
Email	mattkarch@ymail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1237 SW Starlite Cove , Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trail
I am...	Opposed
Comments:	Country Club Estates is a residential community composed of houses built to certain standards. Condominiums would destroy our property value. It will reduce the open space and recreation now available. It will destroy the esthetics of the area.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 12:36:29 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Fran DuPas
Phone Number	(732) 431-5590
Email	fran.dupas@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1151 SW Greenbriar Cv., Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Strongly oppose.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:03:06 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	ALFONSO JOHNSON
Phone Number	(772) 340-3812
Email	AL26504@AOL.COM
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. LUCIE TRAILS
I am...	Opposed
Comments:	I AM OPPOSED TO THE BUILDING OF CONDOMINIUMS IN ST. LUCIE TRAILS WHERE THE TENNIS COURTS ARE LOCATED. OR ANY WHERE IN ST. LUCIE TRAILS FOR THAT MATTER...

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:05:58 PM

New Submission: Comments to be Heard

Meeting Date	11-30-2023
Name	James Nelson
Phone Number	(772) 878-5111
Email	nels4387@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	To many homes/people/traffic. NOT enough parks/walking and bike paths!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:07:39 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Phawn Albritton
Phone Number	(772) 713-3458
Email	pkalbritton@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	626 SW Palmetto Cove, PORT SAINT LUCIE, FL, 34986-2019
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:30:25 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Satish Zutshi
Phone Number	(772) 353-1175
Email	zutshis@bellsouth.net
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	559 SW SANCTUARY DRIVE , PORT SAINT LUCIE , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community. SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:33:22 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Ellen Kramer
Phone Number	(954) 684-8633
Email	elnkramer@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group LLC
I would like to comment on:	Agenda Items
Agenda Item Number:	8 B
Name of Agenda Item:	Ellen T. Kramer
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:48:10 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Ed & Carolyn Wilson
Phone Number	(772) 785-6524
Email	edcariwil45@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie TRails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 1:51:24 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Paula Hanson
Phone Number	(865) 207-9567
Email	mrsaviator@aol.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1190 SW Mirror Lake Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St Lucie trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:00:41 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	peter balbo
Phone Number	(320) 212-6859
Email	pmbalbo@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1155 SW MIRROR LAKE CV, PORT ST LUCIE, FL, 34986-2007
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St.Lucie Trails
I am...	Opposed
Comments:	Concerns: -no additional health club needs as there are many in area @ zero cost for seniors through Silver Sneaker program -entire 500 + homes in the development are single family.Apartments/condos don't add any perceivable value only many negative factors .

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:17:57 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Shaun O'Brien
Phone Number	(772) 899-7888
Email	gators12077@aol.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, Port St Lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	?
Name of Agenda Item:	Condominiums at Country Club Trails golf course
I am...	Opposed
Comments:	A NO vote for the condos.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:18:37 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Julie Norden
Phone Number	(864) 506-6383
Email	jnorden74@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1395 SW Bent Pine Cove, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am unsure if I can attend, but I wanted to disclose my opinion. Thank you.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:21:34 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Susan and Scott Tudor
Phone Number	(772) 485-9338
Email	susanjtudor@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	My husband, Scott, and myself are opposed to condominium being built in our single family neighborhood. Our home is our most important asset, and we do not want to see our valuation diminish. We are unconvinced that should this be approved, there wouldn't be further expansion at a later date. We are also unconvinced that this proposed plan will have any long-term monetary gain for the golf club.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:33:39 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michael Hanson
Phone Number	(561) 215-8206
Email	lostnknox@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1190 sw mirror lake cove, Port Saint Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie trails
I am...	Opposed
Comments:	Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:45:04 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Diane Tamiso
Phone Number	(772) 708-6369
Email	diane.tamiso@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	435 SW Fairway Landing, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Approval of this zoning amendment would open the door to Saint Lucie Trails to sell or develop the land on the golf course for condo and housing development. St Lucie and St Lucie West most importantly, have been overrun with approvals for thousands of homes, condos, and apartments with no thought or planning for the infrastructure to support this rapid growth. I am against any more changes of zoning that would allow more residences to Saint Lucie West and I would like to see a moratorium on constructing new residences be placed in effect on all of St. Lucie County until the county upgrades the infrastructure to meet the needs of today and any future projects already in place.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 2:50:36 PM

New Submission: Comments to be Heard

Meeting Date	11-30-2023
Name	Mark Kleiman
Phone Number	(513) 300-2260
Email	markk55fl@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	503 SW Hampton Ct, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Mark Kleiman
I am...	Opposed
Comments:	I live directly behind the proposed development. We currently have a view of pristine woods. Under the proposed development plan, we will have a view of apartments with lights and will have the noise and lights associated with the proposed pickle ball courts. This will entirely destroy our residence as we know it today. In addition to reducing the value of our home and destroying the single family nature of the development as whole, we will be forced to sell our home and move. We purchased the property due to the woods behind the house. If we had wanted an apartment complex and pickle ball courts in our backyard, we would have stayed in Broward County...

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 4:27:32 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	MINERVA GRULLON
Phone Number	(772) 877-1613
Email	caridadgonzalez1612@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1345 Southwest Cedar Cove, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	MINERVA GRULLON
I am...	In Favor
Comments:	IN FAVOR OF WITH YOU

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 4:42:22 PM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Jeffery Albritton
Phone Number	(321) 427-2496
Email	gcrdon@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	626 SW Palmetto Cove, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Changing the zoning of this property would devalue property in the community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 4:54:35 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Karen Sheldon
Phone Number	(772) 201-0565
Email	krex23@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	SLW Country Club Estates, Port Saint Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie trails
I am...	Opposed
Comments:	I strongly oppose of condos. Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community. SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short-term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 5:09:33 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Virginia Caccia
Phone Number	(401) 749-5066
Email	bridle15@cox.net
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	562 SW Sanctuary Drive , Port St Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Condominium
I am...	Opposed
Comments:	Do not want them

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 6:15:48 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jennifer Fleschner
Phone Number	(772) 971-7809
Email	jenfleschner@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1232 SW Bent Pine Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Our community is apt to flood very quickly, especially at the area where the proposed condominiums will be built. This will only exacerbate a very frustrating, dangerous and potentially impossible quality of life for the residents of Country Club Estates. For this reason alone we dearly ask for the vote to be "no" to develop additional residence that this community cannot support. Thank you, Jennifer

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 7:06:58 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Margaret Tobin
Phone Number	(301) 706-7799
Email	margaret.tobinpinto@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	403 SW Fairway Landing, Port Saint Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Disapprove of the project.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 8:09:15 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	William Quintall
Phone Number	(917) 689-0367
Email	bsquintall@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1539 SW Mockingbird Cir, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	No condominium in Country Club Estates!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:09:52 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Justin Miglino
Phone Number	(772) 828-0128
Email	justinline9146@aol.com
I am a...	Resident Business Owner Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	457 SW Jefferson Circle, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Justin Miglino
I am...	Opposed
Comments:	My wife and I are very concerned with the potential risk of having short term housing that would be able to skate the current rules and regulations of a well established community that has been the example of peace and tranquility in our area for many years. The high turnover rate could invite crime and lead to property value declines. St Lucie West as a whole would suffer from this project short term and long. We must be careful not to remove what little Green spaces we have left in our area. We must not forget why people Love our small town appeal. Justin and Anna Miglino

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Thursday, November 30, 2023 11:26:25 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Robert Murcott
Phone Number	(772) 301-1850
Email	rstormmurcott@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	This is a single family home community. On the crown jewel golf course of St Lucie West. Start with phase 1 of condos with rental units then it continues with phase 2 on and on Until you have destroyed the bird sanctuary and wildlife like you have done to so much of this city . Elections are coming…

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 3:43:05 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Cesar Barrientos
Phone Number	(561) 441-3412
Email	Rodribarriis1@aol.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	Country Club Estates , Saint Lucie West, Port Saint Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	P23-139
Name of Agenda Item:	St. Lucie Trail
I am...	Opposed
Comments:	I oppose any new construction inside Country Club Estates, other than already approved lots for single family homes. NO TO THE CONDOS PROPOSAL.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 3:56:53 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Cesar Barrientos
Phone Number	(561) 441-3412
Email	Rodribarriis1@aol.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	Country Club Estates , 803 SW Country Club Dr., Port Saint Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8 B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	NO TO THE MADNESS OF BUILDING CONDOS IN COUNTRY CLUB ESTATES.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 6:07:12 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Joseph Peduto
Phone Number	(772) 579-9890
Email	Peduto@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1239 SW STARLITE CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Joseph J Peduto Peduto
I am...	Opposed
Comments:	No way do I want or do I feel necessary for the condo in CCE.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 6:08:25 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Diane Peduto
Phone Number	(954) 461-7288
Email	diane.peduto@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1239 SW STARLITE CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Diane Peduto
I am...	Opposed
Comments:	NO CONDO !!!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 6:12:16 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Diane Peduto
Phone Number	(954) 461-7288
Email	diane.peduto@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1239 SW STARLITE CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Diane Peduto
I am...	Opposed
Comments:	no condos

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 9:25:27 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Mark Jansen
Phone Number	(815) 345-1448
Email	mcjansen@herzog.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Construction Debris. unverified onsite workers, Additional Traffick on Country Club Parkway, Eyesore, Disrupting our Quiet and Guarded Community. Property value depreciation, Trucks, Trailers. Bought in this community because there wasn't obtrusive, ugly, Condos or apartments. We pay HOA fees that affords us peace and serenity so unless they are going to pay the HOA Fees and offer to buy our houses then I am not willing to compromise.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 9:39:26 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Darrell Woolen
Phone Number	(972) 358-7252
Email	sirdarrell88@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1145 SW GREENBRIAR CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I am opposed to the condominiums being built at the ST. Lucie Trails because it will bring unwanted rental traffic to the area and cause a depreciation in our properties values. It will also, open the door for other condominiums to be built on the property, should the golf course fail or be reduced in size.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 9:48:13 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	william walters
Phone Number	(860) 490-1886
Email	waltersbilly33@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	Lifestyles Mgt Group, 1860 SW Fountainview Blvd, suite 100, Port Saint Lucie, FL, 34986-2118
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	william walters
I am...	Opposed
Comments:	We can not allow this to happen in Country Club estates. This will have a negitive impact on the value of our homes, add more traffic.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 9:48:25 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Constantino DIMITRIOU
Phone Number	(772) 333-2463
Email	gaildimitri@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	STRONGLY OPPOSED.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 9:51:18 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Mauricio Segovia
Phone Number	(772) 485-5822
Email	mesl1877@hotmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St. Lucie West Country Club Estates, 951-1 SW Country Clib Dr., Port St Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	This project will negatively affect the community and the home owners in the community, it will make this area less attractive, and in few years potentially increase area problems with security and safety

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:00:33 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Victoria Vazquez
Phone Number	(201) 615-8080
Email	vickyceron@hotmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Port Saint Lucie , FL
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	I am opposed to the new construction

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:00:36 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Dennis Scott
Phone Number	(772) 336-3366
Email	jdscott50@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1521 SW. Mockingbird Circle, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Would reduce the value of mine and my neighbors Homes. Did St. Lucie Trails have these plans from day one and never revealed them until now?? Potential for Traffic Problems. The entry road floods out during heavy rains and storms now. Remove more of the Natural grounds and the runoff might prove to be disastrous. i have lived in this community just shy of 27 years and I would be heartbroken to see it ruined by this action. Yours Truly--Dennis Scott

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:03:29 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jennifer Fleschner
Phone Number	(772) 971-7809
Email	jenfleschner@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1232 SW Bent Pine Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	The quality of life and ease of entry to our community will be negatively affected by this construction, and the additional gym memberships. Also, we are in a bad way with flooding especially at the location and this will definitely increase the problem. Please vote "no".

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:03:44 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	willard pray
Phone Number	(847) 224-2531
Email	wpray@att.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1209 sw live oak cove, port St lucie, florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	we have a homeowner only community. It would change the whole community if short term rentals would be brought in. I am very against this building.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:09:32 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lawrence Punter
Phone Number	(646) 210-3441
Email	Lpunter53@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1174 sw Mirror Lake Cove , Port St Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	These short term rentals are not compatible with our community life and the standards that we are have set for our families.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:09:46 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	arturo sapunar
Phone Number	(772) 985-4696
Email	arturosapunar@yahoo.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	555 sw Sanctuart Dr., port st lucie, florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Opposed to the condominium construction

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:12:42 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Stephanie Palacios
Phone Number	(772) 634-4850
Email	steph2014@me.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	At. Lucie West Country Club Estates Association , 951-1 SW Country Club Dr., Port St. Lucie , FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	At. Lucie Trails
I am...	Opposed
Comments:	This project will take away the beauty of our area, will create short terms rental that will increase people that won't care about our area safety

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:15:46 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Ben Shea
Phone Number	(772) 538-4853
Email	benjshea@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1346 SW Cedar Cove, Port Saint Lucie, FL , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Apartments/Condos as well as short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:18:35 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Margaret Tobin
Phone Number	(301) 706-7799
Email	margaret.tobinpinto@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	403 SW Fairway Landing , Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:27:35 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Raul Gonzalez
Phone Number	(772) 878-9554
Email	raugon@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1241 SW Starlite Cove, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:36:54 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Maria Roman
Phone Number	(440) 258-1248
Email	mariaroman812@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	413 SW Fairway Landing, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am opposed to the condominium project

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:42:24 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Edwin Roman
Phone Number	(440) 308-8468
Email	eeroman213@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	413 SW Fairway Lndg, Port St Lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Property values would plummet if condominiums are built in this location

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:48:22 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Liliam Watcke
Phone Number	(772) 342-6363
Email	detorel@bellsouth.net
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1273 SW CEDAR CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8-B
Name of Agenda Item:	ST lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. Property values will come down. This is a beautiful community and should NOT have condos on the entrance.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:48:25 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Neville Williams
Phone Number	(772) 807-8658
Email	W42989@att.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St Lucie West Country Club Estates
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Condominium will add to the problem of overcrowding caused by overbuilding.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 10:54:12 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Amy Minter
Phone Number	(412) 298-4982
Email	minter2@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1513 SW Mockngbird Circle, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	SLWCCE prohibits the rental of less than a year. The condominiums would not be governed by SLWCCE statutes.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:06:16 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Maria Balbo
Phone Number	(320) 212-6856
Email	mpbalbo@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1155 SW Mirror Lake Cove, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	While we want St. Lucie Trails to be financially successful, we believe a better alternative to a condominium complex would be to sell lots for single residential homes that would blend better into the community as well as offer a more stable resident base (providing that the homes would not be short-term rentals). That type of proposal would be more desirable and could still be advantageous for the city in terms of property tax generated. Country Club Estates Condominium Objections: 1) The proposed 3-story complex would be visually less desirable entering our Country Club Estates community. 2) Proposed Exercise Club: a. The size of the proposed exercise club would indicate the plan to build a much larger condominium development in the

future in order to warrant its proposed size/capacity.

b. Proposed Exercise club would seem difficult to justify for only 12 owner units, thus would seem to need to generate through outside memberships which would & subsequently bring increased traffic into the community.

c. Additionally, with nearby LA Fitness, Orange Theory, and other health clubs, one would wonder how the complex could justify such a large facility as is proposed.

3) The proposed condominium complex has not provided evidence regarding short-term rentals of the condos, such as VRBO or Airbnb's which would bring a revolving door of people into the community. This would be a detriment as those renters would have access to Country Club Estates Community through the golf course path which could be a security issue to home owners. Country Club Estates HOA requires a minimum home rental requirement of a 1 year lease and registration of renters and their vehicles. Vandalism on the golf course and in our community as well as illegal fishing have already been concerns, so strangers coming in and out of the community could become a larger issue.

4) Precedent for much further development would be established by allowing this proposed 12-unit complex to be built.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:06:35 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2003
Name	Daniel Underwood
Phone Number	(508) 631-6002
Email	underdog2967@aol.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1310 SW Cedar Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	This is a Terrible idea for many reasons. Traffic? School overcrowding, more crime. loosing activity's for current home owners just mention a few reasons. Thanks for your consideration.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:09:22 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Nicholas Hill
Phone Number	(646) 632-5858
Email	nickhill2@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Absolutely NOT IN FAVOR Condominium development at Country Club Estates for several reasons. Please vote this down immediately as it will compromise the value of my property and as well have significant impact on the immediate quality of life in my community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:12:37 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Lemlem Schwarzenberg
Phone Number	(646) 831-1925
Email	llsch@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1860 SW fountain Blvd. , Port Saint Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Absolutely NOT IN FAVOR Condominium development at Country Club Estates for several reasons. Please vote this down immediately as it will compromise the value of my property and as well have significant impact on the immediate quality of life in my community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:34:31 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	JD Lookadoo
Phone Number	(772) 215-6918
Email	bluejayway1418@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1418 SW Osprey Cove, ST Lucie West, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST Lucie Trails
I am...	Opposed
Comments:	The approval of this project will devalue our development and moreover it conflicts with the exclusive and secure intent of the development.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 11:42:15 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jason Peeler
Phone Number	(772) 302-0215
Email	jasonpeeler@att.net
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1300 sw cottonwood cv, Port Saint lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I am in strong opposition to the proposed installation of condominiums over a present recreational area in St. Lucie Trails. The addition of condominiums will result in additional congestion and strain on our quiet community. Country Club Estates has been a long-standing and coveted neighborhood for over 30 years. Our residents pay high HOA fees and above average property taxes in order to live in this beautiful and unspoiled naturally appealing neighborhood. Although CCE is a gated community, it is almost certain there will be an increase of unauthorized pedestrian and vehicular traffic of those who have no vested interest in our community. The beautiful natural habitat will likely suffer from the result of these added residences as well as the security of the residents who have invested so much financially and personally in our homes of Country Club Estate. I do not see ANY benefit to the addition

of condominiums to our community nor its natural habitat, only decline in its natural beauty and peacefulness.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 12:57:39 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Arthur Salvatore
Phone Number	(772) 344-2862
Email	arthur4319@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	513 SW Hampton Court, PORT SAINT LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I am opposed unless: 1. The residents of 501, 503, 505 & 507 Hampton Court, whom are the most directly affected by the zoning change, ALL agree with the proposal & 2. The owners of the golf course, current and future, also submit to a legally binding agreement that no further zoning changes can be made unless at least 60% of all Country Club Estate residences agree to it in a Referendum held by the City of Port St. Lucie.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 1:51:36 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Maryam Gonzalez
Phone Number	(772) 340-2423
Email	maryamtayeri@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1211 SW Live Oak Cove, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Opposed to condo at St. Lucie Trails

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 2:01:58 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Roger & Mary Ann Rankin
Phone Number	(772) 873-6251
Email	marynroger@ymail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates/The Hamptons, 536 SW Hampton Court, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	While we can appreciate the intent to bring more revenue into St. Lucie Trails, we are opposed to the proposed plan. There were questions that were not addressed fully at the information meeting which left many of our residents unsettled. If all the financing for 12 condos and a fitness center, along with the mandate requiring those who purchase a condo must join the country club and hopefully join the fitness center does not bring in the revenue needed, what would the next step be? If this is allowed, will there be more condos being built in our community which was established for single dwelling family homes only?

There remain several opportunities for St Lucie Trails to improve the "Recreational" use and thereby increase revenues, should the owners choose to pursue them. Suggestion: Hire a planner to bring forth further activities for both the country club members and our community.

Regards,
Roger & Mary Ann Rankin

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 3:08:41 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Anita Zutshi
Phone Number	(772) 722-7711
Email	pammyzutshi@yahoo.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	559 SE Sanctuary Drive , Port Saint Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.I am totally oppose to any kind of development on this parcel.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 3:21:24 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Tanya Sperber
Phone Number	(772) 240-6779
Email	tanyasperber@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St lucie trails
I am...	Opposed
Comments:	The infrastructure of St Lucie west can not support any additional multi family structures/developments.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 4:03:43 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Deloris Wilkes
Phone Number	(772) 807-8658
Email	dwilkes25@att.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St Lucie West Country Club Estates
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Condominium compromises stability of neighborhood.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 4:19:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Cynthia Lite
Phone Number	(772) 343-8870
Email	lite1407@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1166 SW Mirror Lake Cove, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST Lucie Trails
I am...	Opposed
Comments:	We are a single family home community and do not want density housing in our community; parking lot lights that would interfere with our community as we do not have street lights on any residential streets; traffic increasing with the new residents; a workout club that could bring in many people using OUR road; the possibility of condo owners renting out their properties, as VRBO's, etc. We are governed by our Country Club Estates strict HOA codes on renting out our homes, i.e., for 3 plus months a year & only once during a year's time. I'm very opposed!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Friday, December 1, 2023 5:16:52 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	JACKLYN Scott
Phone Number	(772) 336-3366
Email	jdscott50@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1521 SW. Mockingbird Circle, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Concerned about all of our Property Values going down in Country Club Estates. I am worried that with rentals, people will not take care of the Property and they will become an eyesore for all. Also worried about Noise, Traffic and other Safety Matters. Please take care of our citizens who have been living here for years.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 5:09:36 AM

New Submission: Comments to be Heard

Meeting Date	12-01-2023
Name	Thomas Labarbera
Phone Number	(772) 834-1514
Email	labsummer@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St. Lucie Trails, 1153 SW Greenbriar Cove, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I have lived in this community since 1994. This community was not developed for short term rental condominiums. Nobody in our community supports or wants this to happen. We are all strongly against the development of condominiums, especially since the proposed project includes removing our tennis courts and community pool. This is just a short cited idea from the company that purchased the golf course to recoup part of their investment.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 5:47:40 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Diane Dasti
Phone Number	(781) 727-9088
Email	ddasti52@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1256 SW Starlite cove , Port St Lucie , FL , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trail
I am...	Opposed
Comments:	Area was intended for recreation. HOA will have no control over rentals and short term rental are against the bylaws of HOA.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 7:51:42 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Julia Kleiman
Phone Number	(513) 379-5281
Email	juliekleiman8@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	503 SW Hampton Ct, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8
Name of Agenda Item:	B
I am...	Opposed
Comments:	I understand that that this proposal would put a two story 12 unit apartment building 30 feet from my back yard wall. In addition, the owners are placing it in one of the only woods in the development that is not a swamp, where a Bobcat family has been living for many years. They are also rezoning another property near the entrance of the neighborhood (where I assume they will put another two story building apartment, once they are done building this one and without having to fight to do that one). This is not only unacceptable to us, but will cause us to have to move out. We only bought here for the beautiful woods and neighborhood (which we had thought was going to stay that way). We are worried about our investment as well. We invested heavily to update our 30 year old house and will probably lose a

lot having to sell it with an apartment going in behind us.

The developer also said they have no plans to put any buffer between our wall and this complex. We are of course very much against this idea.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 8:39:21 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Debbie Mashaw
Phone Number	(772) 528-3077
Email	debbiemashaw@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1207 Sw live Oak cove , Port st Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards. Thank you Debbie Mashaw

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 8:44:03 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Chris Caudullo
Phone Number	(772) 708-4325
Email	raiders2112@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country club est. , 1207 Sw Live Oak Dr, Port St. Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the community. Thank you, Chris Caudullo

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 8:46:01 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Melissa Tozzi
Phone Number	(586) 839-6986
Email	m_l_tozzi@yahoo.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1292 SW Cedar Cove , Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	I do not feel this will be beneficial for our community. More traffic more risk of crime from fitness center and rentals. The owners are only interested in profit and no interest in our community itself and maintaining its beauty. We live in a gated community and anyone from there will cut thru into our community to use our bike paths and walk ways. Also homes that face this course will have an eyesore. This owner has it already planned out with markings on trees etc. no good intentions. We have a lot of wildlife as well and that would be a risk to all of them as well.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:12:53 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Thomas Kerby
Phone Number	(317) 518-4292
Email	tekerby1@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Private residential access would become a 24 hour public thorough fair. This is not a suitable place to build multi-family dwellings.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:18:54 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Susan Wilson
Phone Number	(772) 473-0294
Email	susanjean@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1305 SW Bent Pine Cove , St Lucie West, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	We bought here 21 years ago.. because it was a single family gated community we want it to stay that way. No one benefits by the building of a multi family units except the golf course

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:23:00 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	David Liddle
Phone Number	(772) 873-5331
Email	dml1197@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1352 SW Cedar Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	We do not need extra traffic at the entrance of our community. The density level is not favorable for this area. Our community was set up with less density in mind and that is what made our area very favorable over other communities in SLW. Thank you for listening to my plea. Sorry I could not attend as I care for my eld Please verify that you are human* erly Mom. David Liddle

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:24:19 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Thomas Roden
Phone Number	(516) 507-8325
Email	tandgandc@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	No comments

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:27:15 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Marion Morell-Ruiz
Phone Number	(786) 399-3838
Email	MarionMorell-Ruiz@Keyes.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:27:20 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	john thayer
Phone Number	(954) 942-7007
Email	jthayer107@aol.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	776 sw pelican cove, saint lucie west, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St lucie trails
I am...	Opposed
Comments:	24 hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE which is limited to recreational use

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:33:12 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Alfonso Ruiz-Ovadia
Phone Number	(786) 399-3838
Email	AlfonsoOvadia999@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:42:20 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lisette Jannotti
Phone Number	(772) 985-6436
Email	lisette.jannotti@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	541sw hampton court, Port st lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St lucie trail
I am...	Opposed
Comments:	This is detrimental.to the calue of my property There is enough and too much construction in st Lucie west The quality of life is getting to be unbearable and adding to the water roads traffic problems Is st lucie west has enough and does people has to move out to find again a good quality of life and all this for a buck to the owner and city

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:49:16 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Elizabeth Kolman
Phone Number	(860) 770-3971
Email	lizmyl@sbcglobal.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Home Owners Association, 971 Country Club Drive, PORT ST LUCIE, FL, 34986-2121
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 10:27:35 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Rohit Dsouza
Phone Number	(917) 520-4166
Email	joandsouza@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	508 SW Sanctuary Dr., Port st. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members. Also 24 hour traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 10:42:21 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Robert Hamel
Phone Number	(760) 382-4653
Email	bghamel@metrocast.net
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	438 SW JEFFERSON CIR, PORT ST Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. LUCIE TRAILS
I am...	Opposed
Comments:	Opposed to the plan

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 11:06:38 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	John Gauvreau
Phone Number	(772) 873-5310
Email	thekids4347@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	SLW Country Club Esates, Country Club Drive, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Dt Lucie Trails
I am...	Opposed
Comments:	The area is single family residence, plus the 24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 12:08:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Peter Foland
Phone Number	(518) 312-7717
Email	pdf4144@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	539 SW Hampton Court, Port St Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	St Lucie West Country Club Estates (SLWCCE) is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 12:31:38 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lisa Hirsch
Phone Number	(908) 295-1314
Email	lhirsch416@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	410 SW Fairway Landing, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	St Lucie West is over populated now. We are loosing trees, wildlife and nature. My vote is no condos.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 1:20:46 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Stephanie Palacios
Phone Number	(772) 634-4850
Email	segovia-palacios@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	578 SW Sanctuary Dr, Port Saint Lucie , Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 1:32:44 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	JOHN GIANGARRA
Phone Number	(772) 446-4724
Email	JGIANGARRA@COMCAST.NET
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1147 SW Greenbriar Cv, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	NOT GOOD FOR OUR PROPERTY VALUES

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 2:10:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Monika Liddle
Phone Number	(772) 873-5331
Email	mliddle0321@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1352 SW Cedar Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	We do not need extra traffic at the entrance of our community. The density level is not favorable for this area. Our community was set up with less density in mind and that is what made our area very favorable over other communities in SLW. Thank you for listening to my plea.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 2:30:37 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Ron & Annette Myavec
Phone Number	(772) 336-1133
Email	armyavec@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	439 S.W. Fairway Vista, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	The plan for residential buildings on the property where tennis courts currently reside will not only increase traffic, but will destroy an aesthetically pleasing parklike setting and negatively impact our property values.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 7:12:04 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Alfonso Johnson
Phone Number	(772) 216-8426
Email	al26504@aol.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Saint Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 7:56:01 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jorge Chong
Phone Number	(516) 450-1964
Email	chong.jorge@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Association LLC, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	Will disrupt the peace and health of the community

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 10:52:30 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	SHIRLEY LANHAM
Phone Number	(630) 267-5726
Email	suzichas@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1437 SW Osprey Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I feel that building condos in Country Club Estates area would make my property less valuable. Traffic on St. Lucie West Blvd is so excessive it takes 5 minutes to just to enter St. Lucie West Blvd from Country Club Estates. Only 4 cars can turn left from the estates before the light changes. i can just imagine how long it would take to leave the estates if condo residents had access too. We just don't need more traffic on Country Club Drive or St. Lucie West Blvd.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 8:25:01 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	lorraine sharper
Phone Number	(917) 748-1884
Email	lwsharper1235@outlook.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	This project violates Country Club Estates rental policies. Without proper fencing, the renters would more than likely wander in and out of our properties and we'd have no way of stopping them nor would we know who they are. Once the owners of the golf course build this condo unit, they will be inclined to construct additional condos and ruin the community atmosphere.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 9:59:40 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Joseph Stagnitta
Phone Number	(772) 871-1972
Email	joestagnitta@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group LLC
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I am opposed.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 10:44:10 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Carmelita Gutierrez
Phone Number	(772) 240-4312
Email	clgutierrez@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	622 Sw Palmetto Cove, Port saint lucie, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	Condo
Name of Agenda Item:	Congo
I am...	Opposed
Comments:	I am opposed to building condos

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 11:01:57 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Donna Hartman
Phone Number	(716) 228-6512
Email	dshartman@live.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1134 SW Greenbriar Cove, Port Saint Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST Lucie Trails
I am...	Opposed
Comments:	I strongly oppose any building and disruption and destruction to green space and animal habitats.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 11:09:42 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	David Hartman
Phone Number	(716) 830-8917
Email	kbonaire@msn.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1134 SW Greenbriar Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST Lucie Trail
I am...	Opposed
Comments:	I strongly oppose the proposal to our community. Traffic, drainage, and security issues will be forever changed in a negative way, including devastation to green space and wildlife. A quiet community will be forever ruined.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 2:17:21 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Randy DeFrehn
Phone Number	(301) 367-1723
Email	randy.defrehn@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	403 SW Fairway Isles, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	As a member of the Board of Directors of the Country Club Estates (CCE) HOA, and President of the Board of Directors of the Fairway Isles HOA, I wish to go on record in opposition to the petition of the St. Lucie Trails PUD as being inconsistent with both the letter and spirit of the agreement executed between CCE HOA and St. Lucie Trails at the time of the sale of the property by the PGA. For reasons I will explain in greater detail at Tuesday's meeting, I believe that the provisions of the petitioner's application regarding the creation of multi-story, multi-family residential units undermine the community standards as defined and maintained by CCE.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 4:52:02 PM

New Submission: Comments to be Heard

Meeting Date	12-03-2023
Name	Leetonya Gibson
Phone Number	(772) 281-9347
Email	leetonyag1@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1421 SW OSPREY CV, Port St Luice, Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	ST Lucie Trail
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 5:32:43 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Jodi Lyke
Phone Number	(772) 216-9640
Email	j1828l@bellsouth.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	459 sw Jefferson Cir, Port Saint Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	This will cause decreased property value, increased traffic, and changing the dynamics of single family neighborhood that has been in place for close to 40 years. I feel this is just the beginning and more construction will take place because of greed. By allowing this change and construction, not only will there be a large eye sore, but multiple trees and green spaces will be destroyed. Country Club Estates is one of the few areas left in Port St. Lucie that looks and still feels like the true PSL that we all love.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 5:52:16 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michael FALL
Phone Number	(860) 874-3962
Email	michaelfall14@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1143 SW Greenbriar Cv, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 5:53:51 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michael FALL
Phone Number	(860) 874-3962
Email	michaelfall14@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1143 SW Greenbriar Cv, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 6:07:09 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Laura Perez-Martinez
Phone Number	(706) 996-1145
Email	mickpm@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	1215 SW BENT PINE CV, Port Saint Lucie , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	That was the whole reason why as a retired military family moved here to the Saint Lucie Trails Community. Surrounded “by” and “on” a golf Community that is also gated. Thank you and have a bless day

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 6:15:50 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Lonee Cataldo
Phone Number	(772) 708-3434
Email	loneecat@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	523 SW Hampton Ct, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St lucie trails
I am...	Opposed
Comments:	There is no proof that this project will add value to our neighborhood. It might devalue our homes.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 7:07:08 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michele Fall
Phone Number	(860) 874-3959
Email	michelefall28@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Sunday, December 3, 2023 8:29:03 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Leisa Richardson
Phone Number	(214) 223-6307
Email	leisar10@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1145 SW Greenbriar Cv, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I do not feel this will benefit our community. One building is a foot in the door for future buildings, which will have a direct and negative impact on the value of our property. Mattamy is a big developer and it doesn't make sense that they would only build one building. One building now, and who knows how many in the future. Therefore, we do not want the first building.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:15:15 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Stephanie DeVries
Phone Number	(772) 828-1426
Email	stephaniedevries@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	646 SW Palmetto Cove, Port Saint Lucie, FL, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:21:27 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Saeb Khatib
Phone Number	(760) 717-4809
Email	saebkhatib@outlook.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1291 SW Cedar Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	1- 24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use. 2- Short term rentals will create noise and trouble for our community

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:27:25 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Denice Boucher
Phone Number	(772) 260-2009
Email	dboucher@iwttesoro.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	551 Southwest Sanctuary Drive, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:27:32 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Carla Wakim
Phone Number	(772) 530-4425
Email	wakimcarla@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1161 Southwest Mirror Lake Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:30:21 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Paul Boucher
Phone Number	(772) 260-0420
Email	paul@iwttesoro.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	551 Southwest Sanctuary Drive, Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:30:39 AM

New Submission: Comments to be Heard

Meeting Date	12-06-2023
Name	Jo Ann Ramsey
Phone Number	(772) 708-2492
Email	joannramsey8@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Country Club Estates, St Lucie West Blvd, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Not in favor of rental property

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:33:14 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	ANIL & ANJANA DESAI
Phone Number	(772) 979-1390
Email	anjanaadesai@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	1170 SW MIRROR LAKE COVE, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST LUCIE TRAILS
I am...	Opposed
Comments:	1. 24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use. 2. SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards. 3. Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community

standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:33:16 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Kristina Peeler
Phone Number	(772) 708-8676
Email	krisjay710@yahoo.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1300 sw cottonwood cv, Port Saint luice, Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St lucie trails
I am...	Opposed
Comments:	Building condominiums on what is now a recreational area will have a very undesirable effect on traffic and the surrounding community. It will add unnecessary stress to the roads as well as the remaining natural environment. Multi family buildings will only have a negative impact on this area. St Luice Trails and Country Clube Estates are among the last few naturally beautiful areas in Port St Luice. SLW Blvd is almost always overly congested with no room for widening in this area. Left turns are nearly impossible without the use of a traffic signal. Adding yet even MORE residences to this area seems absurd. SLW is being spoiled and the residents have had enough. We are over taxed and don't seem to have much voice on the over building in our once very desirable area.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:42:27 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Camille Blume
Phone Number	(772) 631-5996
Email	camyanders@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	Unknown
Name of Agenda Item:	Permission to build condominiums
I am...	Opposed
Comments:	I am submitting my vote today to count in this election on Tuesday, December 5 regarding condominiums. I oppose strongly any option to build any condominiums within Country club Estates.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:55:17 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Rosemary A Swift
Phone Number	(772) 708-3552
Email	Lrswift@comcast.net
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1175 SW BENT PINE COVE, PORT SAINT LUCIE, SAINT LUCIE, FL, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Lack of need for additional housing, especially condo/apartments in neighborhood. This area has a myriad of housing choices already. Apartments will be an overload to community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 10:38:20 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Joel Rosenberg
Phone Number	(516) 633-9314
Email	joelrosen837@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	550 SW Sanctuary Dr , Port St Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	I strongly oppose this proposed development. We moved to the Sanctuary community for peace, tranquility, and a better pace of life. The proposed development with a large increase of population/residents will reduce the sanctity of my neighhood, increase substantially car traffic, noise pollution and decrease property values.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 10:48:58 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Camilo Arango
Phone Number	(786) 473-1488
Email	arangoeli@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	Fairway Isles
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use. Short term rentals and tenants are not compatible with our community wide standards. For example, the SLWCCE community prohibits rental under one year. The proposed residential units cannot be regulated by SLWCCE governing documents or its members. SLWCCE is prohibited under its governing documents from assessing the Club or any of its properties, in consideration of the fact that the Country Club functions will be of benefit to the community at large. However, the proposed residential units, and short term rentals, which cannot be regulated by the

SLWCCE community, do not benefit the community at large, and are detrimental to the established community standards.

Our residential community is already established and fully developed; the golf course and clubhouse land within SLWCCE is intended to be used only for recreational use and access. A change to residential use is inconsistent with our community standards is inconsistent with the purpose of this recreational parcel in our community.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 11:36:03 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Donna Cabral
Phone Number	(772) 528-0128
Email	donnacabral181@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St. Lucie Trails
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Donna Cabral
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use. Also, what about the potential of entering the community when the gate is open by tailgating or on holidays when the gates are open 24hr?

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 11:58:31 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	suzanne feight
Phone Number	(317) 506-4683
Email	suzanne.feight@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	st lucie trails
I am...	Opposed
Comments:	this will lower our property values, different rules will be applied (renters....vrbo's)

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 12:18:22 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	John M. Blevins
Phone Number	(513) 290-3141
Email	blevinsjm@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	429 SW Monroe Dr., Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	St: Lucie Trails
I am...	Opposed
Comments:	it is not acceptable to have an increase in the traffic 24/7. In addition@ the Board: it is unacceptable to send out daily reminders re this topic unless you provide new information. In future, please adere to common business etiquette!.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 1:55:06 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	dennis pfannenstiel
Phone Number	(772) 828-9656
Email	lessons58@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1362 SW BENT PINE CV, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	dennis pfannenstiel
I am...	Opposed
Comments:	Not consistent with this type of bylaws

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 2:56:51 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Donald Campbell
Phone Number	(772) 807-1039
Email	decmanco@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1212 SW Bent Pine Code, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. LUCIE TRAILS
I am...	Opposed
Comments:	The zoning in place is there for an obvious reason, in addition the traffic created is beyond that presently called for and would create a definite problem for all residents. I am firmly opposed to this change in zoning.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 2:59:40 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Leon Goolsby
Phone Number	(772) 871-5923
Email	leonjudygoolsby@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	Yes
Association/Address	1302 SW Bent Pine CV, St. Lucie West, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	TOTALLY OPPOSED!!! Our residentia community is fully developed; golf course and clubhouse land within SLWCCE is intended to be iused only for recreational use and access.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 3:07:57 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	John M. Blevins
Phone Number	(513) 299-0314
Email	blevinsjm@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	429 SW Monroe Dr., Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	No further comments

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 3:16:17 PM

New Submission: Comments to be Heard

Meeting Date	12-12-1944
Name	Ronald Myers
Phone Number	(772) 212-7475
Email	Rj1myers@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	432 SW Jefferson Circle , PSL , Fl, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	We are a residential community, established & fully developed. The golf course & clubhouse land within SLWCCE is intended for recreational use & access only. A change to this proposal would greatly disrupt our community standards & create problems that are not needed or wanted.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 4:20:15 PM

New Submission: Comments to be Heard

Meeting Date	12-04-2023
Name	Giovanna Pallino
Phone Number	(631) 652-5903
Email	andate932@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 7:33:46 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Mark Ronkko
Phone Number	(561) 573-0988
Email	markr@skqualityroofing.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	566 SW Sanctuary Dr., Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	A two story condo adding 12 residences does not match up with our community of single family homes and will detract from the value or our homes. Not to mention that St. Lucie West Blvd is near grid locked and cannot handle the current traffic load. There is just no good reason to approve this zoning change, unless you are one of the golf coarse owners or investors.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:35:02 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Sally Lightcap
Phone Number	(772) 877-3794
Email	lightcapsally@hotmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1536 SW MOCKINGBIRD CIRCLE, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	This will not meet with the current regulations of the community for short term rentals.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 9:41:16 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Trudy Harangozo
Phone Number	(772) 879-6468
Email	trudyh15@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	443 SW Fairway Vista, Port St. Lucie, Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Already too much construction in our area, enough traffic!

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Monday, December 4, 2023 10:42:24 PM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Kathleen Orgek
Phone Number	(716) 860-7722
Email	kathi.orgek@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	St. Lucie West Country Club Estates, Country Club Drive, PORT ST LUCIE, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Undecided
Comments:	I don't object to the golf course adding 12 condos

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:09 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Therese Gaudreau
Phone Number	(772) 340-2458
Email	tagodrow@comcast.net
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	623 SW Palmetto Cove, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	StLucie Trails
I am...	Opposed

Comments: Do not wish to have condominiums on property

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:13 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Atenas De taboada
Phone Number	(505) 444-0854
Email	atedetaboada@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	803 SW Country Club Dr, Port Saint Lucie, 34983
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St lucie trails
I am...	Opposed

Comments:

We don't need anymore development in this area. I am a new owner and I selected this area for a reason. If this is going to have more development me and my family want out. Traffic is already horrible all around. Unless more roads are built or expand we can't carry any more people.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:15 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	joan eger
Phone Number	(502) 640-6100
Email	eger.joan@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1402 SW Osprey Cove, Port St Lucie, FL, 34986-0218
I would like to comment on:	Agenda Items
Agenda Item Number:	B-8
Name of Agenda Item:	St Lucie Trails
I am...	Opposed

Comments: We do not wish to have the Condominiums built on the land where the tennis court currently reside.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:21 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Stephen Fox
Phone Number	(973) 610-5669
Email	steve@sfoxcpa.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	436 SW Jefferson Cir, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed

Comments:

I am a resident of the Country Club Estates (CCE) neighborhood. I strenuously oppose the proposal to change the zoning laws to allow building attached dwellings (condominiums) in the neighborhood and within the gated part of the community. The proposal would dramatically alter the character of the neighborhood, and could significantly increase traffic on affected streets within CCE. If built, it would almost certainly decrease property values of all nearby residences. Such decrease, in aggregate, would likely exceed the value of the newly constructed dwellings, and result in a net loss of tax revenues for all taxing districts.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:42 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Constance Hobson
Phone Number	(772) 215-7105
Email	alconnie1278@yahoo.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1278 SW MOONLITE, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed

Comments:

I AM AGAINST BUILDING CONDOS IN MY COMMUNITY. To all the commissioners, members of the council, not listening to anyone who voices a disapproval of any more development anywhere. ex; P1 motor club where everyone, property owners and even environmental specialist voiced concern but no one on the council listened. Or, you even MAKING ANY EFFORT to make developers allot acreage for preserves as you did 20 years ago, oh that's right it wasn't this commision but people that cared about PSL. Have ya noticed all these vultures (developers) are from Dade, Broward, and Palm Beach County to where there is no more land. I am a FLORIDA NATIVE, born in Miami and lived in Palm Beach, I might as well move back to the cement jungle YOU single handedly are creating here or better yet why don't you move back to where you came from or is it all wiped out and there is nothing for you to destroy there. You are destroying EVERYTHING, EVERYWHERE. Shame on all of you for not being concerned with the land, (what are you receiving in return) and increasing our taxes and giving big business tax incentives. I see by previous concerned citizens, voicing their pleads and concerns, it doesn't get anywhere, so i refuse to beg and plead to you because bottom line, YOU DON'T CARE, you are not GOD, but you all act like it.. I AM AGAINST BUILDING CONDOS IN MY COMMUNITY..DO YA GET IT??

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 1:49 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Howard Bernstein
Phone Number	(772) 446-4432
Email	howardb1@comcast.net
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8b
Name of Agenda Item:	Susan Bernstein
I am...	Opposed

Comments:	I am not in favor of the condo on country club estates or st Lucie trails

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:07 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Scott McClure
Phone Number	(612) 991-3645
Email	mcclure@spacestar.net
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1522 SW Mockingbird Cir., Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed

Comments:

I oppose St. Lucie Trails from building Condominiums where the tennis courts are now and a fitness center where the parking lot is. Country Club Estates is a community of single family homes and a 12 unit condominium and fitness center is very wrong for our community.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:09 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Corinne McClure
Phone Number	(612) 747-7086
Email	corkymcclure@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1522 SW Mockingbird Cir., Port St. Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed

Comments:

I oppose St. Lucie Trails from building Condominiums where the tennis courts are now and a fitness center where the parking lot is. Country Club Estates is a community of single family homes and a 12 unit condominium and fitness center is very wrong for our community.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:15 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Sylvia Ogburn
Phone Number	(772) 828-1879
Email	soho2@aol.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1541 SW Mockingbird Circle, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed

Comments:

I am strongly opposed to building condos in St Lucie Trails. We have been enjoying our community for 20 years and it is changing for the worse. We do not need more people entering our community which increases the risk of more crime, and more traffic on the shared roadway. Please do not approve this. Thank you.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:18 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Herbert Ogburn
Phone Number	(772) 370-4970
Email	soho2@aol.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1541 SW Mockingbird Circle, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed

Comments:

I am strongly opposed to building condos in St Lucie Trails. We have been enjoying our community for 20 years and it is changing for the worse. We do not need more people entering our community which increases the risk of more crime, and more traffic on the shared roadway. This property was originally a PGA golf course. Why doesn't St Lucie Trails add Pickle Ball courts or improve the amenities for more sports related activities. We do not need condos! Please do not approve this. Thank you.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:21 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michael Kramer
Phone Number	(954) 684-4315
Email	mkramer5@bellsouth.net
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group LLC
I would like to comment on:	Agenda Items
Agenda Item Number:	8 B
Name of Agenda Item:	ST. Lucie Trails
I am...	Opposed

Comments:

This construction proposal is value detrimental to the Country Club Estates owners of which there are 500 plus property owners. Positioning of this proposal is undesirable for the existing property owners and would create density congestion that is unwarranted. The proposal requires multiple site owners approval and therefor all owners must agree to the proposal. The Country Club Estates owners assoc controls about half of the proposed site and are unlikely to approve this project.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:28 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Charlotte Bunting
Phone Number	(734) 895-5971
Email	chbunting723@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	443 SW Fairway Landing, Port St. Lucie, FL., 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	Agenda Item # is 8B
Name of Agenda Item:	Agenda Name is ST. Lucie Trails
I am...	In Favor

Comments:

I support the above item. The plan as outlined will be a benefit to the community and help to sustain the golf course. It will add to the appeal of the area and have no negative affect on the present residents.
I hope the board will support this plan.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:33 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Beverly Elkin
Phone Number	(949) 212-5877
Email	Bevelkin@att.net
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1306 SW Cottonwood Cv, Port St. Lucie, Florida, United States, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	BEVERLY A ELKIN

I am...	Opposed
Comments:	I disapprove of this project.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:39 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Michelle Giangarra
Phone Number	(908) 963-5876
Email	mlgiangarra@gmail.com
I am a...	Resident Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed

Comments: Will effect our property value and add to flooding issues in our neighborhood.

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:48 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Helene Petrovich
Phone Number	(814) 659-2801
Email	helene.rfskin@outlook.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1716 SW MOCKINGBIRD DR, 1716 SW MOCKINGBIRD DR, Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	Helene Marie Petrovich
I am...	Opposed

Comments: I have no interest in more people in this community, more traffic, more crowd

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:51 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Saeb Khatib
Phone Number	(760) 717-4809
Email	saebkhatib@outlook.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1291 SW Cedar Cove, Port Saint Lucie, FL, 34986
I would like to comment on:	Non-agenda Items
Comments:	I am opposed to St. Lucie Trails from building Condominiums

Jessica Heinz

From: Jotform <noreply@jotform.com>
Sent: Wednesday, November 29, 2023 2:51 PM
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard

Follow Up Flag: Follow up
Flag Status: Flagged

New Submission: Comments to be Heard

Meeting Date	11-29-2023
Name	Thomas Petrovich
Phone Number	(814) 691-1897
Email	tmistake1@aol.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	1716 SW MOCKINGBIRD DR, 1716 SW MOCKINGBIRD DR, Port St Lucie, FL, 34986
I would like to comment on:	Non-agenda Items
Comments:	Comcast update. We pay premium already, now We learn that our HOA will go up $55 more per month. We don't approve of this upgrade.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 9:51:11 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Alex Restrepo
Phone Number	(772) 333-7221
Email	Torontorestrepo20222@gmail.com
I am a...	Resident, Business Owner, Property Owner
Is your address exempt from public records per Florida State Statute?	Yes
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	Excessive and unnecessary residential traffic, it would be outside of scope of road access provided by SLWCCE, which is limited to recreational use. Allowing additional residential units in an already crowded St. Lucie West área, will lower quality of life and tranquility, not to mention higher taxes imposed on existing residents. The City, Counseling members and other officials are doing very little to preserve St. Lucie West. STOP this none sense.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 10:07:52 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Beata Zych
Phone Number	(201) 815-9683
Email	beatazych@yahoo.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Port St Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8 B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	SLWCCE is prohibited under its governing documents from assessing the club or any of its properties, in consideration of the fact that the country club functions will be of benefit to the community at large. However, the proposed residential units , and short term rentals, which cannot be regulated by the SLWCCE community ,do not benefit the community at large, and are detrimental to the established community standards.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Saturday, December 2, 2023 10:14:01 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Bruce Martins
Phone Number	(607) 423-2601
Email	elmtreegolf@yahoo.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	416 sw fairway landing, Port st lucir, Fla, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	Condos at the trail
Name of Agenda Item:	Condos
I am...	Opposed
Comments:	Opposed to condo developmentat st lucie trail golf course

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Tuesday, December 5, 2023 8:40:56 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Carmela Trapani
Phone Number	(347) 306-7932
Email	josie8923@gmail.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	428 SW Monroe Drive, Port St. Lucie, Florida, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trail
I am...	Undecided
Comments:	Undecided

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Tuesday, December 5, 2023 9:55:38 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Gerard Legere
Phone Number	(772) 879-2709
Email	jlegere22@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	Lifestyles Management Group, 1860 SW Mountainview Blvd., Saint Lucie West Fl
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	Increase traffic, elimination of tennis courts, and “open areas”,and devaluation of existing properties.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Tuesday, December 5, 2023 10:06:59 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Rosemary Cummins
Phone Number	(917) 626-4034
Email	rodion15rose13@gmail.com
I am a...	Resident
Is your address exempt from public records per Florida State Statute?	No
Association/Address	777 SW Pelican Cove , Port Sanit Lucie , Florida , 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St Lucie Trails
I am...	Opposed
Comments:	24-hour residential traffic is undesirable and would be outside the scope of the road use access provided by SLWCCE, which is limited to recreational use.

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Tuesday, December 5, 2023 11:04:31 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	James Williams
Phone Number	(561) 670-7172
Email	pelicanwilliams@yahoo.com
I am a...	Resident, Property Owner
Is your address exempt from public records per Florida State Statute?	No
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	St. Lucie Trails
I am...	Opposed
Comments:	I irreversibly oppose the PUD zoning amendment St. Lucie Trail (P23-139) being requested .

From: Jotform
To: Sally Walsh; Calleigh Nazario; Jessica Heinz
Subject: New Submission: Comments to be Heard
Date: Tuesday, December 5, 2023 11:14:42 AM

New Submission: Comments to be Heard

Meeting Date	12-05-2023
Name	Maria De La Cruz
Phone Number	(772) 579-9905
Email	smilesbylulu@gmail.com
I am a...	Property Owner
Is your address exempt from public records per Florida State Statute?	No
Association/Address	447 SW JEFFERSON CIR, Port Saint Lucie, FL, 34986
I would like to comment on:	Agenda Items
Agenda Item Number:	8B
Name of Agenda Item:	ST LUCIE TRAILS
I am...	Opposed
Comments:	UNDESIRABLE TRAFFIC THAT WOULD BE OUTSIDE THE SCOPE OF THE ROAD USE ACCESS PROVIDED BY SLWCCE, WHICH IS LIMITED TO RECEREATIONAL USE.

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Francis Forman, Planner II

DATE: December 5, 2023

RE: PUD Amendment – St. Lucie Trail
Request to Table Application (P23-139)

- The applicant is requesting to **table this application to the January 2, 2024, Planning and Zoning Board meeting.**

- The Planning and Zoning Department advertised this application for the December 5, 2023, board hearing where the item was heard. The board requested that the item be tabled until the January 2, 2024, Planning & Zoning Board meeting.

- This application will be continued at the January 2, 2024, board hearing.

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com

MEMORANDUM

TO: Planning and Zoning Board Members

FROM: Francis Forman, Planner II

DATE: December 21, 2023

RE: PUD Amendment – St. Lucie Trail
Request to Table Application (P23-139)

- The applicant is requesting to **table this application to a date uncertain.**
- The Planning and Zoning Department advertised this application for the January 2, 2024.

Agenda Summary

2024-010

Agenda Date: 1/2/2024 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-169 St. Lucie HCA Hospital - PUD Rezoning

Location: The property is located at the corner of SE Tiffany Ave. and SE Hillmoor Dr.

Legal Description: Port St. Lucie Section 50, Tract E - Less as in OR 394-2490

This is a request to rezone 16.96 Acres from Institutional (I) and Professional (P) to Planned Unit Development (PUD).

Submitted By: Francis Forman, Planner II, Planning & Zoning Department

Executive Summary: The owner, St. Lucie HCA Hospital, is requesting to rezone 16.67 acres of Institutional (I) and 0.29 acres of Professional (P), totaling 16.96 acres, to the Planned Unit Development (PUD) zoning district to provide further development criteria for the future expansion of the existing hospital campus. The proposed PUD document criteria and plan would allow for an increase to the vertical height of the existing building, allowing the construction of additional floors and increased bed count for the hospital. The existing hospital is located near the US-1 corridor, lying east of US Highway 1 at the corner of SE Tiffany Avenue and SE Hillmoor Drive.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval to the City Council.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval to the City Council with conditions.
2. Move that the Board recommend denial to the City Council.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: On the corner of SE Tiffany Avenue and SE Hillmoor Drive.

Attachments:

1. Staff Report

2. PUD Document
3. Application
4. Warranty Deed
5. Agent Consent
6. CRA Approval Letter
7. Staff Presentation

St. Lucie HCA Hospital
Planned Unit Development Rezoning
P23-169

Project Location Map

SUMMARY

Applicant's Request:	This is a request for the approval of a rezoning for the St. Lucie HCA Hospital from Institutional (I) and Professional (P) to Planned Unit Development (PUD).
Agent:	Matthew Yates, Lacido & Associates
Property Owner(s):	Hospital Corp America (HCA)
Location:	The property is generally located on the southeast corner of SE Tiffany Avenue and SE Hillmoor Drive.
Project Planner:	Francis Forman, Planner II

Project Description

The owner, St. Lucie HCA Hospital, is requesting to rezone 16.67 acres of Institutional (I) and 0.29 acres of Professional (P), totaling 16.96 acres, to the Planned Unit Development (PUD) zoning district to provide development standards for the existing and proposed expansion of the hospital campus. The proposed standards in PUD document would allow for an increase to the vertical permitted height. The Institutional (I) zoning district allows for a maximum building height of 35 feet. A portion of the existing building is five (5) stories, which exceeds the 35- foot height limit and the remainder is three (3) stories. The City's records are unclear as to the previous construction with regards to the height. The hospital is proposing to add two (2) stories above the 3- story section of the building, which will allow for additional beds. Conceptual building elevations are included in the PUD document. The existing hospital is located near the US-1 corridor, lying east of US Highway 1 at the corner of SE Tiffany Avenue and SE Hillmoor Drive.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the PUD conceptual plan on October 11, 2023.

Public Notice Requirements

Public notice was mailed to owners within 750 feet on December 20, 2023, and the file was included in the published notification for the Planning & Zoning Board's agenda.

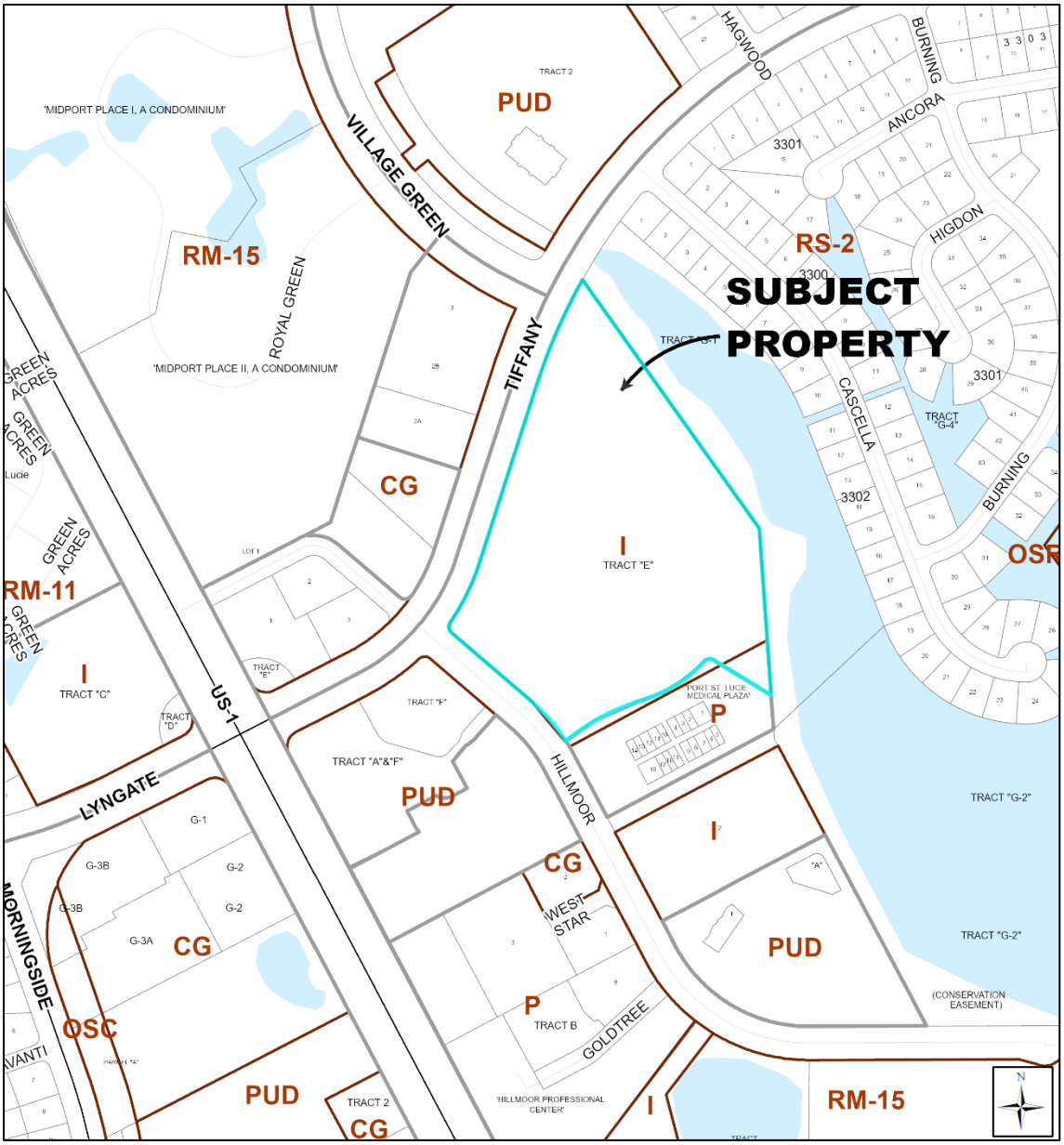
Location and Site Information

Parcel Number:	3420-750-0005-000-8
Property Size:	16.96 acres
Legal Description:	PORT ST LUCIE-SECTION 50 - TRACT E-LESS AS IN OR 394-2490
Future Land Use:	Institutional (I), Residential Office Institutional (ROI)
Existing Zoning:	Institutional (I), Professional (P)
Existing Use:	Hospital
Requested Zoning:	Planned Unit Development (PUD)
Proposed Use:	Hospital

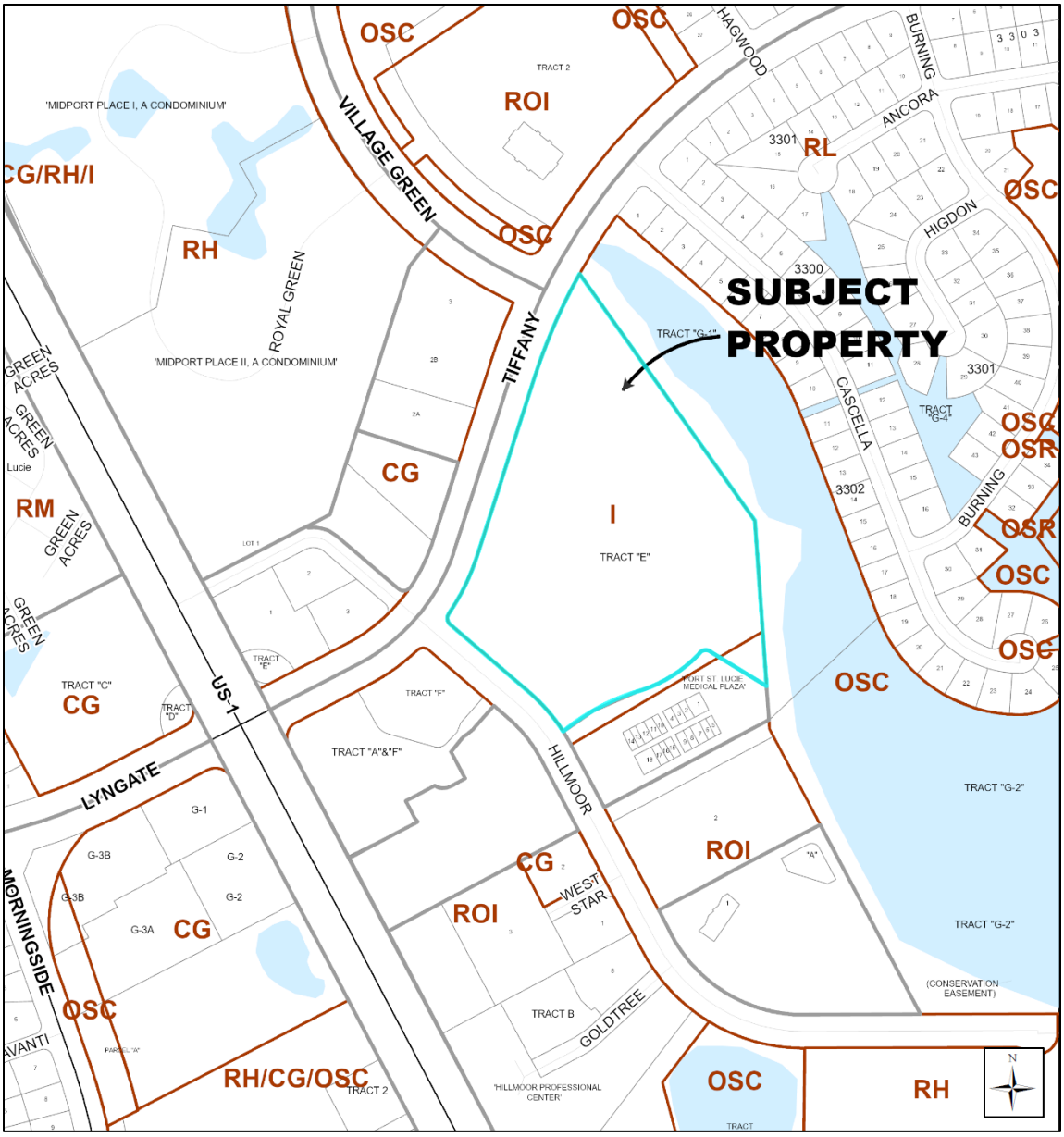
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Medical offices
South	ROI	P	Medical offices
East	OSC	RS-2	City-owned lake and Woodstork Trail
West	ROI	PUD	Vacant day care building and medical offices

RS-2-Single-Family Residential; PUD-Planned Unit Development; OSC-Open Space Conservation; CG-General Commercial; P-Professional; ROI-Residential, Office Institutional


SUBJECT PROPERTY
PUD
TRACT 2
'MIDPORT PLACE I, A CONDOMINIUM'
VILLAGE GREEN
HAGWOOD
BURNING
ANCORA
3301
RS-2
3300
HIGDON
RM-15
ROYAL GREEN
'MIDPORT PLACE II, A CONDOMINIUM'
TIFFANY
CASCELLA
TRACT "G-4"
3302
CG
I
TRACT "E"
OSR
GREEN ACRES
RM-11
TRACT "C"
TRACT "D"
US-1
LYNGATE
TRACT "F"
TRACT "A"&"F"
PUD
PORT ST. LUCIE MEDICAL PLAZA
P
HILLMOOR
TRACT "G-2"
G-1
G-3B
G-2
G-3A
WEST STAR
MORNINGSIDE
OSC
TRACT B
GOLDTREE
(CONSERVATION EASEMENT)
'HILLMOOR PROFESSIONAL CENTER'
RM-15
N

Zoning Map


SUBJECT PROPERTY
OSC
ROI
RH
RL
CG
I
RM
CG/RH/I
RH/CG/OSC
OSR
TRACT "E"
TRACT "G-1"
TRACT "G-2"
TRACT "G-4"
TRACT "A"&"F"
TRACT "C"
TRACT B
'MIDPORT PLACE I, A CONDOMINIUM'
'MIDPORT PLACE II, A CONDOMINIUM'
'HILLMOOR PROFESSIONAL CENTER'
(CONSERVATION EASEMENT)
VILLAGE GREEN
ROYAL GREEN
TIFFANY
HAGWOOD
BURNING
ANCORA
HIGDON
CASCELLA
US-1
LYNGATE
MORNINGSIDE
HILLMOOR
WEST STAR
GOLDTREE
GREEN ACRES
3300
3301
3302
N

Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency

This rezoning and PUD document and plan is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 Institutional (I) and Residential, Office, Institutional (ROI) allows a maximum intensity of 30% building coverage and a total height of 75 feet with a PUD. The projected height for the building is 67 feet and is compatible with the existing surrounding uses. The rezoning to PUD is also consistent with Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts. PUD is a compatible zoning district with the Institutional (I) and Residential, Office, Institutional (ROI) future land use designation.

ZONING REVIEW (ARTICLE X)

Project Description: The Applicant's request is to rezone approximately 16.96-acres from the Institutional (I) and Professional (P) zoning classification to the Planned Unit Development (PUD) zoning classification for the expansion of the existing hospital.

Standards for District Establishment

Area Requirement	The subject property for the PUD totals 16.96 acres; which exceeds the 2-acre minimum requirement for the establishment of a PUD required by section 158.172 (A) of the City's Zoning Code.
Relation to Major Transportation Facilities	The development will contain two (2) full vehicular access points, which will be provided from SE Hillmoor Drive.
Consistency with City's Comprehensive Plan	Per Section 158.172 (E), to be eligible for consideration, a PUD rezoning proposal must be found to be consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole. The Applicant's proposal is consistent with Comprehensive Plan Policy 1.1.4.10 as the Institutional and ROI land use designation allows a maximum building coverage of 30% and impervious surface shall not exceed 80%.
Relation to Utilities, Public Facilities, and Services	Adequate utilities are in place to service the development. Additional review will be provided at the site plan and detail plan submittal.
Evidence of Unified Control of Area	Unified Control of Area has been provided.

PUD Conceptual Master Plan and Regulation Book Requirements

PUD Concept Plan and Regulation Book	A PUD concept plan and the regulation book have been provided.
Residential Density and non-residential intensity	The non-residential intensity is consistent with the comprehensive plan provisions identified in policy 1.1.4.10 and denoted above (Comprehensive Plan Review).

Provision for Pedestrian Circulation	Pedestrian circulation and connectivity within the PUD as well as connections to adjacent uses and proposed parking lot across the street to the west will be emphasized in the design of the site plan.
Off Street Parking and Loading Requirements	Off-street parking is proposed at a ratio of 2.5 parking spaces per bed, excluding bassinets, which is consistent with City Code. Shared parking will be provided with the hospital-owned property to the west, across Hillmoor Drive. The site contains a vacant daycare center which will be demolished and replaced with a parking lot.
Underground Utilities	All utilities lines are installed underground.
Protection of Natural Features	The site is developed.
Stormwater	The proposed development will have a site plan and construction plans that will be submitted for review and approval. Onsite stormwater will be collected onsite and will meet the requirements of the City and SFWMD.
Landscaping and Buffering Requirements	The City Code requires a landscape buffer wall along the eastern property line abutting the City's Open Space tract. Per Section 154.12 (C) of the City's Landscaping Code, the Site Plan Review Committee may approve requests to substitute landscaping for a wall if the adjacent property is used for storm water retention. Since the adjacent property is a City-owned lake and trail with existing vegetation, the PUD proposes to provide an exemption for the wall. The remainder of the landscaping shall conform to the City Code.

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of this PUD conceptual plan on October 11, 2023.

Staff finds the proposed PUD to be consistent with the direction and intent of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval
- Motion to recommend approval with conditions
- Motion to recommend denial

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.

St. Lucie HCA Hospital

Planned Unit Development (PUD)

PUD Rezoning Application

City Project Number: P23-169
PSLUSD #5006-03
Ordinance ____-_____ , City of Port St. Lucie

Prepared for:
HCA Health Services of Florida, INC.
PO Box 1504
Nashville, TN 37202

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

December 21, 2023

TABLE OF CONTENTS

List of Exhibits……3
Project Team……..4
Owners Authorization and Incumbency Certificate……5-6
Introduction and General Site Data……7
Location Map……8
Aerial Map……9
Future Land Use and Zoning Map……10
PUD Application Check List……11
Statement of Unified Control and Binding PUD Agreement……12
Legal Description……13
Property Cards and Warranty Deeds……14-17
General Standards for District Establishment……18
Site Information……19
Development Uses and Standards……20-23
Conceptual Site Plan……24
Architectural Elevations……25

LIST OF EXHIBITS

Exhibit 1	Owner's Authorization and Incumbency Certificate
Exhibit 2	PUD Application Checklist
Exhibit 3	Statement of Unified Control and Binding PUD Agreement
Exhibit 4	Legal Description
Exhibit 5	Property Cards and Warranty Deeds
Exhibit 6	General Standards for District Establishment
Exhibit 7	Site Information
Exhibit 8	Development Uses and Standards
Exhibit 9	Conceptual Plan
Exhibit 10	Architectural Elevations

PROJECT TEAM

Owner/Applicant: HCA Health Services of Florida, INC (HCA Florida St. Lucie Hospital)

Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34984

Landscape Architect:
Kimley-Horn and Associates, INC
445 24th Street, Suite 200
Vero Beach, FL 32960

Civil Engineer:
Kimley-Horn and Associates, INC
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

Traffic Engineer:
Kimley-Horn and Associates, INC
477 S Rosemary Avenue, Suite 215
West Palm Beach, FL 33401

Surveyor:
Caufield and Wheeler, INC.
1900 Glades Road, Suite 100
Boca Raton, FL 33434

EXHIBIT 1

OWNER'S AUTHORIZATION

HCA Florida
St. Lucie Hospital

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

Re: Owner's Authorization – HCA Florida St. Lucie Hospital (HCA), North Tower Expansion

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent HCA Florida St. Lucie Hospital, as applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

Name: Corey Lovelace

Title: Vice President

Date: 9/5/23

1800 Southeast Tiffany Ave.
Port St Lucie, FL 34952
HCAfloridahealthcare.com/stluciehospital

INCUMBENCY CERTIFICATE
HCA HEALTH SERVICES OF FLORIDA, INC.

The undersigned, being the Vice President and Assistant Secretary of **HCA HEALTH SERVICES OF FLORIDA, INC.**, a Florida corporation (the "Company"), does hereby certify that the following named persons have been duly elected and are current officers of the Company holding the office set forth opposite their name below with authority to sign on behalf of said Company:

Name	Office
Nicholas L. Paul	Vice President
Corey Lovelace	Vice President

IN WITNESS WHEREOF, the undersigned has hereunto set his hand as of this 23rd day of August, 2023.

By: _____
John M. Franck II
Vice President and Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledgment before me on this 23rd day of August, 2023, by John M. Franck II, with whom I am personally acquainted, and who, upon oath, acknowledged he is the Vice President and Assistant Secretary of HCA Health Services of Florida, Inc., a Florida corporation.

DENINE J PRITCHETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 9/7/26

INTRODUCTION

The St. Lucie HCA Hospital PUD is a master planned medical campus covering approximately 16.96 ac. SE Hillmoor Drive will facilitate direct vehicular access to the campus. An existing day care facility located west of SE Hillmoor Dr. and under the same ownership is intended to be redeveloped to provide additional off-site parking to support the expanded medical program.

The intent of the rezoning application is to provide development criteria for the expansion of the existing hospital campus to continue to adequately serve the growing population and address non-conforming elements of the existing site arrangement.

GENERAL SITE DATA

Parcel ID Numbers: 3420-750-0005-000-8

General Location: East of US-1 and South-Eastern quadrant of the intersection of SE Tiffany Ave. and SE Hillmoor Dr.

Street Address: 1800 SE Tiffany Avenue

Overall Site Area: 16.96 acres

Existing Zoning: Institutional (I) and Professional (P)

Proposed Zoning: Planned Unit Development (PUD)

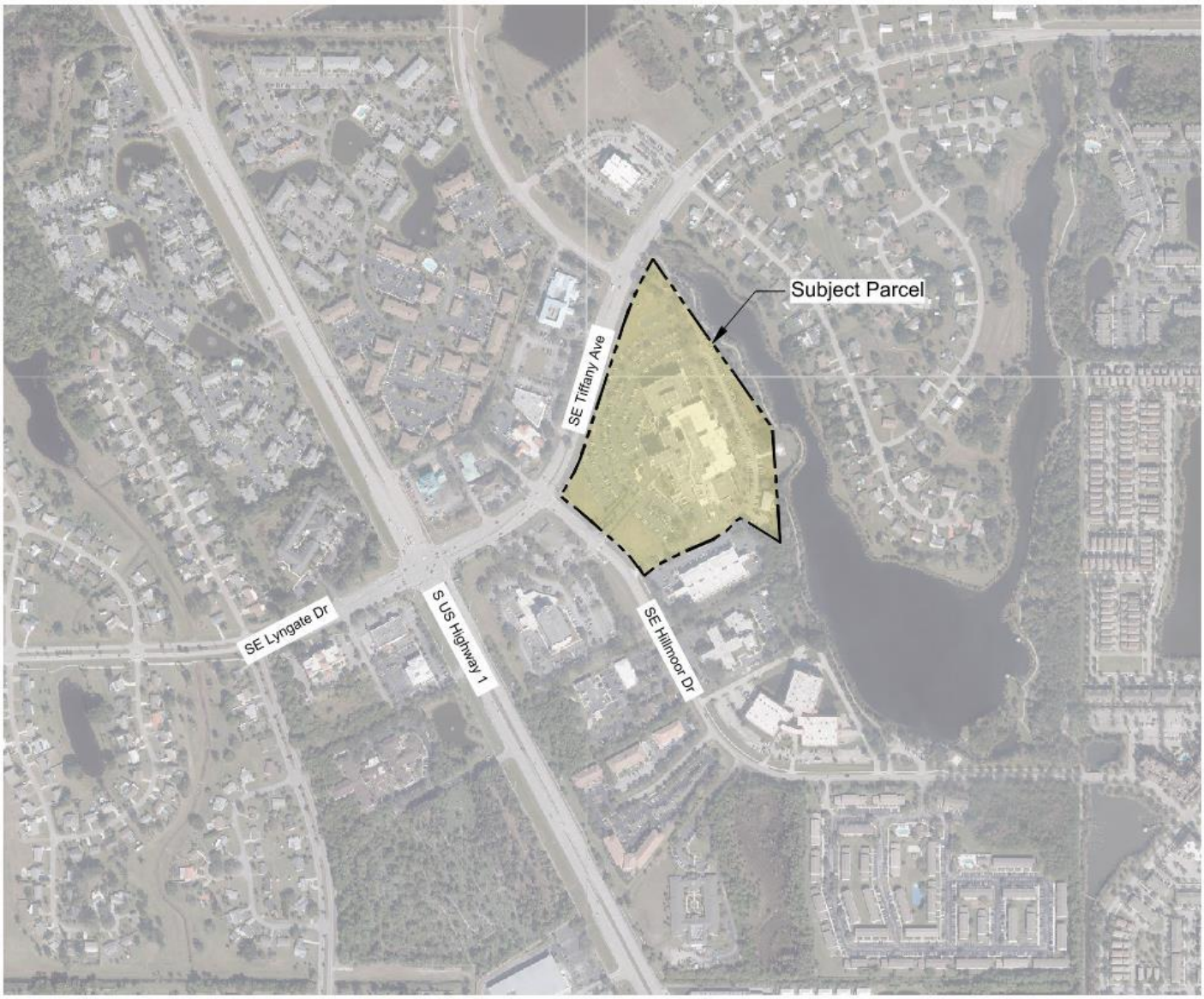
Existing Future Land Use: Institutional (I) and Residential/Office/Institutional (ROI)

Surrounding Zoning, Future Land Use, and Existing Use:

	Zoning	Future Land Use	Existing Use
North	CG	CG	General Commercial
South	Professional	ROI	Medical Office
East	RS-2	OSC	Open Space
West	PUD	ROI	General Commercial

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Site Location Map



Legend

Subject Parcel

St. Lucie HCA
Hospital PUD

NORTH

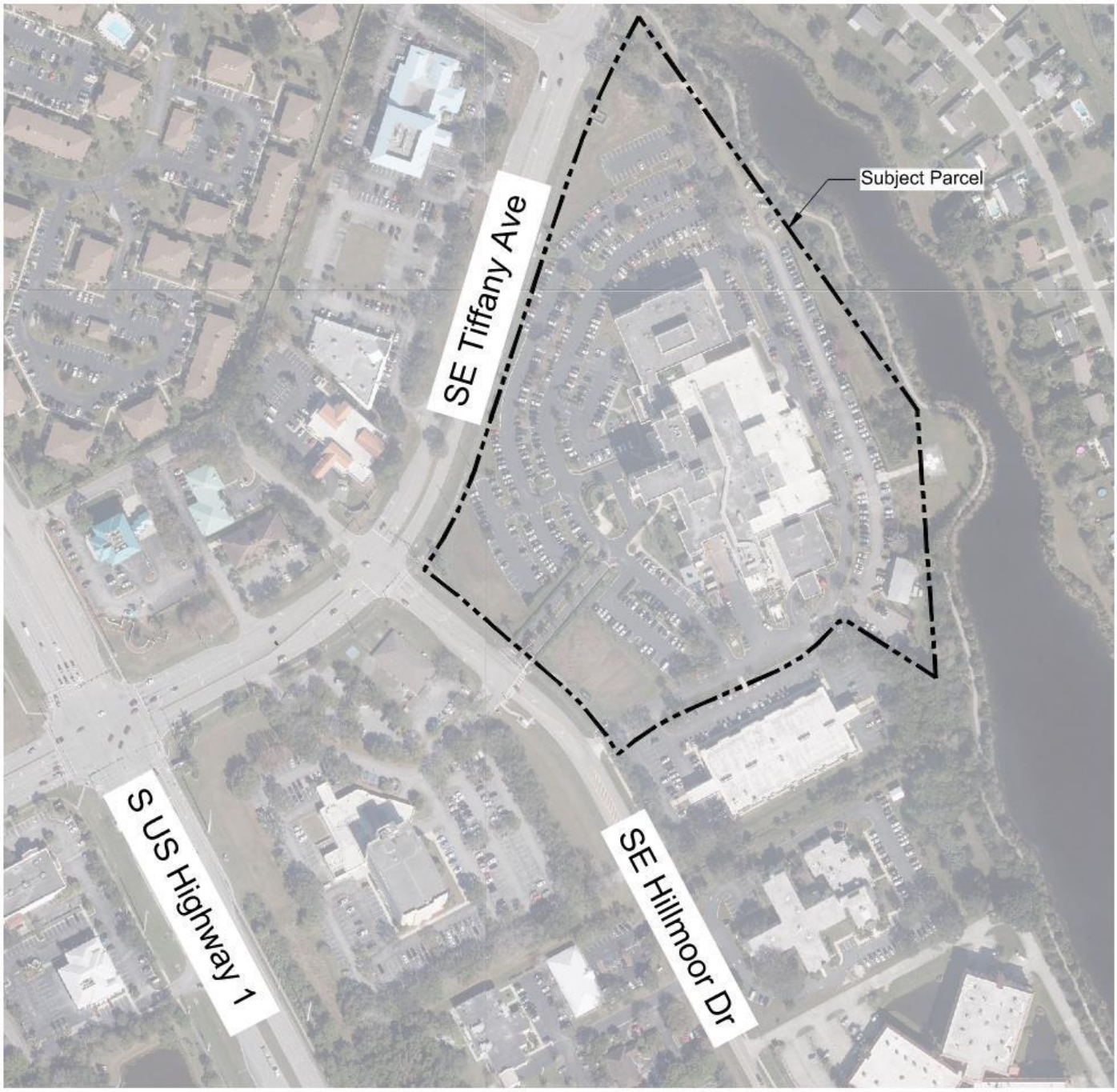
Scale: nts
Date: December 20, 2023

City of Port St. Lucie

(P23-169) 8

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Aerial Map



NORTH

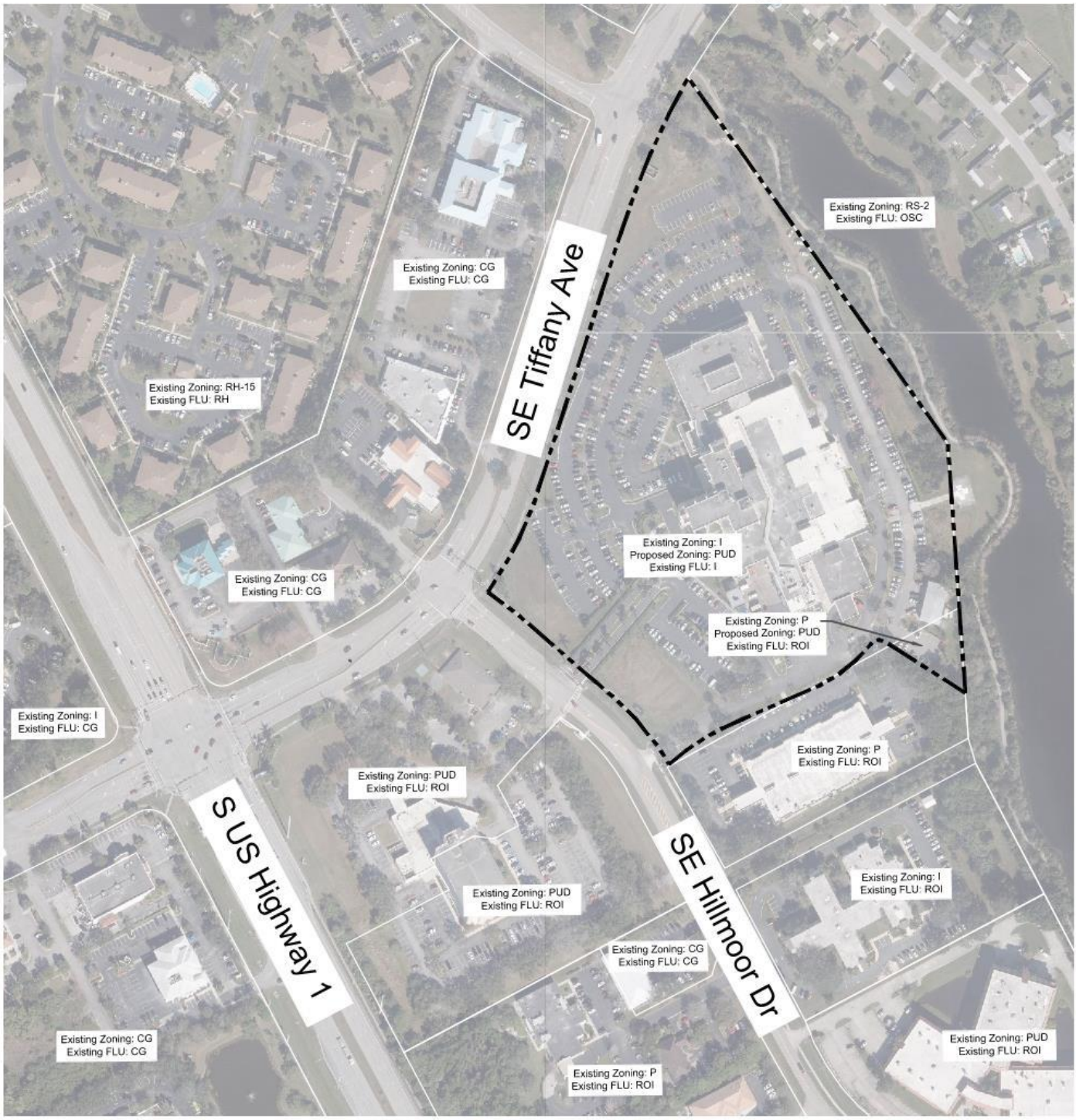
Scale: nts
Date: December 20, 2023

St. Lucie HCA Hospital PUD
City of Port St. Lucie

(P23-169) 9

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Future Land Use and Zoning Map



NORTH

Scale: nts
Date: December 20, 2023

St. Lucie HCA Hospital PUD
City of Port St. Lucie

(P23-169) 10

EXHIBIT 2

PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD is enclosed as Exhibit 3.

2. St Lucie HCA Hospital PUD is an existing medical campus including a hospital and supporting office uses providing medical services to the community.

3. The Conceptual Plan for St Lucie HCA Hospital PUD is enclosed as Exhibit 9.

4. See Exhibit 6 for General Standards established for this PUD. Development Uses and Standards are enclosed in Exhibit 8.

5. Includes the rezoning of approximately 16.96 acres located in a portion of the City of Port St. Lucie eastward of US-1. The site is bordered by SE Tiffany Ave to the north, Hillmoor Dr to the west, supporting medical offices to the south, and open space to the east.

EXHIBIT 3

STATEMENT OF UNIFIED CONTROL
AND BINDING PUD AGREEMENT

The property as described as follows:

- 1800 SE Tiffany Avenue Parcel ID: 3420-750-0005-000-8

and specified in the application package, is owned by, and under the unified control of, the undersigned, HCA Health Services of Florida, Inc. shall proceed with the proposed 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 PUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to PUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of September, 2023.

HCA HEALTH SERVICES OF FLORIDA, INC., a Florida corporation

By: _____
Corey Lovelace

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (check one) [✓] physical presence or [ ] online notarization, this 4th day of ~~September~~ October, 2023, by Corey Lovelace, as Vice President of HCA Health Services of Florida, Inc., a Florida corporation. Said person (check one) [✓] is personally known to me, [ ] produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or [ ] produced other identification, to wit: _____.

[Affix Notary Seal]

Notary Public State of Florida
Patricia L Ramjitsingh
My Commission
HH 263775
Exp. 5/11/2026

Print Name: Patricia L Ramjitsingh
Notary Public, State of Florida
Commission No.: HH 263775
My Commission Expires: 5/11/2026

EXHIBIT 4

LEGAL DESCRIPTION

PORT ST LUCIE - SECTION 50 - TRACT E-LESS AS IN OR 394-2490 - (16.96AC) (MAP 44/01N) (OR 394-2490)

WITHIN A REPLAT OF A PORTION OF SAINT LUCIE GARDENS AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORD OF ST LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, RUN S 89°57’11” W, 1308.83 FEET; THENCE S 00°16’32” W, 35.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY THROUGH WHICH A RADIAL LINE BEARS N 00°03’00” W, AND HAVING A RADIUS OF 3873.81 FEET, SAID POINT BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN 697.20 FEET SOUTHWESTERLY ALONG THE ARC OF AFORESAID CURVE THROUGH A CENTRAL ANGLE OF 10°18’43” TO A POINT OF COMPOUND CURVATURE, CONCAVE SOUTHEASTERLY THROUGH WHICH A RADIAL LINE BEARS N 10°21’43” W AND HAVING A RADIUS OF 1730.00 FEET, THENCE 1689.69 FEET SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°57’39”, THENCE N 63°50’17” W 140.12 FEET, THENCE 197.13 FEET SOUTHWESTERLY ALONG THE ARC OF A CURVE THROUGH A CENTRAL * TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE 414.48 FEET SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°48’27” TO A POINT OF TANGENCY; THENCE S 62°37’51” W, 293.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO ONE; THENCE S 27°53’44” E, 2183.60 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO ONE; THENCE N 89°58’08” E, 493.29 FEET; THENCE N 89°47’52” E, 1321.11 FEET; THENCE N 00°16’33” E, 4095.47 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE SITUATED IN THE CITY OF PORT ST LUCIE, ST LUCIE COUNTY, FLORIDA, CONTAINING 198.74 ACRES, MORE OR LESS.

*ANGLE OF 06°02’24” AND A RADIUS OF 1870 FEET, THENCE S 17°49’24” W, 561.57 FEET.

EXHIBIT 5

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1800 SE TIFFANY AVE
Sec/Town/Range: 01/37S/40E
Parcel ID: 3420-750-0005-000-8
Jurisdiction: Port Saint Lucie

Use Type: 7300
Account #: 108753
Map ID: 44/01N
Zoning:

Ownership

HCA

Attn:Tax Dept
PO Box 1504
Nashville, TN 37202

Legal Description

PORT ST LUCIE-SECTION 50- TRACT E-LESS AS IN OR 394-2490- (16.96 AC) (MAP 44/01N) (OR 394-2490)

Current Values

Just/Market Value:	$25,929,600
Assessed Value:	$25,929,600
Exemptions:	$0
Taxable Value:	$25,929,600

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	237,626
Gross Sketched Area (SF):	253,920
Land Size (acres):	16.98
Land Size (SF):	739,648

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 1, 1983	0394 / 2490	XX01	CV		$0

Building Information (1 of 2)

Finished Area: 234,426 SF

Gross Sketched Area: 249,248 SF

Exterior Data

View:	Roof Cover: Gypsum	Roof Structure: Steel Conc
Building Type: HOSP	Year Built: 1983	Frame:
Grade: Y_D	Effective Year: 1987	Primary Wall: Brk/Masonry
Story Height: 5 Story	No. Units: 228	Secondary Wall:

Exhibit 5 (Cont'd)

593937

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

This Warranty Deed Made the 27th day of January A. D. 1983 by C.R. CAMBRON, as Trustee under the provisions of a Trust Agreement dated 7/30/80, hereinafter called the grantor, to
HOSPITAL CORPORATION OF AMERICA
a corporation existing under the laws of the State of Tennessee, with its permanent postoffice address at One Park Plaza, Post Office Box 550, Nashville, Tennessee 37203, 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, Florida, viz:

Tracts "A" and "F", of PORT ST. LUCIE SECTION FIFTY, according to the Plat thereof, recorded in Plat Book 20, Pages 14, 14A, 14B and 14C, of the Public Records of St. Lucie County, Florida.

SUBJECT TO conditions, restrictions, reservations, limitations, and easements of record, applicable zoning ordinances, real estate taxes and assessments for the year 1983 and subsequent years.

(Continued on Rider attached)

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, 1982.

In Witness Whereof, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

C.R. CAMBRON, as Trustee (L.S.)

(L.S.)

STATE OF FLORIDA,
COUNTY OF ST. LUCIE,

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared C.R. CAMBRON, as Trustee under the provisions of a Trust Agreement dated 7/30/80, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of January, A. D. 1983.

Notary Public
STATE OF FLORIDA AT LARGE
My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 17 1985
BONDED THRU GENERAL INS. UNDERWRITERS
(NOTARY SEAL)

This Instrument prepared by:
Address WARNER, FOX & SEELEY
Attorneys At Law
200 Atlantic Avenue
P. O. Drawer 6
Stuart, Florida 33496

OR BOOK 392 PAGE 2086

3,784.01

Description: St Lucie,FL Document - Book.Page 392.2086 Page: 1 of 3
Order: gfjhj Comment:

(P23-169) 15

RIDER TO WARRANTY DEED FROM C. R. CAMBRON, AS TRUSTEE, TO HOSPITAL CORPORATION OF AMERICA, A TENNESSEE CORPORATION, DATED JANUARY 27, 1983, RE TRACTS "A" AND "F", OF PORT ST. LUCIE SECTION FIFTY, AS RECORDED IN PLAT BOOK 20, PAGES 14, 14A, 14B and 14C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

And the Grantor by this Deed fully warrants the title to the above described real estate and will defend the title against the lawful claims of all persons whomsoever. Subject, however, to the following conditions and restrictions:

1. The property is located within an area designated by the City of Port St. Lucie as Midport St. Lucie Assessment District No. 1, which will be subject to a continuing special assessment from time to time for the maintenance and repair of certain primary drainage structures including grass greenways, permanent water bodies, wet marsh areas, and natural areas which form a part of a comprehensive drainage plan for the District and provide opportunities for passive and active recreational use. In addition, the property may also be subject to additional special assessments as the District may from time to time determine to be necessary to provide revenues for the construction, repair, or maintenance of subsequent improvements.

2. The property is located in an area deemed by the Florida Division of State Planning to be a Development of Regional Impact, for which a Scheduling Agreement, dated February 10, 1978, has been entered into between General Development Corporation and the Division. A master plan has been filed pursuant to that agreement, under which the subject property has been designated as commercial/office. Accordingly, development of the subject property shall be required to be in compliance with the master plan designation on file with the Division.

3. The premises shall be used for the sole purpose of medical/professional office building, including, but not limited to, law offices, dentists, accountants, engineers, architects, drugstore/pharmacy, florists, gifts/hobby shop, camera shop, prosthetic devices and equipment, medical supplies, and such others as may be consistent with the master plan referred to in paragraph 3. above.

4. Prior to the commencement of construction of any kind, including but not limited to, original construction and subsequent or future alterations or modifications, all plans and specifications shall be submitted to General Development Corporation for approval. General Development Corporation shall review the data submitted as to aesthetical, functional, and economical conformance with the area and its proposed development, and agrees that its approval shall not be unreasonably withheld.

5. The conditions and restrictions provided for in paragraphs 3. and 4. above shall remain in full force and effect until September 5, 2000, at which time the same shall automatically cease and terminate.

6. There shall be no separate sale, subdivision, or strip development of Tract "A"; Tracts "A" and "F" shall at all times be considered to be and treated as a single tract of land and be developed consistent with such treatment. This condition shall be a covenant running with the land.

7. There shall be and continue to be a 100 foot building set-back line from the existing U. S. Highway No. 1 right-of-way; provided, however, the Grantee and his successors in title shall have the right and privilege to use such set-back area for parking and landscape improvement.

OR BOOK 392 PAGE 2087

Description: St Lucie,FL Document - Book.Page 392.2086 Page: 2 of 3
Order: gfjhj Comment:

RIDER TO WARRANTY DEED (Continued from Page 1)

8. At no time shall there ever be any direct access or right-of-ingress or egress to or from U. S. Highway No. 1 to either Tract "A" or Tract "F". All rights of ingress and egress shall be from Tiffany Avenue and Hillmoor Drive.

9. The provisions of paragraphs 6., 7. and 8. above shall be covenants running with the land.

10. This conveyance shall be subject to taxes for the year 1983 and subsequent years; and to any conditions, restrictions, limitations, easements and rights-of-way of record.

11. This deed is further executed subject to reservations contained in a Deed from the Trustees of the Internal Improvement Fund of the State of Florida to I. C. Helmly Furniture Company, Incorporated, dated November 22, 1944, and recorded December 21, 1944, in Deed Book 114, at Page 145, of the Public Records of St. Lucie County, Florida, as the same has been modified by Deed from the Trustees of the Internal Improvement Fund of the State of Florida to General Development Corporation dated March 10, 1961, and recorded April 3, 1961, in Official Records Book 7, at Page 124, of the Public Records of St. Lucie County, Florida.

1983 JAN 27 PM 3:56

593937

Page 2 of 2

OR BOOK 392 PAGE 2088

Description: St Lucie,FL Document - Book.Page 392.2086 Page: 3 of 3
Order: qfjbj Comment:

EXHIBIT 6

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

General Information: Existing hospital and supporting medical office uses are intended to continue.

Area Requirements: The proposed St Lucie HCA Hospital PUD property is approximately 16.96 acres meeting the 2-ac minimum requirement to be considered for establishment of a PUD.

Relation to Major Transportation Facilities: The St Lucie HCA Hospital PUD property is located on the east side of US-1 with SE Tiffany Avenue along the northern property boundary. SE Hillmoor Drive is located along the western property boundary and shall continue to facilitate vehicular access to the site. The development is arranged in a manner to provide access to the property without creating or generating traffic along minor streets within residential areas or districts outside the PUD.

Relation to Utilities, Public Facilities and services: The St Lucie HCA Hospital PUD property is served by Port St. Lucie Utility Systems Department for water and wastewater, and Florida Power & Light for electricity.

Physical Character of the Site: The property is located within the eastern portion of the City. The site hosts the existing St Lucie Medical Center hospital campus. An existing day care parcel west of SE Hillmoor Dr. is intended to be redeveloped as a parking lot to support the expanded hospital facility and medical offices.

Consistency with the City Comprehensive Plan: The St Lucie HCA Hospital PUD shall continue to function with the existing future land use designations of Institutional (I) and Residential/Office/Institutional (ROI). Policy 1.1.1.1(a) designates (I) as a category intended to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, child care, various group home categories, as well as other uses defined in the zoning code. Policy 1.1.4.2(a) designates (ROI) as a mixed-use category to serve development along major corridors as transitional land uses between more intensive commercial areas.

EXHIBIT 7

SITE INFORMATION

(A) Total Area:

Land Uses included within this PUD and approximate area:

(I) - Institutional	16.67 ac
(ROI) – Residential/Office/Institutional	0.29 ac
TOTAL	16.96 ac

(B) Pedestrian Ways:

The major system of pedestrian movement will consist of existing sidewalks adjacent to the property and within the City rights-of-way. Existing connection points into the site shall remain, although consideration shall be given to potential improvements to the existing pedestrian system such as providing additional access points or potentially relocating existing access point to more strategic locations. Internal pedestrian circulation shall remain intact.

EXHIBIT 8

DEVELOPMENT USES AND STANDARDS

The following section will govern overall design, development and use guidelines for development occurring within the St Lucie HCA Hospital PUD. The following section will provide development standards relating to permitted and special exception uses, landscaping, tree protection, irrigation, site lighting, and architectural design standards.

Section 1. Development Uses and Standards

(A) Purpose. The purpose of Residential/Office/Institutional (ROI) and Institutional (I) areas shall be to locate and establish areas within the PUD which are deemed to be uniquely suited for the development and maintenance of a hospital campus with supporting medical offices; and 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. The following standards shall be met in designing Residential/Office/Institutional (ROI) and Institutional (I):

(B) Permitted Principal Uses and Structures. The following principal uses and structures are permitted within the PUD:

1) Hospital and supporting medical facilities;
2) Mobile MRI Station or similar temporary mobile medical facility;
3) Emergency Department;
4) Parking Garage

(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 2 hereof.

(E) Minimum Lot Requirement.

A minimum of twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet

(F) Maximum Building Coverage. Thirty (30) percent provided that the maximum impervious surface does not exceed eighty (80) percent. Building coverage does not apply to a parking garage.

(G) Maximum Building Height. Seventy-five (75) feet.

(H) Minimum Building Size.

Buildings shall have a minimum total gross floor area of one thousand-two hundred (1,200) square feet.

(I) Setback Requirements and Buffering.

1) Building setback requirements shall be twenty-five (25) feet from SE Tiffany Avenue and SE Hillmoor Drive rights-of-way, and ten (10) feet from side and rear property lines.
2) Buffering. All mechanical equipment shall be screened per the citywide design standards. Buffering shall be provided in accordance with Chapter 154.

(J) Off-Street Parking and Service Requirements. As set forth in Section 4 hereof.

Section 2. Accessory Structures

Accessory structures and uses are permitted in connection with any principal lawfully existing permitted use within the St. Lucie HCA Hospital PUD, provided that all accessory structures or uses are in full compliance with all setbacks, height, building coverage, and other requirements of the zoning district, and all other requirements of this section. 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. Accessory structures under 300 square feet in size are exempt from the Citywide Design Standards.

Section 3. Non-Conforming Uses, Buildings, and Accessory Uses

(A) It is the intent of this PUD to permit existing non-conformities to continue until they are voluntarily removed.

(B) To avoid undue hardship, nothing within this PUD property shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was completed prior to the effective date of enactment or amendment of this chapter. Actual construction is hereby defined to include the placing of building materials in permanent position and the fastening thereof in a permanent position and the fastening thereof in a permanent manner.

Section 4. 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. Off-street parking aisle width may be a minimum of 24' wide for 90° parking stalls.

1) Hospital: 2.5 spaces per bed, excluding bassinets.

(B) Shared or joint use of parking facilities within the St. Lucie HCA Hospital PUD property is permitted.

(C) 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 fifteen (15) contiguous spaces.

(D) Parking garage, where proposed, shall be designed with internal ramping not visible from the street and access should not be directly from major streets. Parking garage interiors shall be screened from view adjacent to roadways and residential areas by use of landscape screening grates, parapet walls, or architectural façade treatment.

(E) 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. Convenient pedestrian access to transit stops shall be provided.

2) The circulation system shall be hard-surfaced, ADA acceptable, and be at least 5 feet wide.

3) Public access to the lake shall be encouraged and interconnectivity is between parcels adjacent to the lake as shown on Exhibit 9 but is not mandated for those properties with specific security requirements.

Section 5. 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 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) No more than 80% of the required trees may be palm trees.

(5) A minimum of 50% of all required trees shall be native species.

(6) Appendix C: Table 1 of the Landscape Code shall be used to guide the landscaping plans.

(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 wire, and pad mounted transformer. 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) Landscape Buffer Strips. Landscaping shall be in accordance with Chapter 154, City of Port St. Lucie Land Development Regulations, except for those items specified herein.

(1) No wall shall be required adjacent to City-owned open space area eastward of the Hospital property in order promote pedestrian connectivity to the existing nature trail system, lake, and avoid impacts to established trees and landscaping.

(2) A landscape strip that is at least five (5) feet in depth shall be located between a building and a parking space, driveway, or a sidewalk. Where the rear of a building is not generally accessible or visible to the general public, such as a service or loading area, there shall be no requirement for a landscape strip to be located between vehicular use areas and a building.

(3) 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.

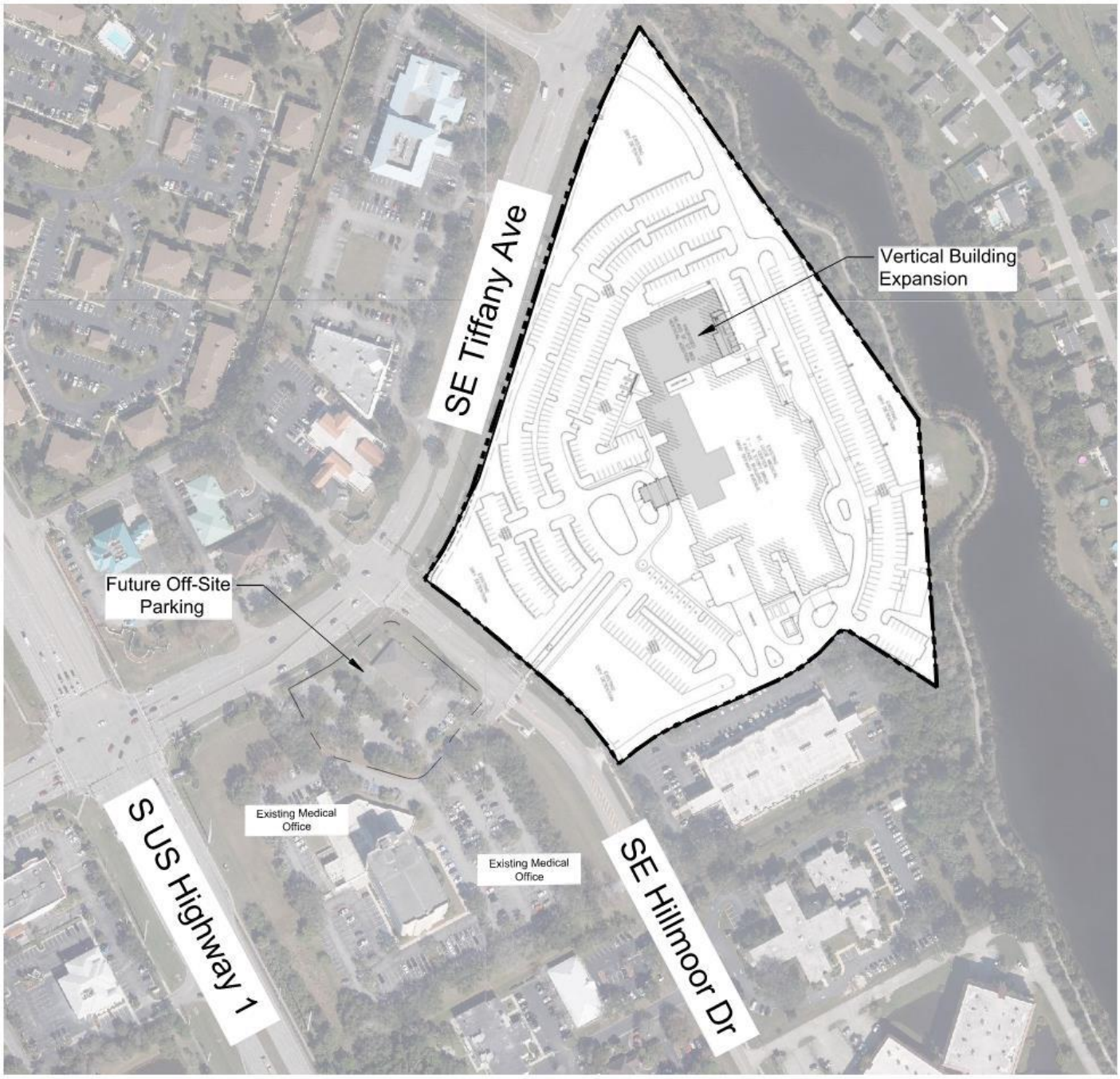
Section 6. Site Lighting

Site lighting shall be in accordance with Sec. 158.221 Off-Street Parking and Lighting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

EXHIBIT 9

Conceptual Site Plan



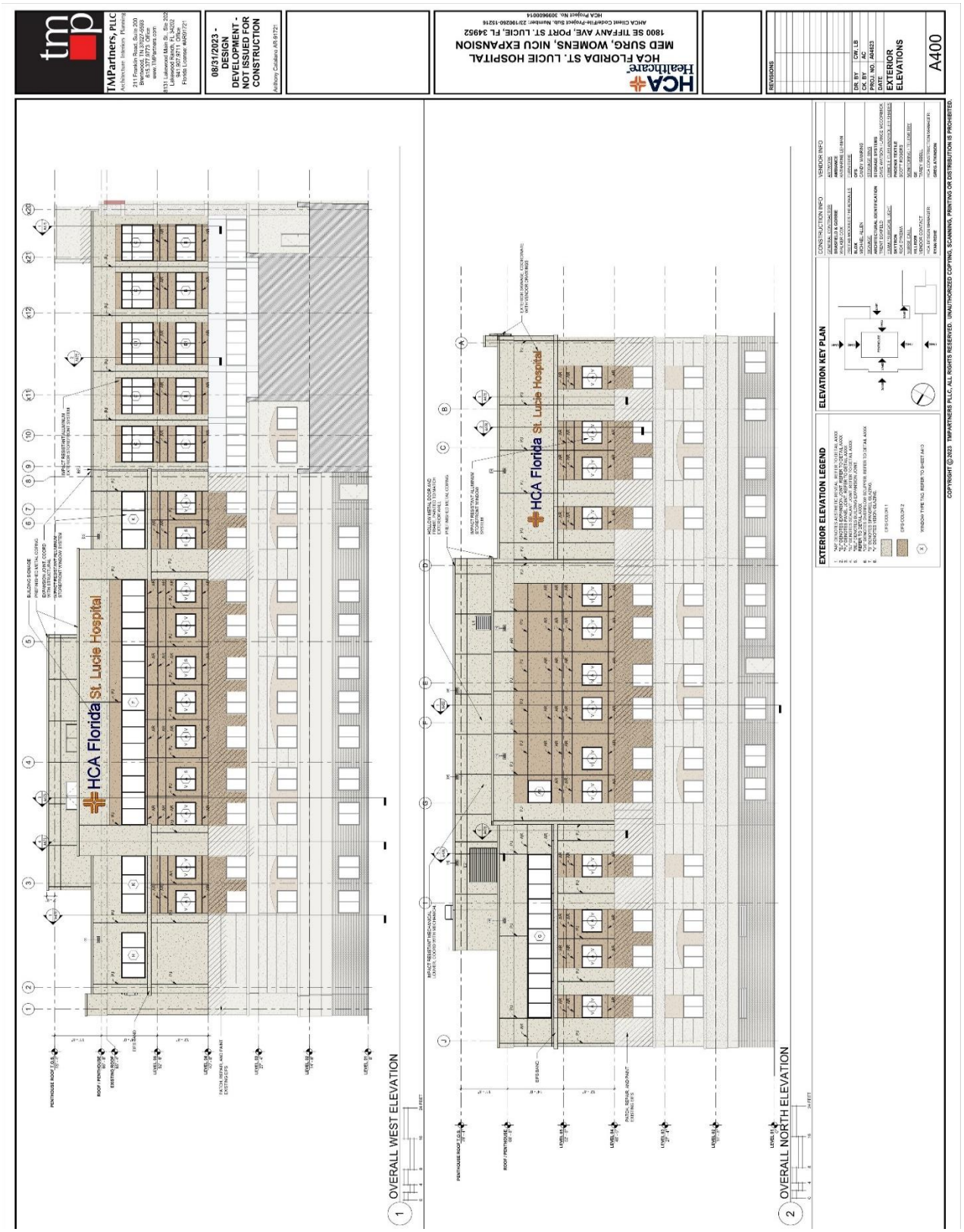
NORTH

Scale: nts
Date: December 20, 2023

St. Lucie HCA Hospital PUD
City of Port St. Lucie

EXHIBIT 10

ARCHITECTURAL ELEVATIONS (conceptual)



(P23-169) 25

P23-169 St. Lucie HCA Hospital - Expansion

TYPE	STATUS	BUILDING TYPE
PR	CUSTOMER RESPONSED	

ASSIGNED TO

Breanna Vasquez; Public Works Engineering; Ivan Betancourt; Bret Kaiser; Francis Forman

ADDRESS

1800 SE Tiffany Ave, Port St Lucie

SECTION	BLOCK	LOT
50	Tr E	

LEGAL DESCRIPTION

Parcel #1:
PORT ST LUCIE-SECTION 50 - TRACT E-LESS AS IN OR 394-2490- (16.96AC) (MAP 44/01N) (OR 394-2490)

SITE LOCATION

South-Eastern quadrant of the intersection of US-1 and SE Tiffany Ave.

PARCEL #

3420-750-0005-000-8

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
I		I	PUD

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
16.96		

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

The St. Lucie HCA Hospital PUD is a master planned medical campus composed of approximately 16.96 ac. The St. Lucie Medical Center hospital facility currently exists on the larger of the three parcels, an existing day care facility located on one of the smaller parcels is intended to be redeveloped to provide parking to support the expanded medical program, and the third parcel hosts a supporting medical office with a parking lot and is intended to remain. The intent of the rezoning application is to provide development criteria for the expansion of the existing hospitcal campus to continue to adequately serve the growing population and address non-conforming elements of the existing site arrangement.

Primary Contact Email

myates@lucidodesign.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Matthew	Yates

Business Name

Lucido and Associates

ADDRESS

701 E Ocean Blvd

CITY	STATE	ZIP
Stuart	FL	34994

EMAIL	PHONE

myates@lucidodesign.com	7722202100

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
Hospital Corp America (HCA)

ADDRESS
PO Box 1504

CITY	STATE	ZIP
Nashville	TN	37202

EMAIL	PHONE
ryan.rohe@hcahealthcare.com	(615) 344-2688

FINAL PERMIT INSPECTION REQUIRED BY:

WARRANTY DEED
FROM CORPORATION TO CORPORATION

597618

HAMCO FORM 33A

This Warranty Deed *Made and executed the* day of February *A. D.* 1983 *by*
HOSPITAL CORPORATION OF AMERICA
a corporation existing under the laws of the State of Tennessee, *and having its principal place of business at* One Park Plaza, Nashville, Tennessee 37202
hereinafter called the grantor, to
HCA HEALTH SERVICES OF FLORIDA, INC.
a corporation existing under the laws of the State of Florida, *with its permanent postoffice address at* Post Office Box 550, Nashville, Tennessee 37202
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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in* St. Lucie *County, Florida, viz:*

Tract "E" in PORT ST. LUCIE SECTION FIFTY, according to the Plat thereof, recorded in Plat Book 20, Pages 14, 14A through 14C, of the Public Records of St. Lucie County, Florida, LESS and EXCEPT that parcel retained by the Grantor described on Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO conditions, easements, limitations and restrictions of record; particularly those imposed upon the Grantor hereof by that certain Warranty Deed of record in Official Records Book 362, at Page 256, of the Public Records of St. Lucie County, Florida.

This is a Corrective Warranty Deed given to correct an earlier Deed recorded May 21, 1982, in Official Records Book 376, Page 2577, of the Public Records of St. Lucie County, Florida.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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*

(CORPORATE SEAL)

In Witness Whereof *the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.*

ATTEST: Charles A. Schliebs
Assistant Secretary

HOSPITAL CORPORATION OF AMERICA

Signed, sealed and delivered in the presence of:

By: D. J. Malone Jr.
David J. Malone, Jr., Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared David J. Malone, Jr. and Charles A. Schliebs

well known to me to be the Vice President and Assistant Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of February, A. D. 1983.

OR BOOK 394 PAGE 2490

Pamela Jane Anderson
Notary Public
STATE OF TENNESSEE, Davidson County
My Commission Expires: 1-18-87

(NOTARY SEAL)

This Instrument prepared by: WARNER, FOX & SEELEY
Address Attorneys At Law
200 Atlantic Avenue
P. O. Drawer 6
Stuart, Florida 33495

STATE OF FLORIDA DOCUMENTARY STAMP DEPT. OF REVENUE
MAR 1 '83
00.45

EXHIBIT "A"

PARCEL RETAINED BY HOSPITAL CORPORATION OF AMERICA

LEGAL DESCRIPTION:

A PORTION OF TRACT "E" IN PORT ST. LUCIE SECTION FIFTY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 14, 14A THROUGH 14C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "E"; THENCE N 27°53'44" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HILLMOOR DRIVE A DISTANCE OF 212.22 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 550 FEET THROUGH A CENTRAL ANGLE OF 4°44'32" A DISTANCE OF 45.52 FEET; THENCE N 54°35'01" E A DISTANCE OF 88.01 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 147.50 FEET THROUGH A CENTRAL ANGLE OF 12°00'00" A DISTANCE OF 30.89 FEET TO THE POINT OF TANGENCY; THENCE N 66°35'01" E A DISTANCE OF 215.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 282.50 FEET THROUGH A CENTRAL ANGLE OF 28°49'58" A DISTANCE OF 142.16 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 20.0 FEET THROUGH A CENTRAL ANGLE OF 83°49'57" A DISTANCE OF 29.26 FEET TO THE POINT OF TANGENCY; THENCE S 58°25'00" E A DISTANCE OF 208.82 FEET TO A POINT IN THE EAST LINE OF SAID TRACT "E"; THENCE S 04°03'30" E ALONG SAID EAST LINE A DISTANCE OF 97.90 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "E"; THENCE S62°06'16" W ALONG THE SOUTH LINE OF SAID TRACT "E" A DISTANCE OF 561.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.4 ACRES MORE OR LESS.

1983 MAR -1 AM 10: 24

FILED AND RECORDED
ST LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT

597618

OR BOOK 394 PAGE 2491

HCA Florida
St. Lucie Hospital

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

Re: Owner's Authorization – HCA Florida St. Lucie Hospital (HCA), North Tower Expansion

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for LUCIDO & ASSOCIATES to represent HCA Florida St. Lucie Hospital, as applicant during the governmental review process for the above noted project.

Thank you for your attention to this matter.

Sincerely,

Name: Corey Lovelace

Title: CEO

Date: 9/5/23

1800 Southeast Tiffany Ave.
Port St Lucie, FL 34952
HCAfloridahealthcare.com/stluciehospital

PORT ST. LUCIE
HEART OF THE TREASURE COAST

MEMORANDUM

TO: Francis Forman, Planner II
Planning and Zoning Department

FROM: Frank Knott, CRA Project Manager

DATE: December 12, 2023

RE: HCA Florida St. Lucie Hospital
PUD Rezoning (P23-169)
Minor Site Plan Amendment (P13-008-A1)

The City of Port St. Lucie Community Redevelopment Agency (CRA) staff is in support of the PUD Rezoning and Minor Site Plan Amendment to accommodate at 57 bed addition at the HCA Florida St. Lucie Hospital located at 1800 SE Tiffany Avenue.

The proposed improvements align with the CRA Master Plan Goals and Objectives by promoting business investment and economic development within the CRA.

Should you have any questions or need any additional information, please do not hesitate to reach out to me.

St. Lucie HCA Hospital
Planned Unit Development (PUD)
Rezoning Application
P23-169

Planning & Zoning Board Hearing

January 2, 2023

Francis Forman, Planner II

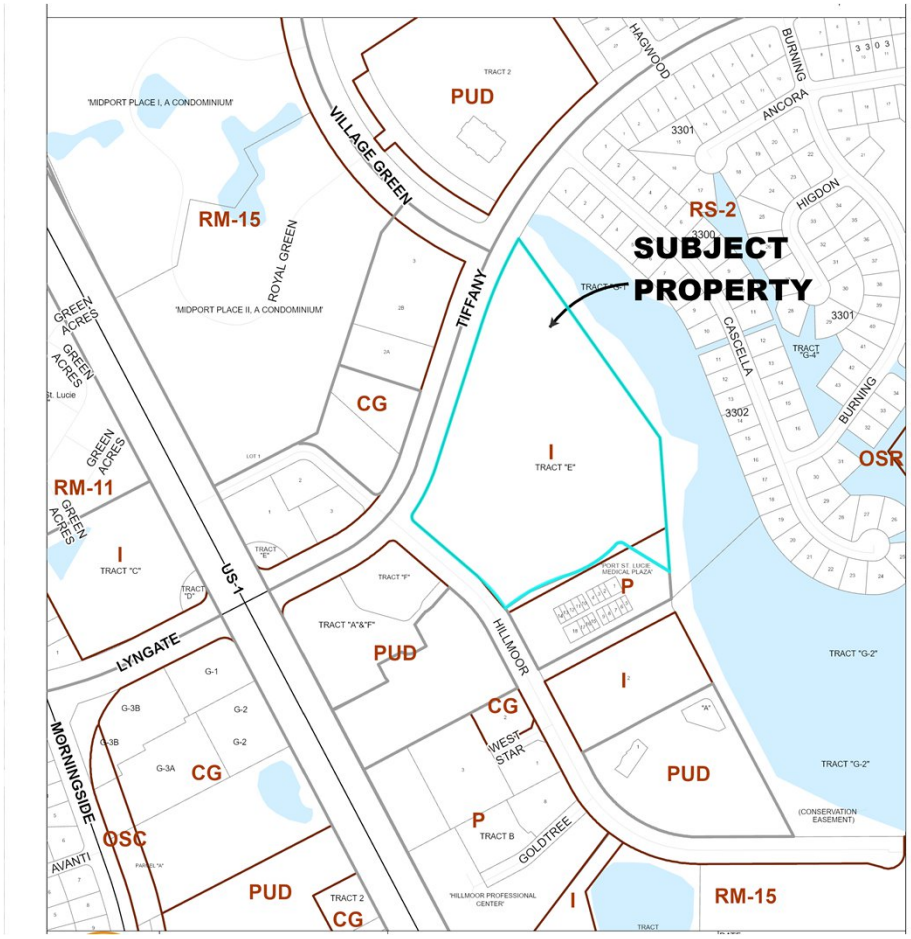
Request

Rezone 16.96-acres from Institutional (I)(16.67ac) and Professional (P)(0.29ac) to Planned Unit Development (PUD) zoning district to provide further development criteria for the existing and proposed expansion of the existing hospital.

General Information

Owner – Hospital Corp America (HCA)
Agent – Matthew Yates, Lacido & Associates
Location – Southeast corner of SE Tiffany Ave. and SE Hillmoor Dr.
Existing Use – St. Lucie HCA Hospital

Aerial

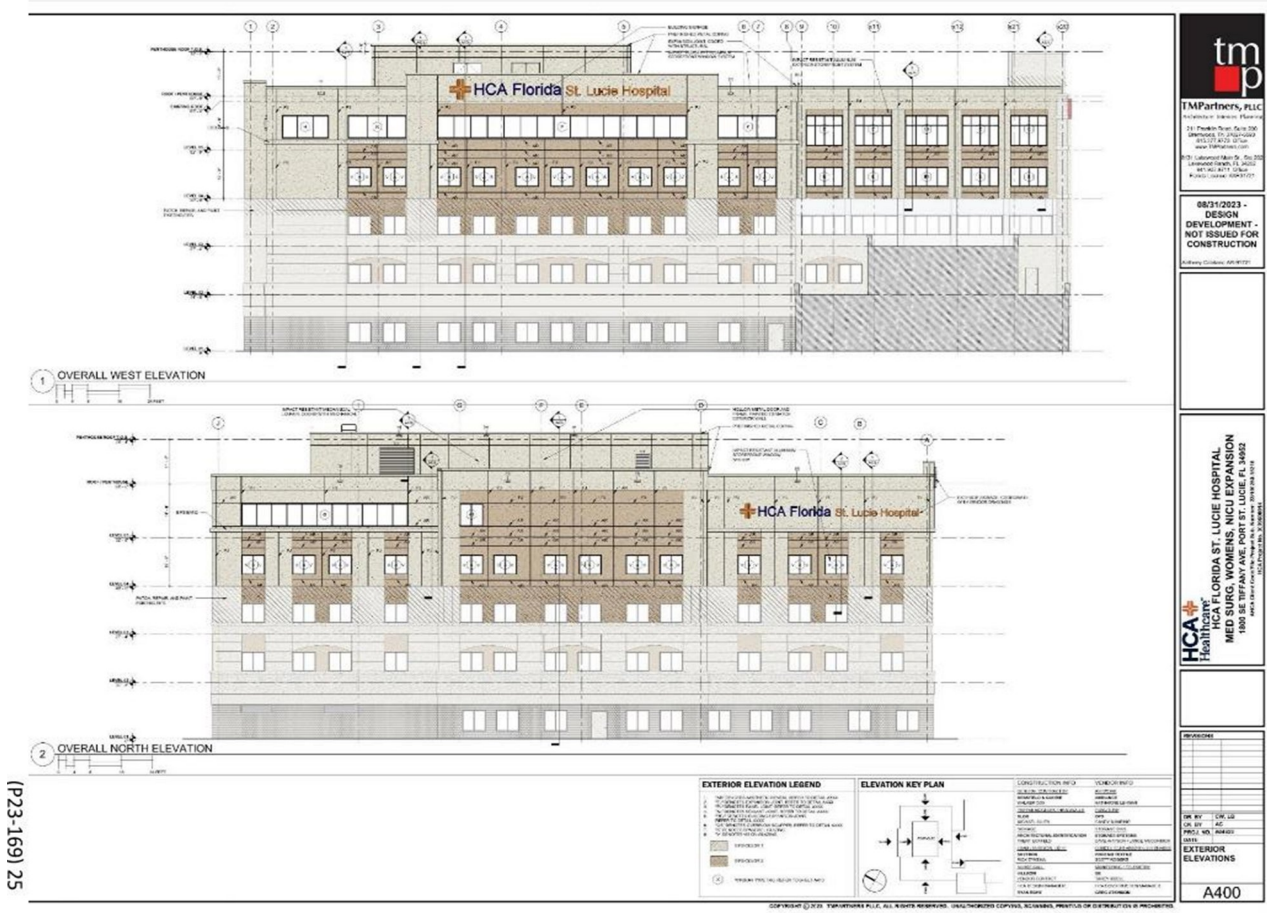

SUBJECT PROPERTY
RS-2
RM-15
RM-11
CG
PUD
I
P
OSR
OSC
RM-15
'MIDPORT PLACE I, A CONDOMINIUM'
'MIDPORT PLACE II, A CONDOMINIUM'
ROYAL GREEN
VILLAGE GREEN
TIFFANY
HAGWOOD
BURNING
ANCORA
HIGDON
CASCELLA
GREEN ACRES
US-1
LYNGATE
MORNINGSIDE
AVANTI
HILLMOOR
WEST STAR
GOLDTREE
TRACT "E"
TRACT "C"
TRACT "A"&"F"
TRACT "G-2"
TRACT B
(CONSERVATION EASEMENT)
'HILLMOOR PROFESSIONAL CENTER'
3301
3302

Proposed Request

This PUD rezoning is to provide development standards for the existing and proposed expansion of the hospital campus.

- The proposed development standards would allow for the hospital to construct an additional two stories to be able to provide additional beds.

Conceptual Elevations



Compatibility Analysis

This PUD is consistent with the direction and policies of the Comprehensive Plan.

- Policy 1.1.4.10 states that Institutional (I) and Residential, Office, Institutional (ROI) allows for a maximum building coverage of 30% and 80% impervious surface area.

- Policy 1.1.4.13 Future Land Use Classification and Compatible Zoning Districts lists PUD as a compatible zoning district with the Institutional (I) and Residential, Office, Institutional (ROI) future land use designation.

Staff Recommendation

The Site Plan Review Committee (SPRC) recommended approval of this rezoning and PUD conceptual plan on October 11, 2023.

Planning and Zoning Board Action

- 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

Agenda Summary

2023-1020

Agenda Date: 1/2/2024 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-170 Western Grove DRI - 4th Amendment - Map H Amendment

Location: The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.

Legal Description: A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East.

This is an application for the 4th Amendment to the Western Grove DRI to modify Map H, the master development plan.

Submitted By: Bridget Kean, AICP, Deputy Director

Executive Summary: Mattamy Palm Beach, LLC, has applied to amend the master development plan, Map H, of the Western Grove DRI. The amendment revises the wetland and conservation areas depicted on Map H to be consistent with regulatory permits for the project. It updates the locations for the water management tracts depicted on Map H to be consistent with current development plans. It revises the layout/location for a proposed 20 -acre K-8 school site, a 2.9- acre fire station site, and a proposed 6.3- acre park site following discussions with the St. Lucie County School District and the St. Lucie County Fire District.

Presentation Information: Staff may provide a short presentation

Staff Recommendation: Move that the Board recommend approval of the proposed amendment to the City Council.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the proposed amendment.
2. Move that the Board not approve the proposed amendment and provide staff direction.

Background: The Western Grove DRI was last amended in 2021 through Resolution 21-R06. Following that amendment, the applicant did work with the St. Lucie County Fire District and the St. Lucie County School District based on their desired locations and/or configurations for a proposed fire station and a proposed K-8 school.

Issues/Analysis: The existing Map H is adopted as Exhibit “B” to Exhibit 1 of Resolution 21-R06. No other changes are proposed to the development order other than the adoption of a revised Map H. Except for a new Map H, the Development Order will remain unchanged and in full force and effect.

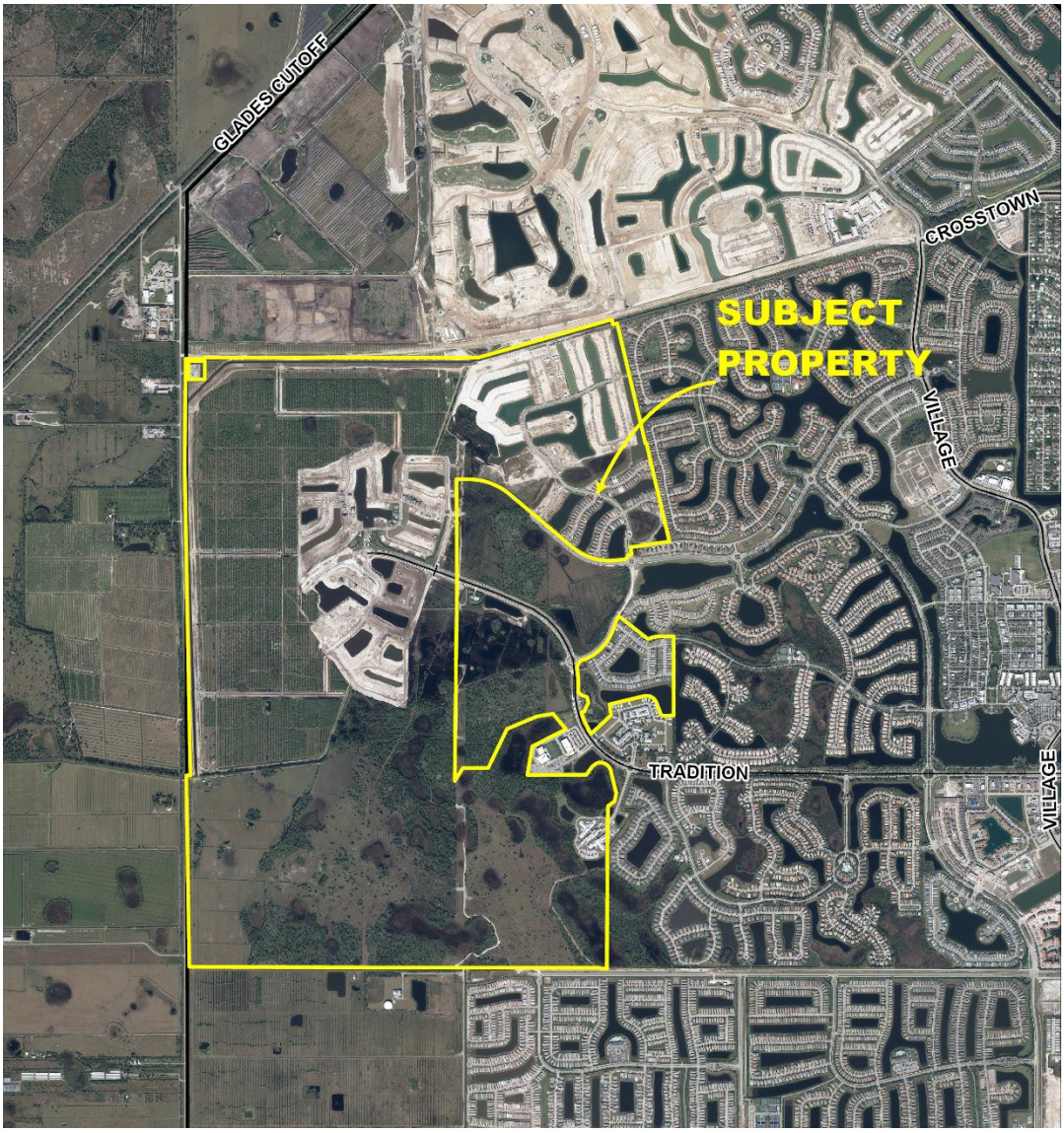
Special Consideration: N/A

Location of Project: The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.

Attachments:

1. Staff Report
2. Attachment “A”, Existing and Proposed Map H
3. Application
4. Staff Presentation

Western Grove Development of Regional Impact (DRI) Amendment
4th Amendment to the DRI Development Order to Amend Map H, the Master Development Plan
Project No. P23-170



Project Location Map

SUMMARY

Applicant's Request:	This is an application for the 4th Amendment to the Western Grove DRI to modify Map H, the master development plan. No other changes are proposed to the DRI development order conditions.
Agent:	Matt Yates, Lucido and Associates
Applicant:	Mattamy Palm Beach, LLC
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.
Legal Description:	A parcel of land lying in Sections 5, 6, 7, 8, 17 and 18, Township 37 South, Range 39 East.
Application Type:	DRI Amendment
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

Western Grove is an approved Development of Regional Impact (DRI) that is located directly east of Range Line Road, south of the proposed extension of Crosstown Parkway, north of the Discovery Way right-of-way and is approximately 1,940 acres in size. The future land use classification for the Western Grove DRI is New Community Development District (NCD). The property is zoned MPUD for the Western Grove Master Planned Unit Development Zoning District. The current development plan allows for 4,000 residential dwelling units; 200,000 square feet of retail use; and 50,000 square feet of office use.

Mattamy Palm Beach, LLC, has applied to amend the master development plan, Map H, of the Western Grove DRI. The amendment revises the wetland and conservation areas depicted on Map H to be consistent with the regulatory permits for the project. It updates the locations for the water management tracts depicted on Map H to be consistent with current development plans. It revises the layout and locations for a 2.9- acre fire station site, a 20- acre K-8 school site, and a 6.3- acre park site following discussions with the St. Lucie County School District and the St. Lucie County Fire District. The Western Grove DRI was last amended in 2021 through Resolution 21-R06. Following that amendment, the applicant did work with the St. Lucie County Fire District and the St. Lucie County School District based on their desired locations and/or configurations for a proposed fire station and a proposed K-8 school.

A location analysis was conducted for the Fire District which showed proposed and existing locations for fire stations. Based on the analysis, the location for the Western Grove fire station was relocated further south on N/S A for more even distribution to the surrounding future residences and more even distances between fire stations.

The proposed change to the 20- acre school site is based on discussions with the school district and the need to buffer the K-8 school site from the existing FPL transmission lines easement to the east. The proposed revisions to Map H now depict the school site buffered by approximately 6.3 acres of park land to the north and the east. The 6.3 acres will be developed as a linear park that will be directly adjacent to Tradition Regional Park and provide non-motorized access to the regional park. The 6.3 acres is in addition to the park acreage that the developer has to deed to the City to meet the requirements of the Western Grove DRI. Per Condition 63 of the Western Grove DRI development order, the developer is required to provide 50 acres of net usable land for public parks to meet the demand created by the residential

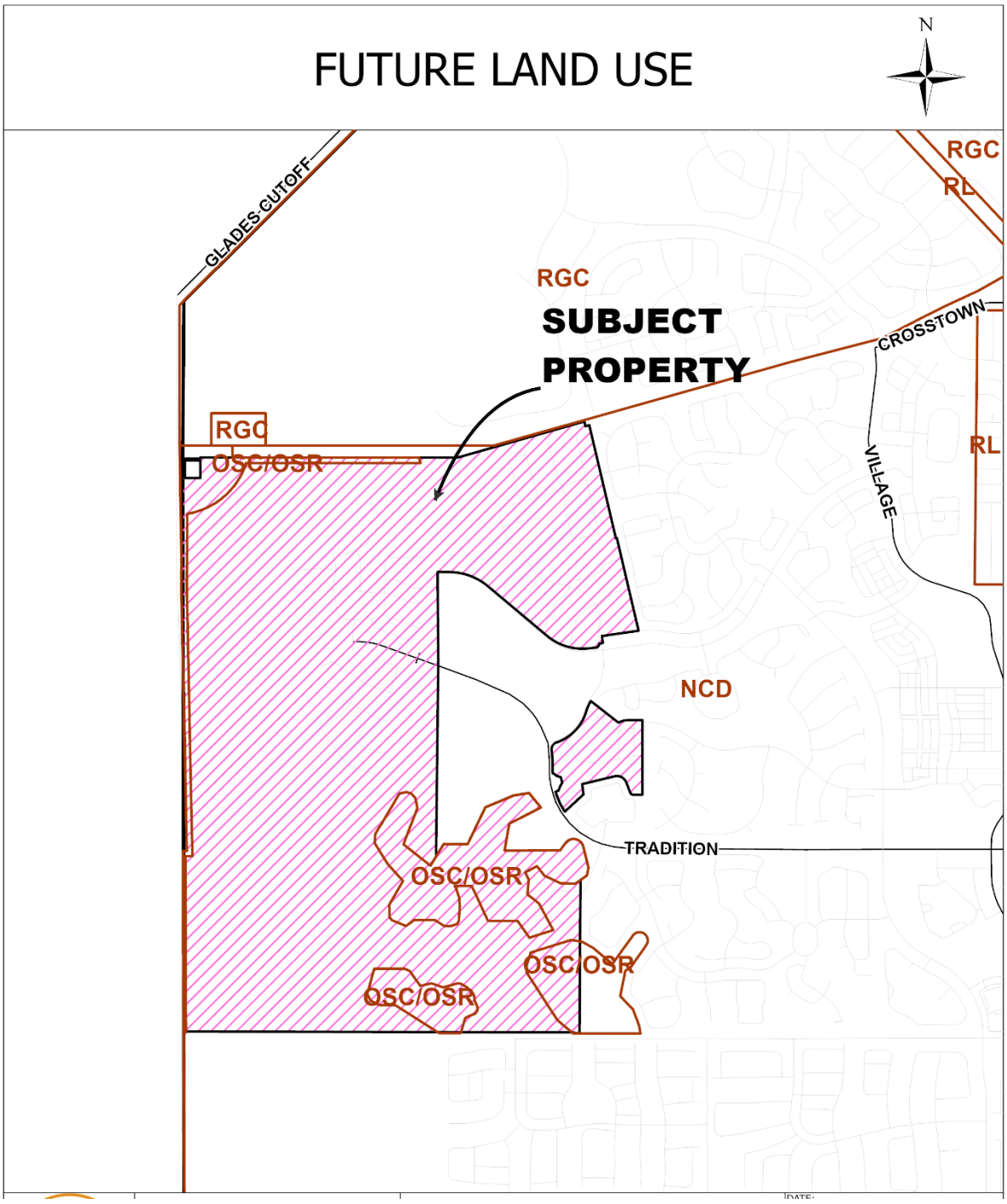
component of the Western Grove DRI. Tradition Regional Park meets the park and recreation requirements for both the Tradition DRI and the Western Grove DRI.

The existing Map H is adopted as Exhibit "B" to Exhibit 1 of Resolution 21-R06. No other changes are proposed to the development order other than the adoption of a revised Map H. Except for a new Map H, the Development Order conditions adopted under Resolution 21-R06 remain unchanged and in full force and effect.

The adopted Map H and the proposed revision to Map H are provided as Attachment "A" to this staff report.

Previous Actions and Prior Reviews

The Western Grove DRI Development Order (Resolution 06-R77) was originally approved by the City Council on February 26, 2007. The City Council approved the first amendment to the DRI Development Order (Resolution 16-R24) on April 25, 2016 and the second amendment to the DRI Development Order (Resolution 18-R84) on November 13, 2018. The third amendment to the Western Grove DRI Development Order was approved by the City Council on January 25, 2021 through Resolution 21-R06.


FUTURE LAND USE
N
GLADES CUTOFF
RGC
RL
RGC
SUBJECT
PROPERTY
CROSSTOWN
RGC
OSC/OSR
RL
VILLAGE
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TRADITION
OSC/OSR
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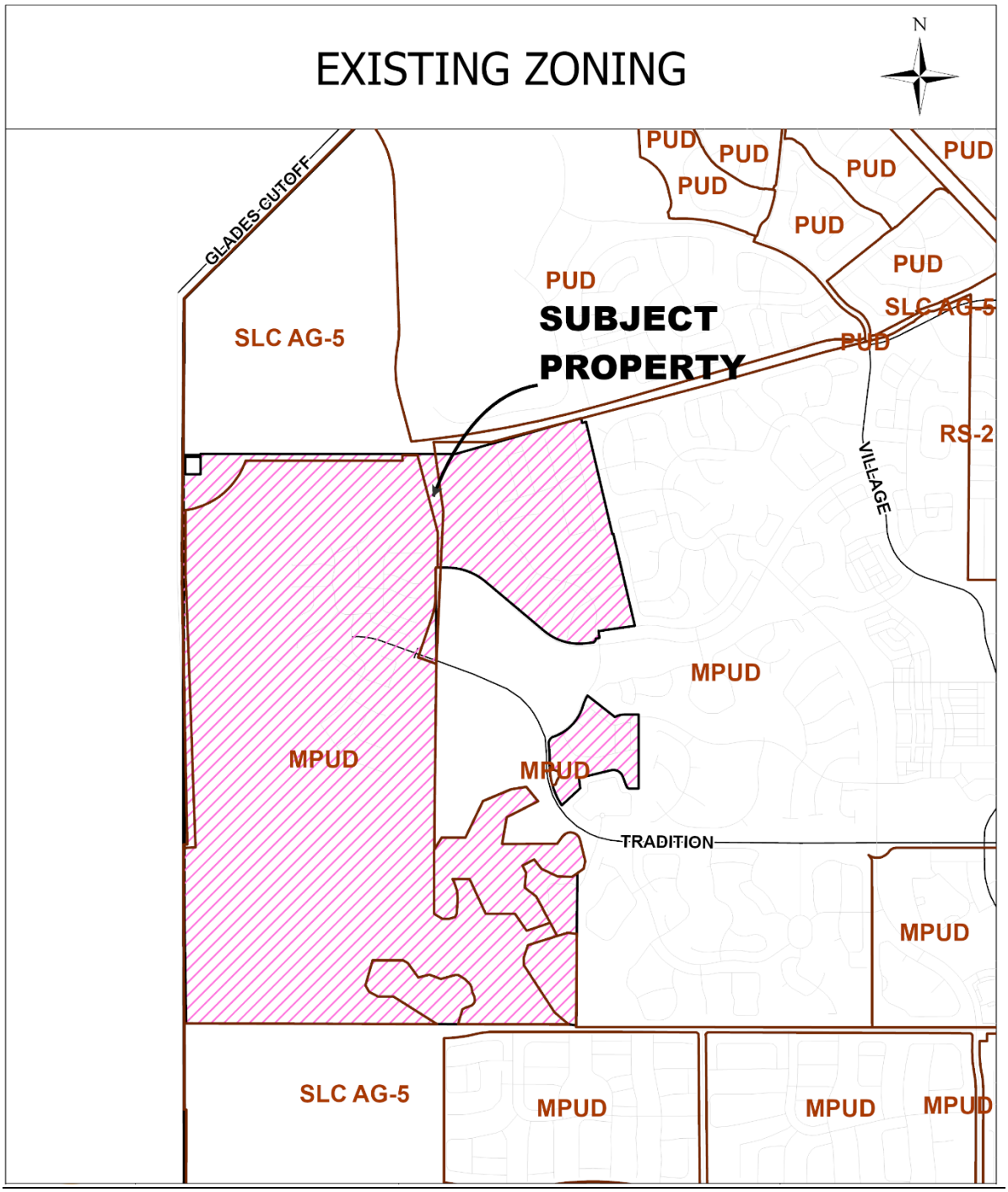
EXISTING ZONING
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GLADES CUTOFF
SLC AG-5
PUD
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SUBJECT
PROPERTY
PUD
SLC AG-5
PUD
RS-2
VILLAGE
MPUD
MPUD
MPUD
TRADITION
MPUD
SLC AG-5
MPUD
MPUD
MPUD

Analysis

Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations. The Western Grove DRI has a future land use of New Community Development District or NCD. NCD is a future land use classification for DRIs to facilitate the development of mixed-use communities. Objective 1.2.8 of the Future Land Use Element of the City of Port St. Lucie Comprehensive Plan establishes the Tradition/Western Grove NCD District. Policy 1.2.8.1 identifies the density and intensity of the Tradition/Western Grove NCD District. Since no changes are proposed to approved entitlements in the Western Grove DRI, the proposed DRI amendment is consistent with Policy 1.2.8.1. Figure 1-3 of the Future Land Use Element is the conceptual land use plan for both the Tradition and the Western Grove DRIs. It depicts the Residential, Mixed Use, Town Center, and Neighborhood/Village Commercial land use sub-districts in Tradition and the Residential and Neighborhood/Village Commercial land use sub-districts in Western Grove as well as open space. The proposed changes to the locations for the school and fire station are within a residential sub-district and do not impact Figure 1-3.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval of the proposed DRI amendment as depicted in Attachment "A" to the staff report.

Planning and Zoning Board Action Options:

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

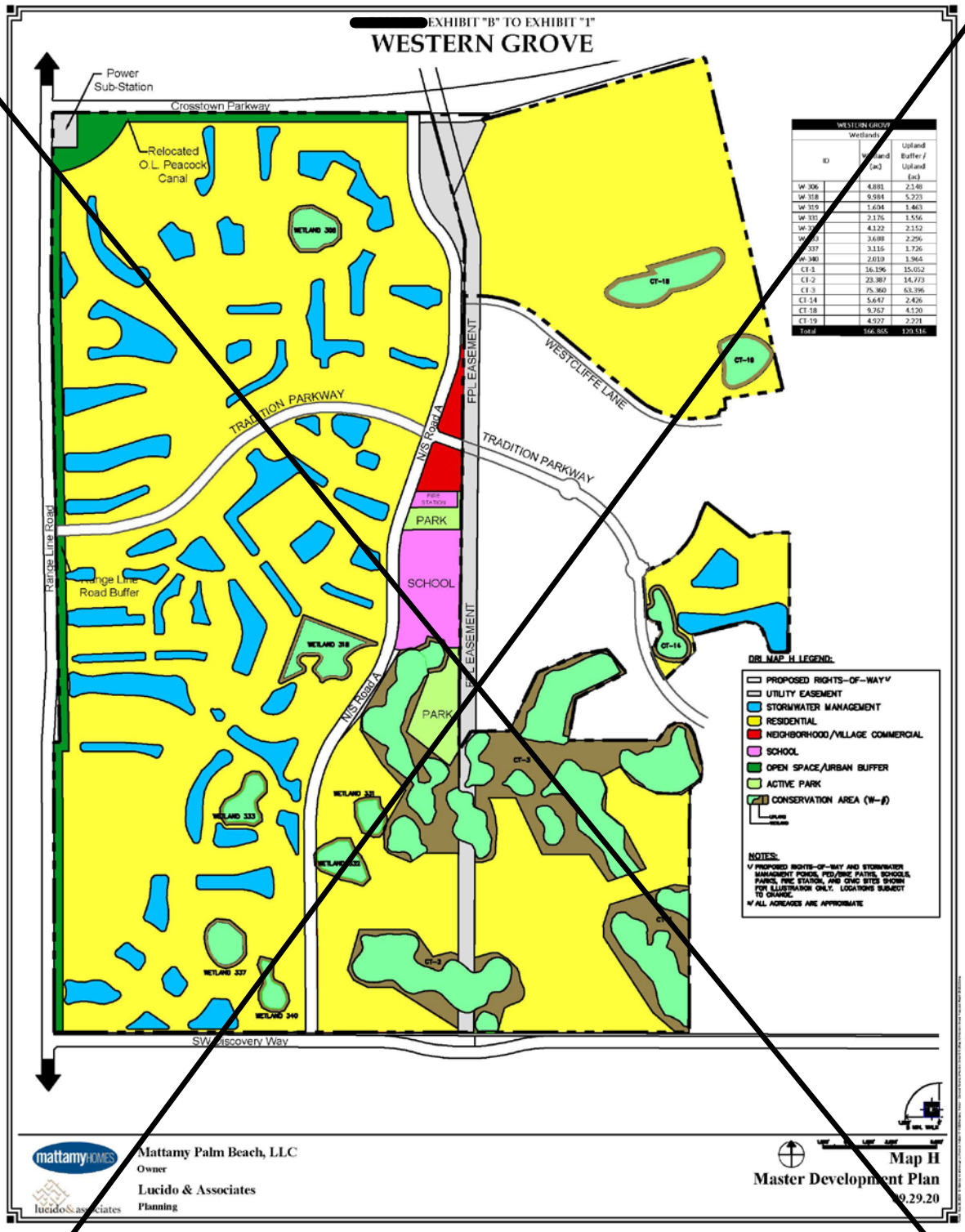
Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

Attachment "A"

Exhibit 1

Existing Map H

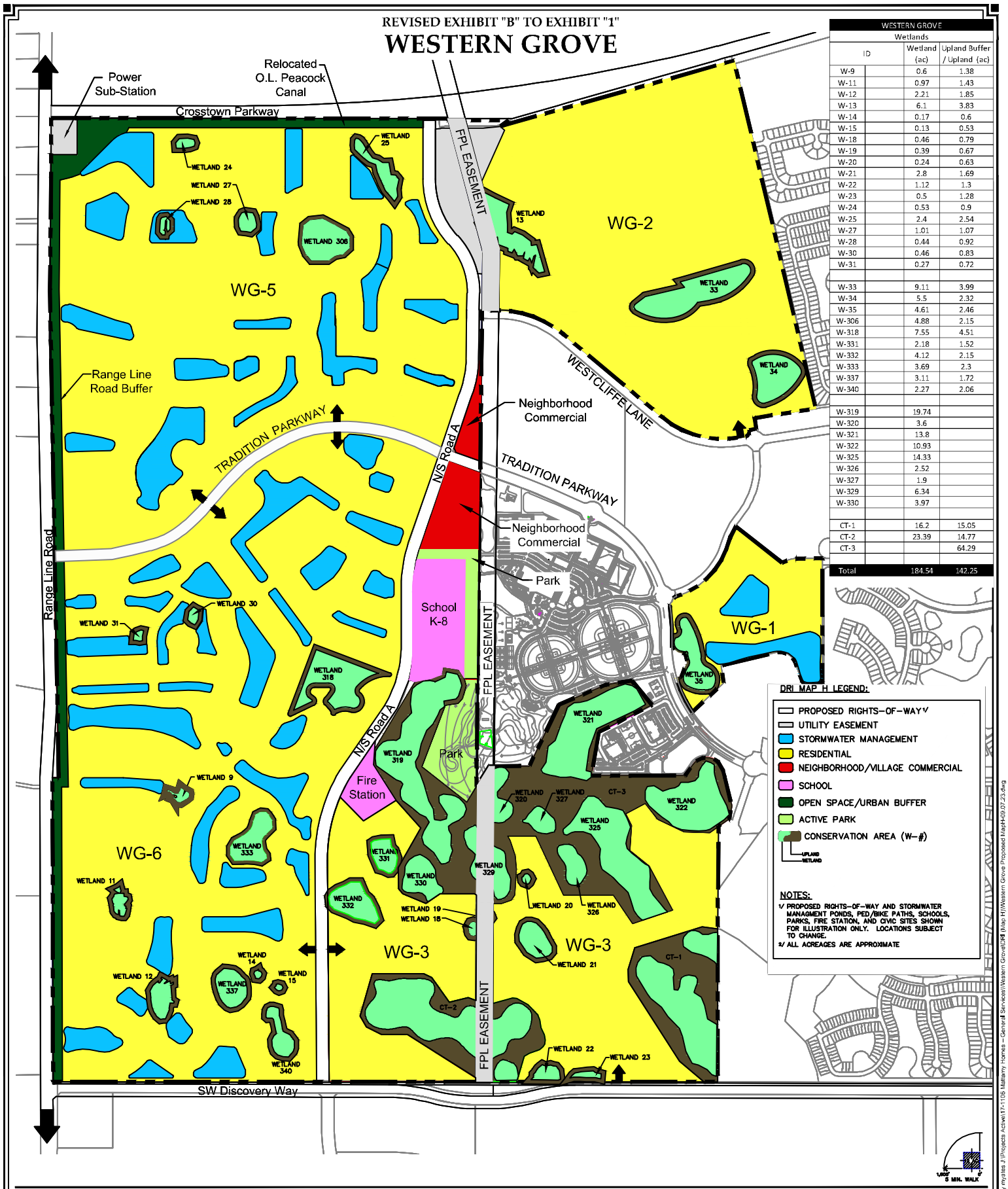
~~Proposed Map H~~



Attachment "B"

Proposed Map H

Exhibit "1"



WESTERN GROVE Wetlands			
ID		Wetland (ac)	Upland Buffer / Upland (ac)
W-9		0.6	1.38
W-11		0.97	1.43
W-12		2.21	1.85
W-13		6.1	3.83
W-14		0.17	0.6
W-15		0.13	0.53
W-18		0.46	0.79
W-19		0.39	0.67
W-20		0.24	0.63
W-21		2.8	1.69
W-22		1.12	1.3
W-23		0.5	1.28
W-24		0.53	0.9
W-25		2.4	2.54
W-27		1.01	1.07
W-28		0.44	0.92
W-30		0.46	0.83
W-31		0.27	0.72
W-33		9.11	3.99
W-34		5.5	2.32
W-35		4.61	2.46
W-306		4.88	2.15
W-318		7.55	4.51
W-331		2.18	1.52
W-332		4.12	2.15
W-333		3.69	2.3
W-337		3.11	1.72
W-340		2.27	2.06
W-319		19.74	
W-320		3.6	
W-321		13.8	
W-322		10.93	
W-325		14.33	
W-326		2.52	
W-327		1.9	
W-329		6.34	
W-330		3.97	
CT-1		16.2	15.05
CT-2		23.39	14.77
CT-3			64.29
Total		184.54	142.25

mattamyHOMES

Mattamy Palm Beach, LLC

Owner

lucido&associates

Lucido & Associates

Planning

Map H

Master Development Plan

09.19.202

Oct 18, 2023 - 1:47pm by mpates J:\Projects Active\17-1169 Mattamy Homes - General Services\Western Grove\Dgn\Plan H\Western Grove Proposed MapH-09.07.23.dwg

Fusion Planning & Zoning Public Works Utility Engineering Bridget Kean

Planning / Applications / P#: P23-170

Legal Request

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

UE Application Save

Project Name:
Western Grove-DRI - Map "H" Amendment

Management/Property Information | Reviewers

Management

Project Type: * DRI CONCEPTUAL MASTER PLAN/AMENDMENT

Status: P&Z MEETING SCHEDULED

Approved Date:

Project Number: * P23-170

Amended Number:

Utility File Number : Type file number...

Building Type : Select...

Primary Email Address: myates@lucidodesign.com

Describe Request:
Western Grove Map H Amendment - to update wetland locations to be consistent with SFWMD and DEP protected wetlands, memorialize proposed school parcel location, memorialize proposed park parcel location, memorialize fire proposed fire station parcel location, update proposed water management lakes within development pods

Check this if Exempt from Public Records Request:

Property Information

Address:

Project Site Location:

City Section:

Block: WesternGrove

Lot:

Legal Description:

Parcel Number
No data

Current Land Use: Select...

Current Zoning: Select...

Proposed Zoning: Select...

Utility Provider: Select...

Acreage:

Administrative:

Architectural Elevations:

Agent/Applicant | Property Owners | Authorized Signatory of Corporation | Project Architect/Engineer

Agent First Name: Matthew

Agent Last Name: Yates

Agent Business Name: Lucido and Associates

Agent Phone: (772) 220-2100

Agent Address:

Agent Address:
701 E Ocean Blvd

Agent City:
Stuart

Agent State:
FLORIDA

Agent Zip:
34994

Agent Email:
myates@lucidodesign.com

Save

© 2023 Port St. Lucie I.T.

DocuSign Envelope ID: C95E4D94-2138-4866-9AE1-76B7BE373AC6

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

10/25/2023

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

Re: Owner's Authorization – Western Grove DRI
City of Port Saint Lucie

To Whom It May Concern:

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

Thank you for your attention to this matter.

Sincerely,

DocuSigned by:
Frank Covelli
06D476BCD247448...

Frank Covelli,
Vice President – Land Development & Amenities | Southeast Florida Division

lucido&associates
Land Planning / Landscape Architecture

September 20, 2023 ***via electronic submittal***

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

RE: Western Grove DRI – DRI Map Amendment Application

On behalf of Mattamy Palm Beach , LLC ("Owner"), we are pleased to submit an application for DRI Map Amendment for a portion of City known as Western Grove.

Enclosed with this letter please find the following materials:

DRI Map Amendment
a. REVISED Map H (Master Plan)

DRI MAP AMENDMENT:

REVISED MAP H-1
a. Update wetland and conservation areas to be consistent with protected wetlands per the SFWMD and DEP permits;
b. Memorialize 20 ac school dedication parcel and location;
c. Memorialize 2.9 ac fire station dedication parcel and location;
d. Memorialize 13 ac park dedication parcel and location;
e. Update water management lake locations within community development pods

Applicant: Lucido & Associates

Owner: Mattamy Palm Beach, LLC

Location: Bordered by SW Discovery Way to the South, Tradition communities to the East, Crosstown Parkway to the North, and Range Line Road to the West

Sewer/Water Service:
The City of Port St. Lucie Utility Systems Department is the provider of water and sewer service to the subject property. Under the current NCD future land use designation and MPUD zoning, the most intense use would be neighborhood commercial.

Transportation: There is no anticipated increase in traffic due to the requested changes. The existing Western Grove DRI development order addresses traffic impacts and the required associated improvements for a maximum threshold of development in order to ensure acceptable levels of service on the adjacent roadways.

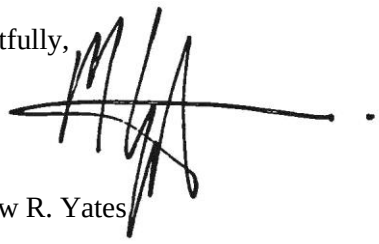
Park/Open Space: The property currently has 13 acres for a public park and a separate 20 acres for a school site for a total of 33 acres. The proposed park site will provide adequate land to maintain the City's level of service of 5.0 acres per 1,000 population.

Schools: The St. Lucie County School Board staff has agreed to the proposed location of the school site, which is proposed centrally within the DRI boundary along N/S Road A and adjacent to park sites.

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

Upon your review, if you have any questions, please contact me directly at (772) 220-2100.

Respectfully,



Matthew R. Yates

4th Amendment to the Western Grove DRI
P23-170

Planning and Zoning Board Meeting
January 2, 2024

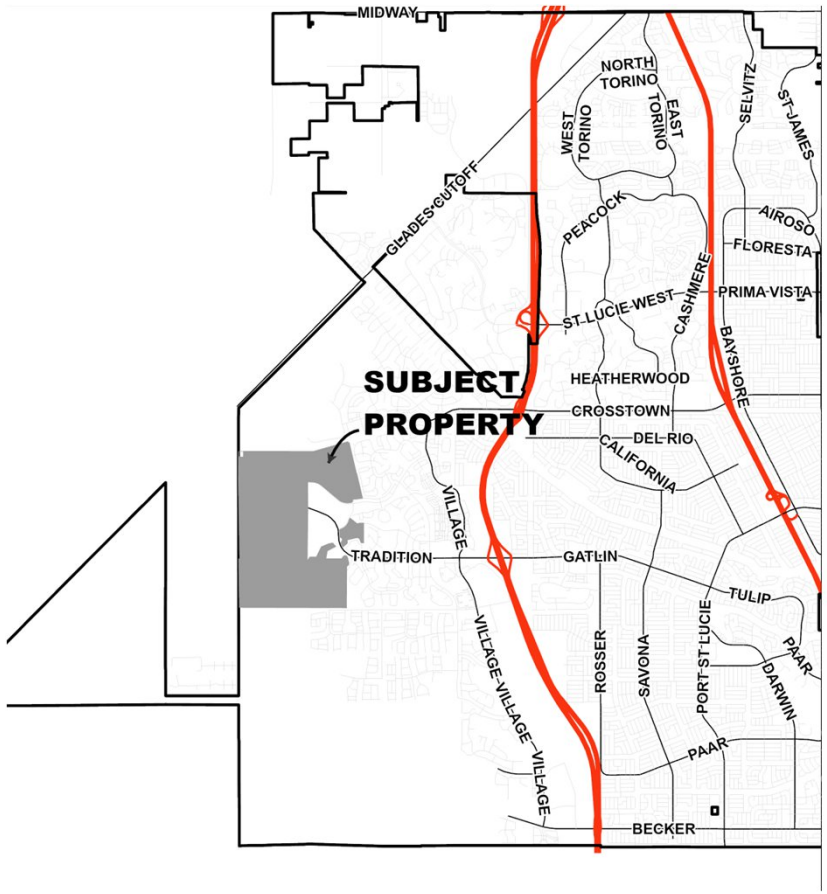
Request Summary

Applicant's Request:	This is an application for the 4th Amendment to the Western Grove DRI. The proposal is to amend Map H, the DRI master development plans. No changes are proposed to the DRI development order conditions of approval.
Agent:	Matt Yates, Lucido and Associates
Applicant /Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is generally located south of the future extension of Crosstown Parkway, north of the future extension of SW Discovery Way, east of Range Line Road and west of SW Community Boulevard.

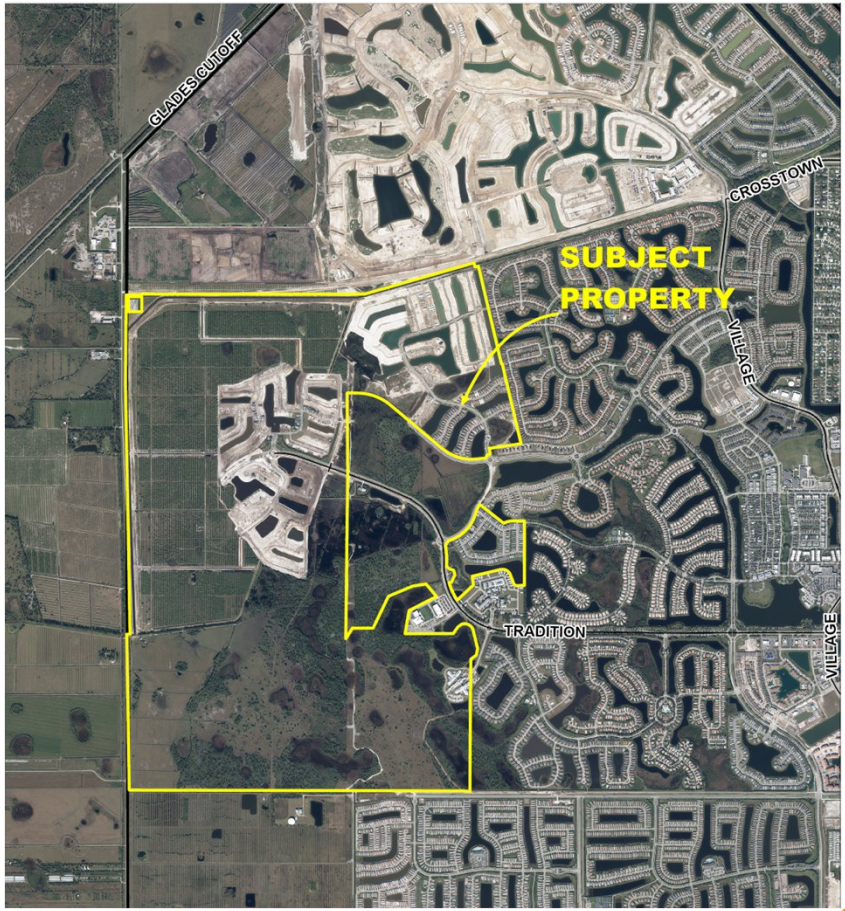
Project Background

- Western Grove is an approved Development of Regional Impact (DRI) and approximately 1,940 acres in size.
- Development program includes 4,000 residential dwelling units; 200,000 square feet of retail use; and 50,000 square feet of office use.
- The future land use classification for the Southern Grove DRI is New Community Development District (NCD).
- The Western Grove DRI was last amended in 2021 through Resolution 21-R06.
- No other changes are proposed to the development order.
- Except for a new Map H, the Development Order conditions adopted under Resolution 21-R06 remain unchanged and in full force and effect.

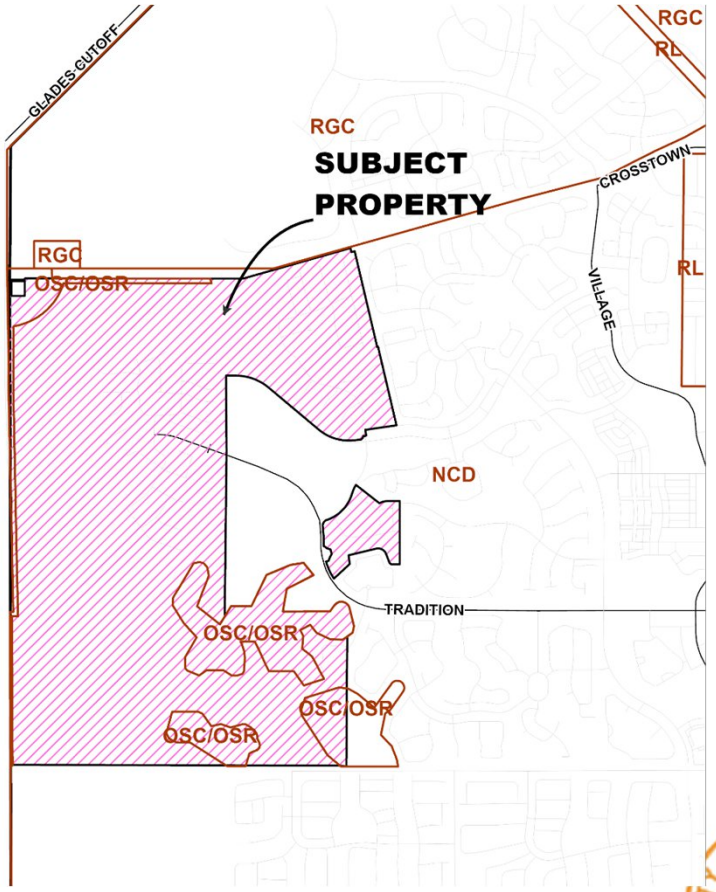
Location


MIDWAY
NORTH TORINO
WEST TORINO
EAST TORINO
SELVITZ
ST JAMES
GLADES CUTOFF
PEACOCK
AIROSO
FLORESTA
CASHMERE
PRIMA VISTA
ST LUCIE WEST
BAYSHORE
SUBJECT PROPERTY
HEATHERWOOD
CROSSTOWN
DEL RIO
CALIFORNIA
VILLAGE
TRADITION
GATLIN
TULIP
VILLAGE VILLAGE VILLAGE
ROSSER
SAVONA
PORT ST LUCIE
PAAR
DARWIN
PAAR
BECKER

Aerial


GLADES CUTOFF
CROSSTOWN
SUBJECT PROPERTY
VILLAGE
TRADITION
VILLAGE

Future Land Use



Proposed Amendment

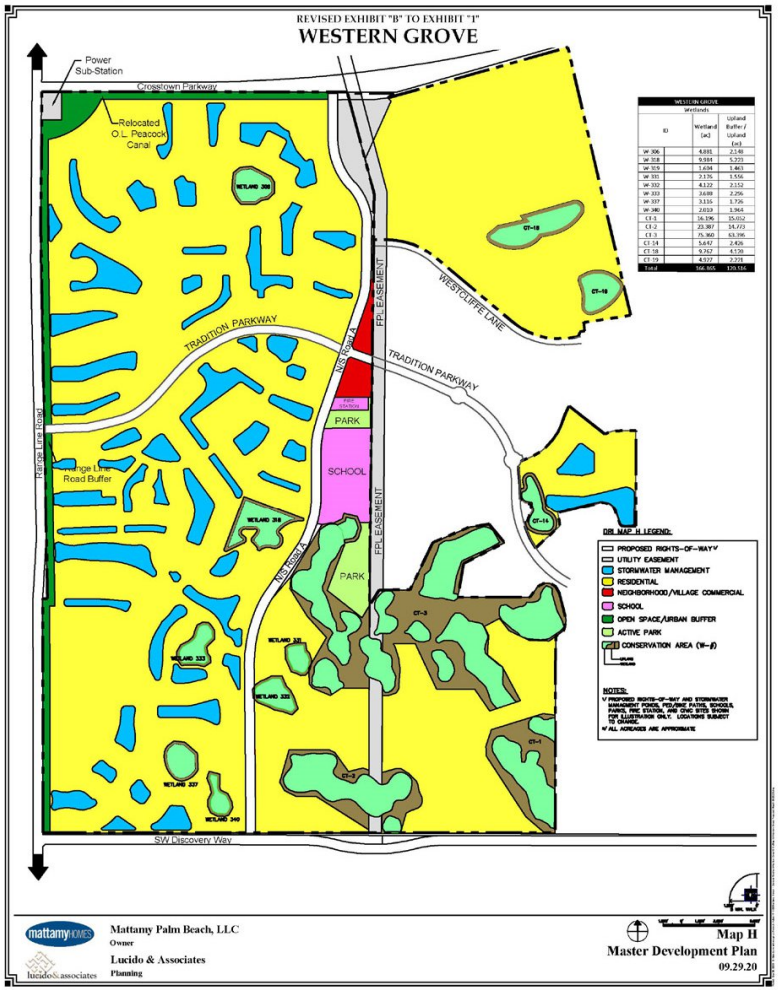
- This application is a proposed amendment to Map H, the master development, of the Western Grove DRI to:
  1. Revise the wetland and conservation areas depicted on Map H to be consistent with the regulatory permits for the project.
  2. Update the locations for the water management tracts depicted on Map H to be consistent with current development plans.
  3. Revise the layout and locations for a 2.9-acre fire station site, a 20-acre K-8 school site, and a 6.3-acre park site shown on Map H.

Justification

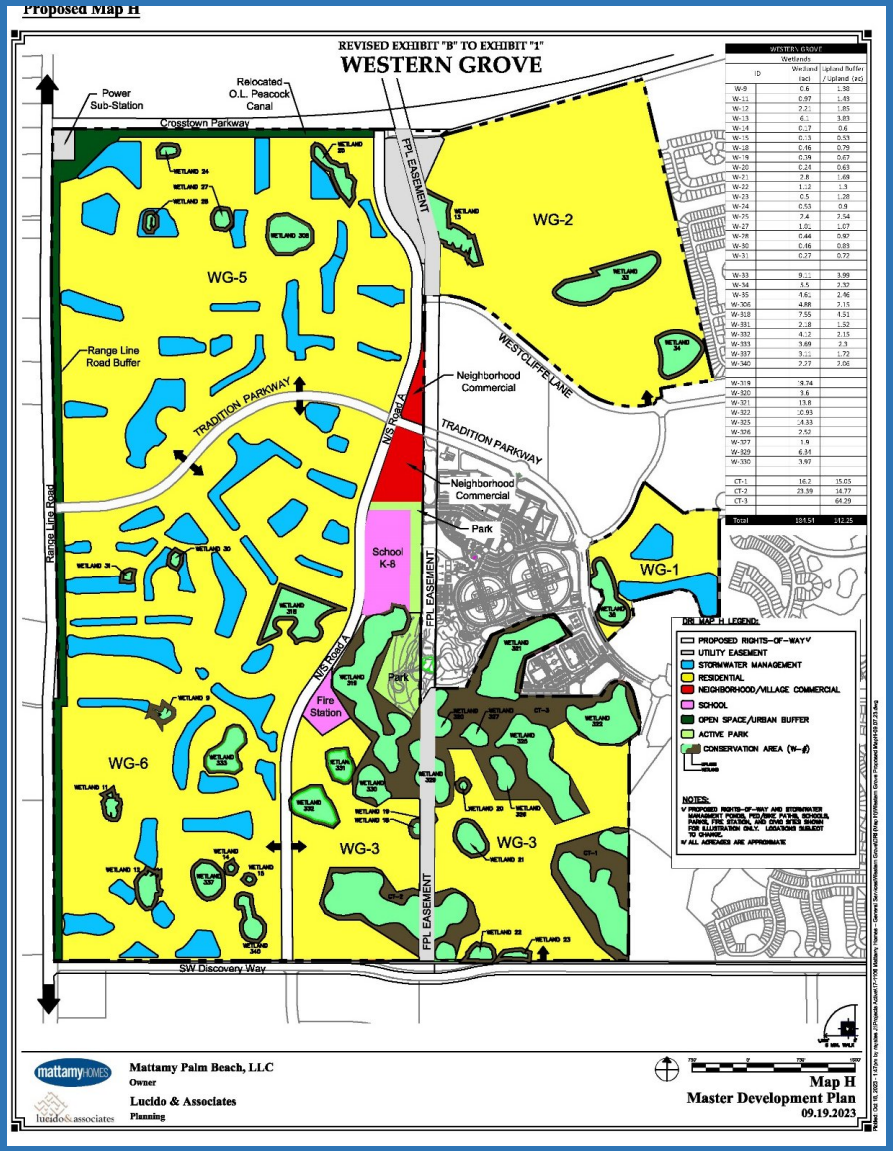
- The proposed changes to the school and park sites were undertaken in consultation with the St. Lucie County Fire District and the St. Lucie County School District.
- A location analysis was conducted for the Fire District. Based on that analysis, the location the fire station was relocated further south on N/S A for more even distribution to the surrounding future residences and more even distances between fire stations.
- Proposed changes to 20-acre K-8 school site are based on discussions with the school district and the need to buffer the K-8 school site from the existing FPL transmission lines easement to the east.
- School site is now buffered by a 6.3-acre linear park that will be directly adjacent to Tradition Regional Park and provide non-motorized access to the regional park.
- The 6.3 acres is in addition to 50 acres of land the developer has to provide to meet the park and recreation requirements of the Western Grove DRI.

Exhibit 1

Map H



Proposed Map H



WESTERN GROVE Wetlands		
ID	Wetland (ac)	Upland Buffer / Upland (ac)
W-9	0.6	1.38
W-11	0.97	1.43
W-12	2.21	1.85
W-13	6.1	3.83
W-14	0.17	0.6
W-15	0.13	0.53
W-18	0.46	0.79
W-19	0.39	0.67
W-20	0.24	0.63
W-21	2.8	1.69
W-22	1.12	1.3
W-23	0.5	1.28
W-24	0.53	0.9
W-25	2.4	2.54
W-27	1.02	1.07
W-28	0.44	0.87
W-30	0.46	0.83
W-31	0.27	0.72
W-33	9.11	3.99
W-34	1.5	2.32
W-35	1.82	2.46
W-306	4.98	2.15
W-318	7.55	4.91
W-331	2.18	1.52
W-332	4.12	2.15
W-333	3.69	2.3
W-337	3.11	1.72
W-340	7.27	3.06
W-319	3.74	
W-320	3.6	
W-321	13.8	
W-322	0.93	
W-325	4.33	
W-326	2.52	
W-327	1.9	
W-329	6.84	
W-330	3.97	
CT-1	16.2	15.05
CT-2	23.39	14.77
CT-3		64.29
Total	181.51	112.25

Impacts and Findings

- Section 380.06(7)(a) of the Florida Statutes requires any proposed change to a previously approved DRI to be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations.
- Objective 1.2.8 of the Future Land Use Element of establishes the Tradition/Western Grove NCD District.
- Policy 1.2.8.1 identifies the density and intensity of the Tradition/Western Grove NCD District.
- Figure 1-3 of the Future Land Use Element is the conceptual land use plan for both the Tradition and the Western Grove DRIs.
- No changes are proposed to approved entitlements in the Western Grove DRI.
- The proposed changes to the locations for the school and fire station are within a residential sub-district and do not impact Figure 1-3.

Recommendation

The Planning and Zoning Department staff finds the petition to be consistent with the intent and direction of the City's comprehensive plan and recommends approval of the proposed DRI amendment as depicted in Attachment "A" of the staff report.

- Planning and Zoning Board Action Options:

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

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

Agenda Summary

2023-1221

Agenda Date: 1/2/2024 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-211 Verano South Pod D PUD - Amendment No. 4

Location: The property is located southwest of the C-24 canal, southeast of Range Line Road, and north of Crosstown Parkway.

Legal Description: A portion of Sections 28, 29, 32 and 33 Township 36 South, Range 39 East, St. Lucie County, Florida.

This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD D to increase the acreage and the permitted number of dwelling units.

Submitted By: Daniel Robinson, Planner III

Executive Summary: This is the Fourth amendment to the Verano South Pod D PUD document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD D to increase the acreage. The increase of acreage includes an increase of permitted number of dwelling units from 702 to 1,040 units.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board make a recommendation to approve the PUD amendment as recommended by the Site Plan Review Committee.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend the approval of the PUD amendment.
2. Move that the Board not recommend the approval.

Background: The Verano DRI is permitted to provide 7,200 number of dwelling units maximum. This PUD currently permits 702 units. The applicant is proposing an increase of the maximum number of units to 1,040 units. The proposed amount does not exceed the maximum number of units permitted within the DRI as a whole.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

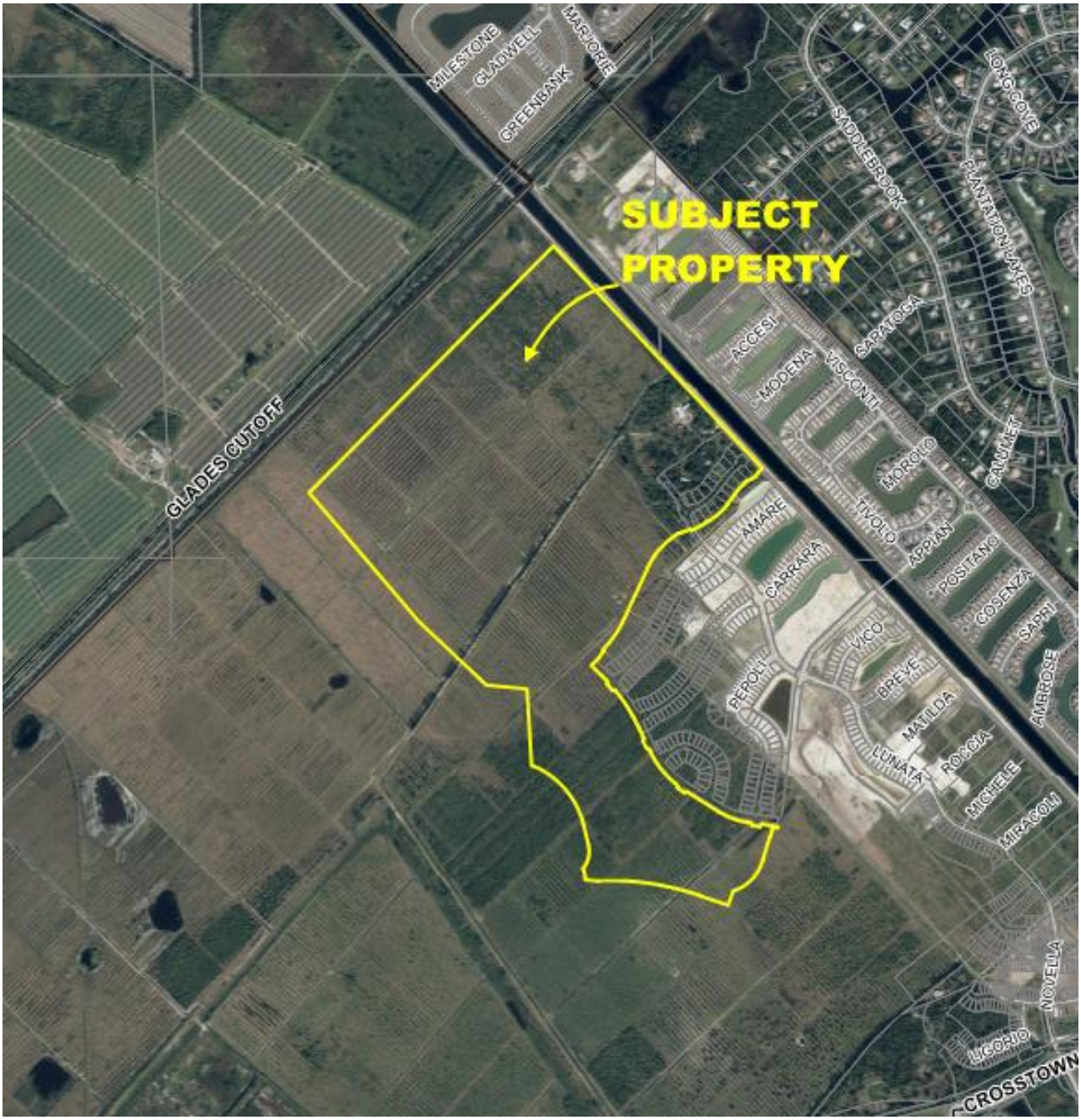
Location of Project: The property is located southwest of C-24 canal, southeast of Range Line Road, and north

of Crosstown Parkway.

Attachments:

- Staff Report
- Exhibit “A”
- Application
- Staff presentation

Verano South Pod D
Planned Unit Development Amendment No. 4
P22-211



Location Aerial Map

SUMMARY

Applicant's Request:	Amend the PUD (Planned Unit Development) document for Verano South Pod D.
Applicant:	Cotleur & Hearing / Daniel Sorrow
Property Owner:	Verano Development, LLC
Location:	This property is located within the Verano DRI (Development of Regional Impact), and is south of the C-24 Canal, east of Glades Cutoff Road, west of I-95, and north of Crosstown Parkway.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is the fourth amendment to the Verano South Pod D PUD document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD D to increase the acreage by approximately 72 acres, from 299 to 371 acres, and increase the permitted number of dwelling units from 702 to 1,040 units.

Analysis: The previous updates to Verano PUD 1 and Verano South Pods A, B, C, and E, have allowed for this PUD within the Verano DRI to unitize the full permitted number of dwelling units permitted as per the approved Development Order. The availability of the 375 units that were removed from the PUDs mentioned above allowed Pod D to expand and be within the regulations of the DRI allowances for the total number of dwelling units.

PUD	*Previous No. of permitted Units*	*Now Current Maximum Units*
Verano PUD 1	*1200*	*1037*
Verano South POD A	*350*	*276*
Verano South POD B	*260*	*245*
Verano South POD C	*450*	*429*
Verano South POD E	*317*	*215*
Total number of units reduced = 375		

Previous Actions and Prior Reviews

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on July 27, 2023.

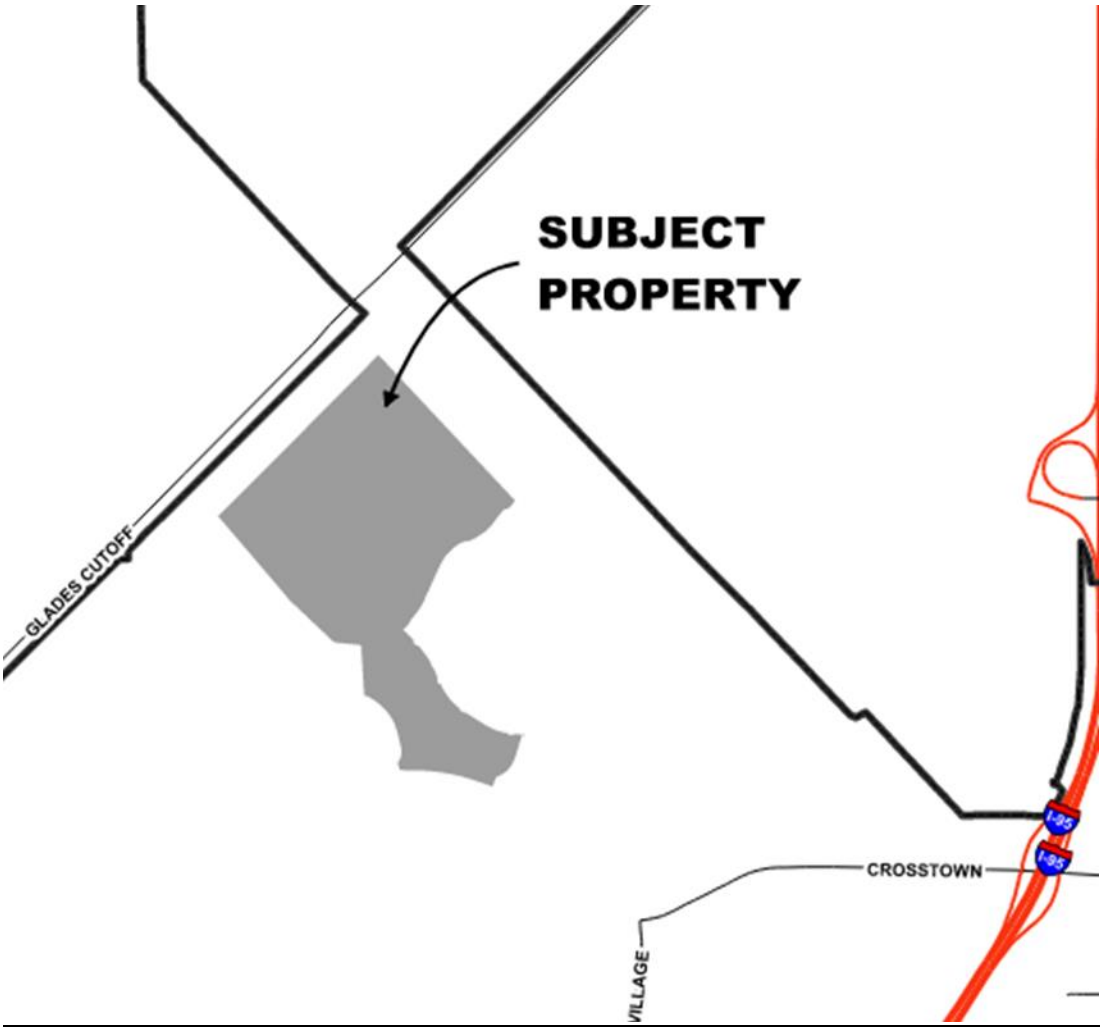
P20-214 Verona South Pod D Amendment No. 3

Public Notice Requirements

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

Location and Site Information

Parcel Number:	N/A
Property Size:	371.39 acres
Legal Description:	A portion of Sections 28, 29, 32 and 33 Township 36 South, Range 39 East, St. Lucie County, Florida.
Future Land Use:	RGC (Residential Golf Course)
Existing Zoning:	PUD (Verano South Pod A Planned Unit Development)
Existing Use:	Verano Development
Proposed Use:	Residential development



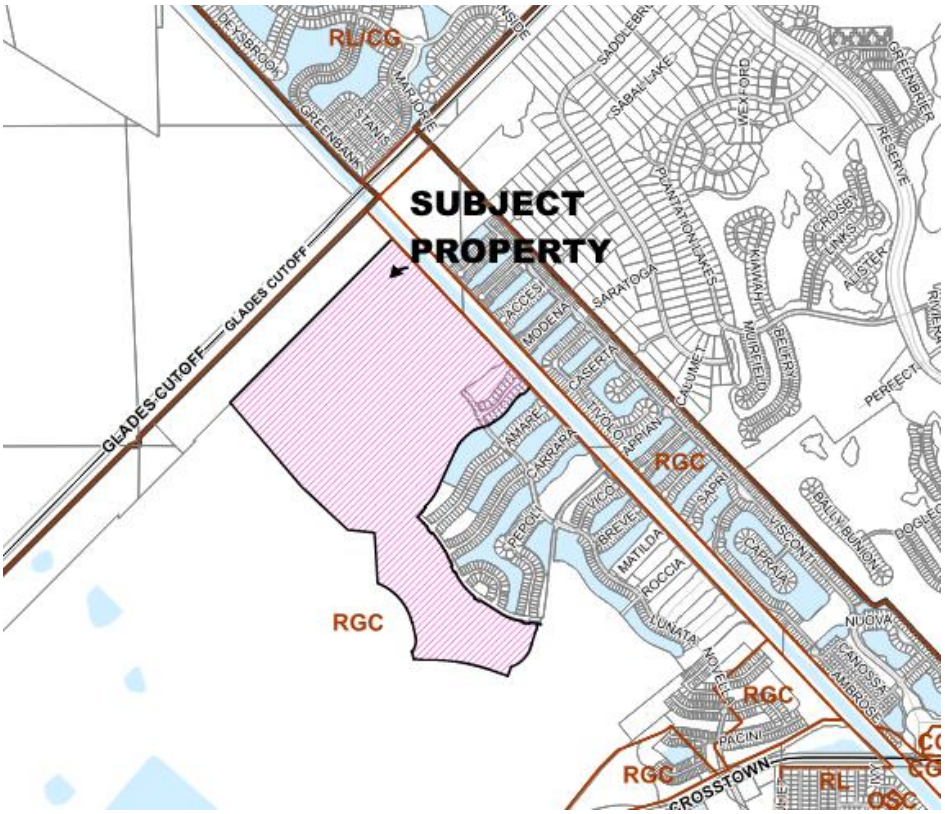
Location Map

Surrounding Uses

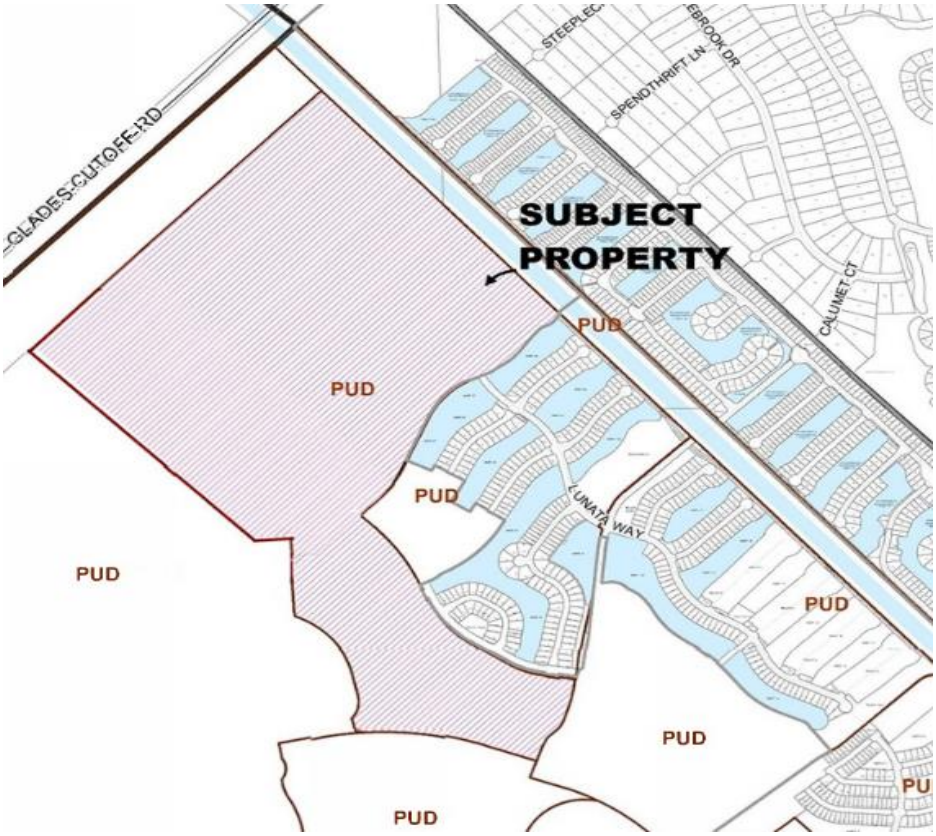
Direction	Future Land Use	Zoning	Existing Use
North	RGC	PUD	Verano Development
South	RGC	PUD	Verano Development
East	RGC	PUD	Verano Development
West	RGC	PUD	Verano Development

RGC, Residential Golf Club – PUD, Planned Unit Development

Location Map



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (and Policy 1.1.4.10)

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan. Policy 1.1.4.10 RGC (Residential Golf Course) allows a maximum density of 5 dwelling units per acre. The projected density for Verano South Pod D PUD is 2.80 dwelling units per acre which allows a maximum of 1,040 units.

STAFF RECOMMENDATION

The Site Plan Review Committee unanimously recommended approval of this PUD amendment on July 27, 2023.

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

Prepared For:
The City of Port St Lucie
121 SW Port St Lucie Avenue
Port St. Lucie, FL

VERANO SOUTH POD D

PLANNED UNIT DEVELOPMENT

AMENDMENT ~~APPLICATION~~ NO. 4

PGA VILLAGE VERANO

Application Submitted for Review: July 06, 2022

PSL Project No: P22-211

PSLUSD Project No: 11-652-33

	Approval date	PSL Proj No.:	Ord No.:
Original Base	February 11, 2019	P18-146	Ord 19-09
Amendment #1	March 09, 2020	P19-218	Ord 20-17
Amendment #2	August 10, 2020	P20-060	Ord 20-38
Amendment #3	February 08, 2021	P20-214	Ord 21-09
Amendment #4	TBD	P22-211	TBD

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

EXHIBIT B

TABLE OF CONTENTS

EXHIBIT A Cover Page 1

EXHIBIT B Table of Contents/ List of Exhibits 2

EXHIBIT C List of Amendments 3

EXHIBIT D Introduction 5

EXHIBIT 1 PUD Amendment Application 7

EXHIBIT 2 PUD Amendment Application Checklist 9

EXHIBIT 3 Letter of Authorization 12

EXHIBIT 4 Binding PUD Agreement 15

EXHIBIT 5 Site Information 17

EXHIBIT 6 Proposed Development Uses/ Standards 19

EXHIBIT 7a Legal Description 27

EXHIBIT 7b Warranty Deed 32

EXHIBIT 8 Location Map 43

EXHIBIT 9a PUD Conceptual Master Plan 45

EXHIBIT 9b PUD Conceptual Water and Sewer Master Plan 47

EXHIBIT 10 Typical Right-of-way Sections 49

EXHIBIT 11 Typical Lots 53

EXHIBIT 12 Traffic Statement 58

EXHIBIT 13 Drainage Statement 60

EXHIBIT C

LIST OF AMENDMENTS

The Following changes to the previously approved Verano POD D PUD are proposed in Amendment No. 4: (P22-211)

- Updated the title on Exhibit A (page 1)
- Updated total no. of acreages and residential density on Exhibit D; Introduction (page 5)
- Updated Letter of Authorization (page 12)
- Updated Exhibit 5, Site Information (page 17)
- Updated Exhibit 6 (2) density (page 19)
- Updated Exhibit 7A, legal description (page 27-30)
- Updated Exhibit 9A, Conceptual PUD Master Plan (Page 45)
- Updated Exhibit 9B, Conceptual Water and Sewer Master Plan (page 47)
- Updated Exhibit 12, Traffic Statement (page 58)

The following changes ~~to the~~ were previously approved by Verano South Pod D PUD Amendment No. 3: (P20-214)

- To update Exhibit 9a, the PUD Concept Plan, to match the latest design on the Phasing Plan.
- To update Exhibit 5, Site Information.

The following changes were approved in Verano South Pod D PUD in Amendment Number 2: (P20-060)

- To amend Site Information and change side setbacks from 6' to 5' for the Single-Family lot types larger than 50'.
- To amend Pod layouts to illustrate side setback reduction from 6' to 5'.
- The addition of a Villa Lot Size with a 25' minimum (Typical Villa Lot 50' and greater).
- Condensing the number of lot typicals to show the 40' and 50' lot as typical minimum, as long as 5' setback is met.
- Amending language to clarify that Air Conditioning, Pool Equipment, and Generators are necessary support equipment rather than accessory uses, and as such are allowed in the setback area.
- Formatting minor changes throughout the document, such as centering and underlining headings and refitting text on pages.
- Updated the PUD Amendment Application to reflect the new address of the Owner, Verano Development LLC.

- Added a parking option for single car garages which would require one tandem guest parking space in the driveway. This is not a proposed reduction in parking, rather a proportional parking requirement depending on size of garage. Justification from the Traffic Engineer is included in the PUD.

The following changes were approved in Verano South Pod D PUD Amendment Number 1: (P19-218)

- To make minor formatting changes throughout the PUD document to enhance and further facilitate the flow of the information presented (such as center and underline exhibit headings and change spacing between sections of exhibits to better fit on pages).
- To amend Exhibit A Table of Contents and Information section to provide updated information in a clearer manner (page 3 and 5).
- To amend Exhibit 1 to show the PUD Amendment Application (page 6).
- To amend Exhibit 5 to fit in one page and show correct acreage information (page 10).
- To amend Exhibit 6 to correct information and include additional information about landscaping, model row, utilities, and architectural reviews (pages 11-17).
- To amend Exhibit 8, 9a, and 9b to show most recent Pod layouts (pages 36-40).
- To amend Exhibit 10 to show latest right-of-way typicals (pages 42-44).
- To amend Exhibit 11 to include an 82' Lot Typical and update lot dimensions (pages 45-50).

EXHIBIT D
INTRODUCTION

The comprehensive area of the Verano DRI **(**formerly known as the PGA Village/Montage DRI) is approximately 3,000 acres. It is to be located southwest of the existing PGA Village/Reserve, west of I-95, and east of Glades Cut Off Road. The SFWMD C-24 Canal traverses directly through the northeastern section of the property. Verano as a whole is designed to include Multifamily and Single-Family Residences with Golf Courses, Commercial Development, Open Space, and Country Club amenities.

~~The overall average density of the Verano DRI shall not exceed 2.2~~ 2.4 ~~du/ac.~~ Verano South Pod D is a residential development of single-family homes and attached villas, and consists of approximately ~~298.73~~ 371.39-acres. The proposed Pod D site borders the C-24 Canal to the north and vacant land owned by Verano Development LLC to the south. The site can best be described as a residential community under development. ~~Although the average density for the Verano DRI as a whole shall not exceed 2.2~~ 2.4 ~~du/ac. Pod D is designed with a maximum residential density of 2.35~~ 2.80 ~~du/ac. The Verano DRI will include a variety of land uses including office commercial, retail commercial, residential single-family, residential multifamily, light industrial, upland preserve, golf course and open space~~. Pod D is to be residential development. The residential component will be single-family detached lots and single-family attached villas. Pod D will be supplied with water and wastewater services by the City of Port St. Lucie Utilities Department and will comply with all applicable City Ordinances, Policies, Specifications, and Regulatory Agencies governing such service. Wastewater services will be provided by the Glades Wastewater Treatment Plant upon completion and startup. By utilizing a combination of the various available service options to meet the wastewater needs at each phase of development, sufficient service will be available from these entities for the entire proposed development.

Access to Pod D will be provided by Lunata Way and a future Pod A road. Both of these connect to Appian Way, which is the primary access for all of Verano South via the C-24 bridge. Future internal connections will be implemented throughout the DRI, and there will be at a minimum of two access points into the Pod at all times: one (1) primary access and one (1) emergency access. Storm Water Management will be provided by an on-site system of lakes, currently under review by the South Florida Water Management District (SFWMD). A Conceptual Environmental Resource Permit (ERP) has been issued for the proposed project from South Florida Water Management District (SFWMD). The permit number is 50-01645- S. A conceptual drainage design was included as part of the application. Although Pod D does not contain significant upland preserve, all upland preservation, recreation, and open space requirements of the PUD will be met within the comprehensive Verano DRI requirements.

EXHIBIT 1 A

APPLICATION FOR P.U.D. AMENDMENT

(PLEASE SEE PAGE 7)

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: dsorrow@cotleur-hearing.com

PROPERTY OWNER: Verano Development LLC

Name: Darren Weimer

Address: 105 NE 1st St, Delray Beach, FL 33444

Telephone No. 561-682-9500 Email dweimer@kolter.com

AGENT OF OWNER (if any)

Name: Cotleur and Hearing : Daniel T. Sorrow

Address: 1934 Commerce Lane #1, Jupiter, FL 33458

Telephone No. 561-406-1012 Email dsorrow@cotleur-hearing.com

PROPERTY INFORMATION

Legal Description: Please see attached Legal Description (Exhibit 7A)
(Include Plat Book and Page)

Parcel I.D. Number: Please see attached

Current Zoning: PUD Proposed Zoning: N/A

Future Land Use Designation: RGC Acreage of Property: 371.39-AC (298.73 Amended) (72.66 Rezoned)

Reason for amendment request: Please see attached cover Letter and list of amendments on exhibit C, page 3.

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 | Daniel T. Sorrow (Hand Print Name) | 07/06/2022 (Amended 2/13/2023) (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

CHECKLIST FOR P.U.D. AMENDMENT

(PLEASE SEE PAGE 9)

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: Verano South POD D PUD Amendment #4

Project Number: P 22-TBD 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: Verano South POD D PUD Amendment #4

Project Number: P 22-TBD New Submittal ✓ or Resubmittal_____ (Check One)

Applicant Certification

I, Daniel T. Sorrow *(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) 07-06-2022 *(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 3

LETTER OF AUTHORIZATION

(PLEASE SEE PAGE 12)

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

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

June 27th, 2022

City of Port St. Lucie
Planning and 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 and Hearing and its staff to act as agents for the area owned by Verano Development LLC in the Verano Project, located at Crosstown Parkway and I-95 in the City of Port St. Lucie, Florida, to obtain approvals and permits from state and local government agencies regarding site plan, signage plan, subdivision plat, PUD, and other similarly related applications.

For: _____

Authorized signatory for Verano Development LLC

JOHN CSAPO

Printed Name

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28TH day of JUNE, 2022, by JOHN CSAPO, as Authorized Signatory of VERANO DEVELOPMENT LLC, a Delaware limited liability company, on behalf of said company, and who ☑ is personally known to me, or ☐ has produced _____ as identification.

(seal)

Notary Public State of Florida
Allison Babiak
My Commission HH 156826
Expires 07/22/2025

_____

Notary Public - State of Florida

Print Name: Allison Babiak

CERTIFICATE AS TO RESOLUTIONS OF
THE MANAGER OF THE KOLTER GROUP LLC

THE UNDERSIGNED, being the Manager of THE KOLTER GROUP LLC, a Florida limited liability company (the "Company"), does hereby certify that the following is a true and complete copy of a Resolution adopted by Manager of said Company which Resolution has not been revoked, rescinded, cancelled or modified and remains in full force and effect.

RESOLVED, that the Company shall execute all contracts, documents, purchase agreements, affidavits, deeds, settlement statements, releases, agreements, instruments and all necessary papers and documents in connection with the leasing, acquisition, disposition and development of real property for sale; and

IT IS FURTHER RESOLVED, that the following individual, acting on behalf of the Company, is further authorized, empowered and directed to do singly, all such further acts, execute and deliver all such documents and otherwise take any action as may be necessary or appropriate in connection with the aforesaid transactions:

John Csapo Authorized Signatory

I FURTHER CERTIFY that the Operating Agreement of the Company does not impair or restrict the Company's ability to execute and deliver the documents required to complete said development.

IN WITNESS WHEREOF, I have executed this certification of the Company this 1st day of March, 2018.

THE KOLTER GROUP LLC

By: _____
William Johnson
Its: Manager

EXHIBIT 4

BINDING P.U.D. AGREEMENT

(PLEASE SEE PAGE 15)

BINDING PUD AGREEMENT

Binding PUD Agreement

The undersigned acknowledges that the area of the Verano South Pod D PUD 1, described as follows:

See attached

is subject to an existing 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 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, 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 in this paragraph made.

Verano Development LLC
By: _____
Print Name: JOHN CSAPO
Title: AUTHORIZED SIGNER

NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 10th day of October, 2018, by John Csapo
He or she
☒ is personally known to me or ☐ has produced _____ as identification.

_____
Notary public signature

Sara Brown
Printed name

State of Florida at-large

EXHIBIT 5

SITE INFORMATION

(PLEASE SEE PAGE 17)

EXHIBIT 5

SITE INFORMATION

	Existing	Proposed
Land Use Designation	RGC	N/A
Existing Zoning	PUD/AG-5	N/A
Proposed Zoning	PUD	N/A
Total Area	298.73 ac	371.39 ac
Total Dwelling Units	702	1,040
Density	2.35 du/ac	2.80 du/ac
Residential Area (ac)	137.7	221.98
	46.09%	59.77%
Recreation (ac)	1.73	N/A
	.57%	0.47%
R/W (ac)	40.27	N/A
	13.5%	10.84%
Open Space (ac)	33.77	N/A
	11.3%	9.09%
Lakes (ac)	73.64	85.26
	28.54%	22.95%

***The total number of units in the DRI shall not exceed 7,200 unless the DRI is amended.**

1. TOTAL ACREAGE		~~298.73~~ **371.39-Acres**
A. Residential		~~137.7~~ 221.98-acres
B. Open space		33.77-acres
C. Water Management Tracts		73.64-acres
D. Road Right-of-ways		40.27-acres
E. Clubhouse/ Recreation		1.73-acres
	Totals	**371.39 acres**

~~**2. ALLOWABLE DENSITY**~~	~~2.2 du/ac Max. Density (For Overall Verano DRI)~~
2. PROPOSED DENSITY	2.35 2.80 du/ac Proposed Density
3. UPLAND PRESERVATION	As indicated in the Verano DRI
4. PEDESTRIAN WAYS	The system of pedestrian movement will consist of Sidewalks and multi-use paths adjacent to streets within the residential neighborhoods as well as a pathway along the C-24 Canal as exhibited on Exhibit 9A & 10.

Note: Verano South Pod D is part of the Verano DRI with regards to maximum building coverage, open space and upland preservation requirements. The acreage breakdown provided is conceptual and subject to adjustments during the platting process

EXHIBIT 6

PROPOSED DEVELOPMENT USES/ STANDARDS

(PLEASE SEE PAGE 19)

EXHIBIT 6

PROPOSED DEVELOPMENT USES/STANDARDS

1. PERMITTED PRINCIPAL USES:

A. RGC (Residential/ Golf Course) LAND USE AREA:

1. Single-Family Detached Residences, Villas (Duplex subdivided on individual lots)
2. Temporary Construction Trailers
3. Model Homes
4. Lakes
5. Recreation Facility and Maintenance Facility
6. Entry Gates and Guard House.
7. Temporary Sales and Design Center

2. DENSITY:

~~2.35~~ 2.80 du/ac.

3. PARKING REQUIRED:

RGC Land Use:

All single-family units shall have at minimum~~ a two-car garage,~~ two (2) residential parking spaces with two (2) guest parking spaces located in the driveway or elsewhere in the community. ~~Single-car garages are permitted. Units with single car garages will have parking for one (1) space in garage and one tandem space in driveway.~~

One (1) space per 200 square feet of Recreation Facility/Clubhouse/Mail Kiosk shall be provided. On-street parking may be utilized to satisfy this requirement.

Driveways will be up to 20' wide at the right-of-way. Past the right-of-way, driveways can extend up to 30' in width to accommodate a three-car garage.

4. STREET DESIGN:

Corner radii of intersecting street shall be a minimum of twenty-five feet (25').

5. MAXIMUM BLDG HEIGHT:

Maximum height of residential structures and recreation centers shall not exceed thirty-five Feet (35') above finished grade.

6. MINIMUM LOT SIZES: (See Exhibit 11 Typical Lots)

Lot sizes are not restricted to the typical plans, provided they adhere to the setback requirement.

Single-Family:	Min. Width 40 feet Min. Depth: 125 feet	Max Depth: 175 feet
Villas:	Min: 25 feet Width Min. 125 feet Depth	Max Depth: 175 feet

7. MAXIMUM BUILDING COVERAGE:

~~For Whole DRI: 30%~~

Residential: 50%

8. MAXIMUM IMPERVIOUS COVERAGE:

~~For Whole DRI: 50%~~

Residential: 75%

9. MINIMUM BLDG SETBACKS: (See Exhibit 11, Typical Lots)

Single-family:

Minimum setbacks shall be as stated below unless otherwise indicated. Side setbacks apply to buildings and accessory structures. Refer to section 11 ~~on the following page~~. Roofs are allowed to overhang into building setbacks not to exceed 24".

Front Setback:

Each lot shall have a front setback line of thirteen feet (13') from a dwelling's living area or a side entry garage, and eighteen feet (18') to a front entry garage.

Side Setback:

Side setbacks apply to building and accessory structures. Each lot shall have a side setback of five feet (5'). A side setback of zero feet (0') shall be allowed on a zero-lot-line provided that a minimum building separation of ten feet (10') is maintained between units. Accessory structures are allowed within the side setback and shall have a minimum setback of 2 feet from the lot line. Any accessory structure placed within the side setback must be landscaped to be shielded from the right-of-way. If adjacent to an open space tract five feet (5') in width or greater, the side corner lot setback can be reduced to five feet (5').

Corner Lot Side Street Setback Adjacent to Right-of-Way:

A corner lot side street setback adjacent to a right-of-way shall provide a side setback of fifteen feet (15') ~~shall be provided adjacent to rights-of- way~~. Accessory structures are allowed within the corner lot side

setback and shall have a minimum setback of five feet (5') from the lot line.

Corner Lot Side Street Setback Adjacent to Open Space Tract:
If adjacent to an open space tract fifteen feet (15') in width or greater, the corner lot side setback can be reduced to five feet (5'). Accessory structures are allowed within the corner lot side setback and shall have a minimum setback of five feet (5') from the lot line.

Rear Setback:
Each lot shall have a rear setback with a building setback line of ten feet (10'). There shall be a three-foot (3') setback requirement for accessory structures. If adjacent to a lake, open space, or common area tract, the setback for accessory structures shall be zero feet (0').

Notwithstanding the foregoing, sand set pavers may encroach into the setbacks up to the property line provided that all other requirements have been met or waived.

Villas:
Minimum setbacks shall be as stated below unless otherwise indicated. Roof encroachments are allowed to overhang into building setbacks, not to exceed 24 inches (24").

Front Setback:
Each lot shall have a front setback of eighteen feet (18').

Side Setback:
Each lot shall have a side setback of five feet (5'). Accessory structures are allowed within the side setback and shall have a minimum setback requirement of three feet (3'). A minimum of ten feet (10') shall be maintained between buildings. Any accessory structure placed within the setback must be landscaped to be shielded from the right- of-way.

Corner Lot Side Street Setback:
A corner lot side street setback adjacent to a right-of-way shall provide a side setback of fifteen feet (15') ~~shall be provided adjacent to rights-of- way~~. Accessory structures are allowed within the corner lot side setback and shall have a minimum setback of five feet (5') from the lot line.

Rear Setback:
Each lot shall have a rear setback of ten feet (10'). There shall be a three-foot (3') setback requirement for accessory structures. If adjacent to a lake, open space, or common area tract, the setback for accessory

uses structures is zero feet (0').

Notwithstanding the foregoing, sand set pavers may encroach into the setbacks up to the property line provided that all other requirements have been met or waived.

10. FENCES / WALLS:

Single-Family:

Fences and walls may be located along the rear and side property line, but they shall not extend into the front setback of eighteen feet (18') for front loaded garages or thirteen feet (13') for side loaded garages. These Fences and walls may have a maximum height of seven feet (7'). In addition, within the front and side setbacks of the lot, a fence with a maximum height of three feet (3') may be provided.

Villas:

Fences and walls may be located along the rear and side property line, but they shall not extend into the front setback of eighteen feet (18'). These fences and walls may have a maximum height of seven feet (7'). In addition, within the front and side setback of the lot, a fence with a maximum height of three feet (3') may be provided.

11. ACCESSORY USES:

Accessory Uses/Structures are permitted in connection with any principle use provided that all accessory structures or uses are in full compliance with all setbacks, height and building coverage. Accessory uses or structures shall not be located in the area extending from the front building line to the front property line, unless otherwise specifically provided Approved uses include but are not limited to patios, outdoor cooking areas, gazebos, pool equipment, and screen enclosures.*

*A/C Units, Generators, and pool equipment are considered support uses and are allowed inside yard setbacks.

12. LANDSCAPING:

Overall:

No more than 50% of the required trees on single-family lots may be palm trees. A minimum of 25% of all required trees shall be native species. Landscaping within this PUD is subject to the regulations of the City of Port St. Lucie Code of Ordinances, Chapter 154, unless regulations are otherwise stated in this document.

Easement and Utility Area Landscaping:

No trees may be planted within ten feet (10') of any existing Port St. Lucie Utility Systems Department

(PSLUSD) infrastructure, utility pole, guy wire, or pad mounted transformer. No protective barriers are required.

Landscape Buffer Strips:
No wall shall be required adjacent to open space land unless it is Open Space Conservation.

Common Area Landscaping:
The minimum perimeter landscaping for common areas, amenity centers, model centers, and mail kiosks will be an average of five feet (5') from the property line. When street trees are present adjacent to common areas, amenity centers, model centers, and mail kiosks, the street trees shall count towards the perimeter tree requirement and additional shade trees will not be necessary, so long as the street trees are no more than fifteen feet (15') from the property line. Smaller trees and hedges shall still be required The remainder of the landscape strip shall still be required to be planted with grass, ground cover and hedges. Landscaping will be provided in keeping with the desired community aesthetic.

Single-Family:
Lots less than 6,000 sf shall provide two (2)trees
Lots from 6,000 to 7,500 sf shall provide three (3)trees
Lots over 7,500 sf shall provide four (4) trees

Trees to be placed in the front yard of a unit may be substituted with street trees to be planted within the adjacent right-of- way. Street trees will be planted at the time units are being built. Perimeter landscaping along lakes for residential homes will not be necessary nor are they prohibited.

Street Trees:
Large Canopy Street trees shall be provided on a basis of one (1) tree per forty (40) linear feet of roadway per side. Tree spacing can be adjusted as necessary but shall not exceed fifty (50) feet on center as per city Subdivision code. Street trees planted in front of residential lots may be counted towards the canopy tree requirements for the lot.

13. CLUBHOUSE/ RECREATION:

Permitted Uses:
Pool, Hot Tub, Cabana, Conference Facilities, Health Club, Outdoor Sports Facilities, Tot lot, Passive Garden Area, Golf Cart Parking Spaces, Racquet Club Facilities, Fire Pits, Outdoor Cooking.

Minimum Building Setbacks:
Front Setback: The minimum front setbacks for amenity centers and clubhouses shall be of ten feet (10').

Side Setback: The minimum side setbacks for amenity centers and clubhouses shall be of five feet (5').
Rear Setback: The minimum rear setbacks for amenity centers and clubhouses shall be of five feet (5').

Landscape:
Screening amenity centers with perimeter landscaping and providing Vehicle Use Area (VUA) landscaping will be subject to the approval of the Site Plan Review Committee on a case-by-case basis. A minimum average of five feet (5') is required for most all perimeter landscaping. One (1) tree per parking island will also be required. Parking islands will be provided to facilitate a landscape design that is in keeping with the desired community aesthetic. Certain vistas to lakes, open space, and natural areas are subject to landscaping/buffering requirements with opportunity for uninterrupted views of these vistas. The same amount of landscaping that is required per City Code will be provided in these buffers, however this PUD provides opportunity to provide open vistas where no landscaping will be placed up to a maximum of fifty percent (50%) of the buffer length. Landscaping may instead be grouped on at least half of the buffer length.

14. MODEL ROW AND SALES CENTERS:

Model homes and their respective sales centers are permitted within this PUD. If the location of model row is not shown on the Conceptual Master Plan (Exhibit 9a), it may be permitted within the PUD through site plan review and model home applications, without warranting a PUD amendment. Temporary trap fences are permitted in model row. These trap fences intend to prohibit vehicular access within model row but will allow access to emergency vehicles through an emergency lock.

Street furniture and shade sails are also allowed within model row per site plan application, including within rights-of-way, so long as they do not unreasonably interfere with traffic. This will enhance the pedestrian experience while visiting model row. Street furniture and shade sails may remain after models have been sold as single-family homes.

15. ELEVATIONS:

Townhouses, apartments, multifamily (excluding duplexes), commercial, office, and institutional uses will follow the Citywide Design Standards. Single-family, Villa (duplex), model homes, residential amenity centers, clubhouses, and guardhouses are not required to follow the Citywide Design Standards**.**

16. UTILITIES AND PUBLICWORKS:

All construction shall be in accordance with the City of Port St. Lucie Utility Systems Department's Technical Specifications and Construction Standards, latest revision, and with all applicable Florida Department of Environmental Protection rules and regulations.

The subject PUD will be supplied with Water and/or Wastewater Services by the City of Port St. Lucie Utility Systems Department (PSLUSD) and will abide and comply with all the applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such services.
Pump Stations will be designed to serve neighboring parcels to maximize the benefit to the system and minimize maintenance costs to the City.
The Applicant acknowledges that the City may require reuse water to be utilized for irrigation, equal to the amount of wastewater generated by the project.

No vegetation with intrusive root systems vegetation shall be placed within ten feet of utilities. All utilities shall be placed underground.

Trees shall not be planted within 10 feet of any PSLUSD mains or appurtenances. All other utilities shall be a minimum of 5' horizontal separation from city utility mains for parallel installations and a minimum of 18" below city utility mains (all measurements are from outside to outside). Fiber Optics necessary for communication to the lift station and reuse metering stations will be required. Fiber optics must be installed at a minimum of five feet (5') from all other mains and utilities.

No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing or proposed water/wastewater utility lines.

Berms and structural landscape features such as rock, foundations, sculpture, decorative wall and tree wells are generally not allowed in PSLUSD easements but may be reviewed on a case-by-case basis. All measurements are from outside to outside, not centerline to centerline. Example: outside of pipe to nearest point on tree trunk.

No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any above ground PSLUSD appurtenance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, or fiber optics pull boxes.
All landscaping within PSLUSD easements shall comply with PSLUSD technical specifications, policies, and codes.
The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of the pavement to the property line within the City's right-of-way in accordance with City Code, Section 41.08 (g).

EXHIBIT 7A

LEGAL DESCRIPTION

(PLEASE SEE PAGE 27)

P.U.D. POD D

DESCRIPTION

BEING A PORTION OF SECTIONS 28, 29, 32 AND 33 TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/28/67; THENCE S.43°08'38"E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**; THENCE CONTINUE S.43°08'38"E. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 3345.72 FEET TO THE NORTHEAST CORNER OF TRACT "CA-69", AS SHOWN ON VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 1, RECORDED IN PLAT BOOK 87, PAGES 14 THROUGH 16, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.46°51'22"W., ALONG THE SOUTHEASTERLY LINE OF SAID VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 1, A DISTANCE OF 45.01 FEET TO THE SOUTHEAST CORNER OF TRACT "CA-70", AS SHOWN ON SAID PLAT AND TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 198.00 AND A RADIAL BEARING OF N.63°53'49"W., AT SAID INTERSECTION; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG THE SOUTHEASTERLY LINE OF SAID VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 1: 1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°55'00", A DISTANCE OF 179.41 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 FEET; 2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°11'33", A DISTANCE OF 14.48 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1335.00 FEET; 3) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°23'13", A DISTANCE OF 195.42 FEET TO A POINT OF TANGENCY; 4) THENCE S.36°26'26"W., A DISTANCE OF 119.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 665.00 FEET; 5) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°08'35", A DISTANCE OF 291.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 100.00 FEET; 6) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°56'03", A DISTANCE OF 24.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 254.00 FEET; 7) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°39'04", A DISTANCE OF 82.68 FEET TO A POINT OF TANGENCY; 8) THENCE S.66°18'02"W., A DISTANCE OF 121.13 FEET TO THE NORTHEAST CORNER OF TRACT "CA-2", AS SHOWN ON VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 3, RECORDED IN PLAT BOOK 92, PAGES 31 THROUGH 35, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING NINE (9) COURSES BEING ALONG THE SOUTHEASTERLY LINE OF SAID VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 3: 1) THENCE CONTINUE S.66°18'02"W., A DISTANCE OF

38.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 256.00 FEET; 2) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'50", A DISTANCE OF 59.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 100.00 FEET; 3) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°53'38", A DISTANCE OF 36.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 835.00 FEET; 4) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°09'58", A DISTANCE OF 497.92 FEET TO A POINT OF TANGENCY; 5) THENCE S.24°31'15"W., A DISTANCE OF 618.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1165.00 FEET; 6) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°12'54", A DISTANCE OF 411.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 50.00 FEET; 7) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°32'05", A DISTANCE OF 17.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 254.00 FEET; 8) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'25", A DISTANCE OF 83.08 FEET TO A POINT OF TANGENCY; 9) THENCE S.43°56'29"W., A DISTANCE OF 42.29 FEET TO THE SOUTHEAST CORNER OF TRACT "CA-7", AS SHOWN ON SAID VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 3; THENCE CONTINUE S.43°56'29"W., A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTHERLY LINE OF VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 2, RECORDED IN PLAT BOOK 95, PAGES 17 THROUGH 26 AND THE WEST LINE OF VERANO SOUTH-POD A-PLAT NO. 6, RECORDED IN PLAT BOOK 87, PAGES 11 THROUGH 13, INCLUSIVE, BOTH OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID NORTHERLY LINE OF VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 2 AND WEST LINE OF VERANO SOUTH-POD A-PLAT NO. 6: 1) THENCE S.46°03'31"E., A DISTANCE OF 151.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1965.00 FEET; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°30'26", A DISTANCE OF 85.99 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 25.00 FEET; 3) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°43'10", A DISTANCE OF 39.58 FEET TO A NON-TANGENT INTERSECTION; 4) THENCE S.40°42'11"E., A DISTANCE OF 92.06 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 AND A RADIAL BEARING OF S.42°50'05"E., AT SAID INTERSECTION; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°28'46", A DISTANCE OF 40.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1965.00 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°08'14", A DISTANCE OF 484.85 FEET TO A POINT OF TANGENCY; 7) THENCE S.25°13'05"E., A DISTANCE OF 119.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 25.00 FEET; THENCE BY THE FOLLOWING FIFTEEN (15) COURSES BEING ALONG THE NORTHERLY LINE OF VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 2 AND THE WEST LINE OF VERANO SOUTH-POD A-PLAT NO. 5, RECORDED IN PLAT BOOK 85, PAGES 17 THROUGH 26, OF SAID PUBLIC RECORDS: 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A NON-TANGENT INTERSECTION; 2) THENCE S.25°13'05"E., A DISTANCE OF 92.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 AND A RADIAL BEARING OF S.25°13'05"E., AT SAID INTERSECTION; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; 4) THENCE

S.25°13'05"E., A DISTANCE OF 20.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1035.00 FEET; 5) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°24'23", A DISTANCE OF 477.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 25.00 FEET; 6) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°09'05", A DISTANCE OF 37.59 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE S.55°19'27"E., A DISTANCE OF 92.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 AND A RADIAL BEARING OF S.55°27'27"E., AT SAID INTERSECTION; 8) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°20'04", A DISTANCE OF 38.11 FEET TO A POINT OF TANGENCY; 9) THENCE S.58°07'23"E., A DISTANCE OF 418.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 785.00 FEET; 10) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°57'11", A DISTANCE OF 328.18 FEET TO A POINT OF TANGENCY; 11) THENCE S.82°04'34"E., A DISTANCE OF 22.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 25.00 FEET; 12) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO A NON-TANGENT INTERSECTION; 13) THENCE S.82°04'34"E., A DISTANCE OF 92.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 25.00 AND A RADIAL BEARING OF S.81°47'27"E., AT SAID INTERSECTION; 14) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°42'53", A DISTANCE OF 39.15 FEET TO A POINT OF TANGENCY; 15) THENCE S.82°04'34"E., A DISTANCE OF 169.18 FEET TO THE NORTHEAST CORNER OF TRACT "CA-14", AS SHOWN ON SAID PLAT OF VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 2; THENCE BY THE FOLLOWING EIGHT (8) COURSES BEING ALONG THE EASTERLY LINE OF SAID VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 2 AND THE WEST LINE OF VERANO SOUTH-POD E-PLAT NO. 1, RECORDED IN PLAT BOOK 91, PAGES 9 THROUGH 14, OF SAID PUBLIC RECORDS: 1) THENCE S.07°55'26"W., A DISTANCE OF 15.00 FEET; 2) THENCE N.82°04'34"W., A DISTANCE OF 59.18 FEET; 3) THENCE S.07°55'26"W., A DISTANCE OF 28.92 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 256.03 AND A RADIAL BEARING OF N.82°13'22"W., AT SAID INTERSECTION; 4) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°00'59", A DISTANCE OF 84.98 FEET TO A NON-TANGENT INTERSECTION; 5) THENCE S.16°50'21"W., A DISTANCE OF 241.36 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 483.37 AND A RADIAL BEARING OF N.74°02'36"W., AT SAID INTERSECTION; 6) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°35'34", A DISTANCE OF 21.87 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 485.00 AND A RADIAL BEARING OF N.74°41'05"W., AT SAID INTERSECTION; 7) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°38'57", A DISTANCE OF 487.99 FEET TO A NON-TANGENT INTERSECTION; 8) THENCE S.18°48'32"W., A DISTANCE OF 166.50 FEET TO THE SOUTHEAST CORNER OF TRACT "CA-15", AS SHOWN ON SAID VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 2; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG THE SOUTHERLY LINE OF SAID VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 2 AND THE NORTH LINE OF VERANO SOUTH-P.U.D. 1-POD G-PLAT NO. 1, RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, OF SAID PUBLIC RECORDS: 1) THENCE N.71°11'28"W., A DISTANCE OF 357.06 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 3050.00 AND A RADIAL BEARING OF S.18°16'07"W., AT SAID INTERSECTION; 2) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'44", A DISTANCE OF 1099.90 FEET TO A POINT OF

TANGENCY; 3) THENCE N.84°01'55"W., A DISTANCE OF 144.37 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 342.74 AND A RADIAL BEARING OF S.87°43'58"W., AT SAID INTERSECTION; THENCE BY THE FOLLOWING FOUR (4) COURSES BEING ALONG THE WESTERLY LINE OF SAID VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 2; 1) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'56", A DISTANCE OF 123.82 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 290.66 AND A RADIAL BEARING OF N.49°58'24"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°10'31", A DISTANCE OF 269.76 FEET TO A POINT OF TANGENCY; 3) THENCE N.13°08'55"W., A DISTANCE OF 233.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 927.20 FEET; 4) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°36'40", A DISTANCE OF 365.91 FEET TO THE SOUTHWEST CORNER OF "WMT-3", AS SHOWN ON SAID PLAT OF VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 2; THENCE CONTINUE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE WITH A RADUIS OF 927.20 FEET AND DEPARTING SAID WESTERLY LINE OF VERANO SOUTH-P.U.D. 1-POD D-PLAT NO. 2, THROUGH A CENTRAL ANGLE OF 33°12'23", A DISTANCE OF 537.37 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.03°36'07"W., A DISTANCE OF 837.27 FEET; THENCE N.84°25'35"W., A DISTANCE OF 446.22 FEET; THENCE N.46°45'48"W., A DISTANCE OF 1035.02 FEET; THENCE N.40°22'55"W., A DISTANCE OF 1836.48 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THAT FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993, OF SAID PUBLIC RECORDS; THENCE N.44°46'02"E., ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 3808.94 FEET TO **POINT OF BEGINNING**.

CONTAINING: 16,177,988 SQUARE FEET OR 371.395 ACRES, MORE OR LESS.

EXHIBIT 7B

WARRANTY DEED

(PLEASE SEE PAGE 32)

WARRANTY DEED

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2809341 OR BOOK 2502 PAGE 1008, Recorded 03/07/2006 at 12:06 PM
Doc Tax: $353070.90

Prepared by and return to:
Paul K. Hines, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive
Suite 500E
West Palm Beach, FL 33401

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 28th day of FEBRUARY, 2006, by and between **Reserve Homes, Ltd., L.P.**, a Delaware limited partnership, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantor") and **Verano Development LLC**, a Delaware limited liability company, whose address is 1601 Forum Place, Suite 805, West Palm Beach, Florida 33401 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to Grantee, its successors and assigns forever, the following described real property (the "**Property**"), situated in St. Lucie County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO:

1. Real estate taxes and assessments for the year 2006 and subsequent years.

2. Restrictions, reservations, limitations, easements of record, which reference shall not operate to reimpose the same, and zoning ordinances and other land use regulations affecting said property, if any.

TO HAVE AND TO HOLD the said Property in fee simple forever, together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor warrants the title to said Property and will defend the same against the lawful claims of any persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Allison Barra
Print Name: Allison Barra

Vera Russell
Print Name: Vera Russell

RESERVE HOMES LTD., L.P., a Delaware limited partnership

By: Kolter Property Development, L.L.C., a Delaware limited liability company, its General Partner

By: _____
Michael Clarke, Manager

STATE OF FLORIDA)
) s.s.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 28 day of February, 2006, by Michael Clarke, as Manager of Kolter Property Development, L.L.C., a Delaware limited liability company, the General Partner of RESERVE HOMES LTD., L.P., a Delaware limited partnership, on behalf of said limited liability company and limited partnership, who is: [X] personally known to me, or [ ] has produced _____ as identification.

(NOTARIAL SEAL)

Janet Kind
My Commission DD289533
Expires February 10, 2008

Janet Kind
Print or Stamp Name: Janet Kind
Notary Public - State of Florida
My Commission Expires: 2-10-08
Commission Number: DD289533

WPB 871636.1

EXHIBIT "A"

PARCEL 1

WESTERN GROVE

TRACT ONE

A parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East; and Section 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run South 44°46'01" West along said Southeasterly right-of-way line of the Florida East Coast Railway Co., a distance of 5069.40 feet to the West line of said Section 29; thence South 04°13'20" East, along said West line, a distance of 258.80 feet to the Northeast corner of said Section 31; thence South 89°40'25" West, along the North line of said Section 31, a distance of 312.03 feet to the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence South 44°46'01" West, along said right-of-way line, a distance of 728.74 feet to the POINT OF BEGINNING; Thence, departing said right-of-way line, South 45°07'48" East, a distance of 3688.39 feet; thence South 34°54'59" East, a distance of 4767.41 feet to the northerly top of bank of the O. L. Peacock Canal; Thence along the northerly top of bank of said O.L. Peacock Canal South 74°05'51" West, a distance of 4714.77 feet; thence North 89°58'45" West, a distance of 5508.96 feet East right-of-way line of State Road S-609 as shown on the Florida Department of Transportation right-of-way map dated 11/5/64 and revised January 1965; Thence along said right-of-way line North 00°01'15" East, a distance of 2906.07 feet to the intersection with the South line of said Section 31; thence continue along said easterly right-of-way, North 00°08'55" West, a distance of 156.88 feet to the intersection with the aforesaid Southeasterly right-of-way line of the Florida East Coast Railway Co.; thence North 44°46'01" East, along said Southeasterly right- of-way line of the Florida East Coast Railway Co. a distance of 6673.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPT Being a parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East and Sections 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows: COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48?28? West, departing said Northerly line, a distance of 52.70 feet; thence North 16°48'28" West, a distance of 63.64 feet; thence North 74°03'44" East, a distance of 67.81 feet; thence North 57°16'41" East, a distance of 51.67 feet; thence North 38°31'24" East, a distance of 73.78 feet; thence North 22°50'39" East, a distance of 50.98 feet to the POINT OF BEGINNING; Thence North 61°20'02" West, a distance of 1685.86 feet; Thence North 58°57'12" West, a distance of 127.57 feet; Thence North 49°19'49" West, a distance of 93.34 feet; Thence North 32°18'49" West, a distance of 178.91 feet; Thence North 25°32'27" West, a distance of 184.36 feet; Thence North 06°00'43" West, a distance of 118.58 feet; Thence North 22°50'28" East, a distance of 467.15 feet; Thence North 31°22'11" East, a distance of 93.05 feet; Thence North 40°40'44" East, a distance of 1124.23 feet; Thence North 44°11'03" East, a distance of 181.77 feet; Thence North 52°20'18" East, a distance of 81.27 feet; Thence South 48°56'38" East, a distance of 3272.46 feet; Thence South 09°19'30" West, a distance of 329.60 feet; Thence South 74°14'21" West, a distance of 1658.09 feet; Thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

WPB 871636.1

EXHIBIT "A"

PARCEL 1 (continued)

TRACT TWO

Being a parcel of land lying in Sections 31 and 32, Township 36 South, Range 39 East and Sections 5 and 6, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

COMMENCE at the Northeasterly corner of Grove 3, said lands described in Official Record Book 383, Page 1059, Public Records, St. Lucie County, Florida; thence South 74°03'19" West, along the Northerly line of said Grove 3, a distance of 4636.82 feet; thence North 16°48'28" West, departing said Northerly line, a distance of 52.70 feet; thence North 16°48'28" West, a distance of 63.64 feet; thence North 74°03'44" East, a distance of 67.81 feet; thence North 57°16'41" East, a distance of 51.67 feet; thence North 38°31'24" East, a distance of 73.78 feet; thence North 22°50'39" East, a distance of 50.98 feet to the POINT OF BEGINNING;

thence North 61°20'02" West, a distance of 1685.86 feet;
thence North 58°57'12" West, a distance of 127.57 feet;
thence North 49°19'49" West, a distance of 93.34 feet;
thence North 32°18'49" West, a distance of 178.91 feet;
thence North 25°32'27" West, a distance of 184.36 feet;
thence North 06°00'43" West, a distance of 118.58 feet;
thence North 22°50'28" East, a distance of 467.15 feet;
thence North 31°22'11" East, a distance of 93.05 feet;
thence North 40°40'44" East, a distance of 1124.23 feet;
thence North 44°11'03" East, a distance of 181.77 feet;
thence North 52°20'18" East, a distance of 81.27 feet;
thence South 48°56'38" East, a distance of 3272.46 feet;
thence South 09°19'30" West, a distance of 329.60 feet;
thence South 74°14'21" West, a distance of 1658.09 feet;
thence North 84°42'27" West, a distance of 125.75 feet to the POINT OF BEGINNING.

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

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THAT CERTAIN FLORIDA POWER AND LIGHT COMPANY EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 14°45'25" WEST, ALONG SAID EAST LINE OF FLORIDA POWER AND LIGHT COMPANY EASEMENT, A DISTANCE OF 789.36 FEET; THENCE CONTINUE NORTH 01°58'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 235.96 FEET; THENCE NORTH 74°05'51" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 1124.39 FEET; THENCE SOUTH 15°54'09" EAST, A DISTANCE OF 1181.91 FEET TO SAID NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2186, PAGE 548; SAID POINT

EXHIBIT "A"

PARCEL 1 (continued)

BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 22,918.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 09°37'34" WEST; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°01'14", A DISTANCE OF 1208.23 FEET TO THE POINT OF BEGINNING. (Commercial Parcel in Western Grove)

AND LESS AND EXCEPT A PARCEL OF LAND LYING IN SECTION 4, 5 AND 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. "FORT PIERCE CUT-OFF" AS SHOWN ON PAGES V. 3D/6 AND V. 3D/7, DATED FEBRUARY 1, 1950 WITH TRACT CORRECT REVISION DATED 4/28/67 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-24; THENCE RUN SOUTH 44°46'01" WEST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO. 5069.40 FEET TO THE WEST LINE OF SECTION 29, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH 04°13'20" EAST ALONG SAID WEST LINE 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE SOUTH 89°40'25" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 312.03 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY CO.; THENCE SOUTH 44°46'01" WEST, ALONG SAID RIGHT-OF-WAY LINE 7402.57 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-609 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP DATED 11/5/64 AND REVISED JANUARY 1965; THENCE SOUTH 00°08'55" EAST ALONG SAID RIGHT-OF-WAY LINE 156.89 FEET; THENCE SOUTH 00°01'15" WEST ALONG SAID RIGHT-OF-WAY LINE 2756.07 FEET TO THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 89°58'45" EAST 2278.50 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHERLY; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 22918.00 FEET, THROUGH A CENTRAL ANGLE OF 16°00'49", FOR AN ARC DISTANCE OF 6405.36 FEET, THE CHORD OF SAID ARC BEING NORTH 82°00'50" EAST 6384.50 FEET; THENCE NORTH 74°00'26" EAST 3830.74 FEET; THENCE SOUTH 38°44'47" WEST 258.82 FEET; THENCE SOUTH 74°00'26" WEST 1625.09 FEET; THENCE SOUTH 34°54'59" WEST 16.17 FEET; THENCE SOUTH 74°35'02" WEST 625.46 FEET; THENCE SOUTH 74°05'51" WEST 4614.88 FEET; THENCE NORTH 89°58'45" WEST 5508.95 FEET TO SAID RIGHT-OF-WAY OF STATE ROAD S-609; THENCE NORTH 00°01'15" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 150.00 TO THE POINT OF BEGINNING. (West Virginia Extension)

WPB 871636.1

EXHIBIT "A"

PARCEL 1 (continued)

TRACT THREE

An easement for the benefit of Parcel 1 as created by Drainage and Irrigation Easement between Tradition Development Company, LLC and Reserve Homes, Ltd., L.P. dated June 30, 2003 recorded in Official Records Book 1745, Page 1913, of the Public Records of St. Lucie County, Florida over the lands described as the "Grantor Parcel" in said Drainage and Irrigation Easement, subject to the terms, provisions and conditions set forth in said instrument.

EXHIBIT "A"

Parcel 2

EGAN PARCEL

GROVE 1:

Being a portion of Sections 28, 29 and 32, Township 36 South, Range 39 East, St. Lucie County, Florida, and being more particularly described as follows:

Begin at the point of intersection of the southeasterly right of way line of the Florida East Coast Railway Co. "Fort Pierce Cut-off" track as shown on right of way maps, Pages V.3d/6 and V.3d/7 dated February 1, 1950 with "track correct" revision dated 4/28/67 and the southwesterly right of way line of South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence S 43 degrees 08 minutes 38 seconds E, along said Canal C-24 right of way line a distance of 2488.08 feet, to a point hereinafter referred to as Point "A"; thence S 35 degrees 05 minutes 51 seconds W a distance of 4892.60 feet; thence N 43 degrees 25 minutes 41 seconds W a distance of 3309.86 feet to the intersection with the aforesaid southeasterly right of way line of the Florida East Coast Railway; thence N 44 degrees 46 minutes 01 seconds E, along said Florida East Coast Railway right of way a distance of 4809.53 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for drainage and irrigation over the following described property:

Commence at the aforedescribed Point "A"; thence S 43 degrees 08 minutes 38 seconds E, along the aforesaid southwesterly right of way line of South Florida Water Management District Canal C-24, a distance of 347.56 feet to the POINT OF BEGINNING of the following described easement:

Thence continue S 43 degrees 08 minutes 38 seconds E, along said right of way line a distance of 50.00 feet; thence S 46 degrees 51 minutes 22 seconds W a distance of 42.14 feet; thence N 66 degrees 46 minutes 57 seconds W a distance of 64.82 feet; thence N 56 degrees 12 minutes 33 seconds W a distance of 190.72 feet; thence N 79 degrees 11 minutes 38 seconds W a distance of 69.18 feet; thence S 61 degrees 48 minutes 26 seconds W a distance of 141.21 feet, to the Southeasterly boundary of the above described parcel; thence N 35 degrees 05 minutes 51 seconds E, along said Southeasterly boundary a distance of 111.24 feet; thence N 61 degrees 48 minutes 26 seconds E a distance of 59.54 feet; thence S 79 degrees 11 minutes 38 seconds E a distance of 97.05 feet; thence S 56 degrees 12 minutes 33 seconds E a distance of 196.26 feet; thence Section 66 degrees 46 minutes 57 seconds E a distance of 27.50 feet; thence N 46 degrees 51 minutes 22 seconds E a distance of 9.44 feet to the said southwesterly right of way line of said Canal C-24 and the POINT OF BEGINNING.

GROVE 2:

Being a parcel of land lying in Sections 28, 33, and 34, Township 36 South, Range 39 East and Section 4, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the point of intersection of the South line of said Section 34 and the southwesterly right of way line of the South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, checked dated 11/25/58 and revised 2/23/59; thence N 43 degrees 08 minutes 38 seconds W, along said southwesterly right of way line of Canal C-24, a distance of 2628.30 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 43 degrees 08 minutes 38 seconds W, along said right of way line, a distance of 364.51 feet, to a point hereinafter referred to as Point "A"; thence continue N 43 degrees 08 minutes 38

EXHIBIT "A"

Parcel 2 (Continued)

seconds W, along said right of way a distance of 4812.17 feet; thence S 46 degrees 52 minutes 25 seconds W a distance of 2151.65 feet; thence S 43 degrees 12 minutes 50 seconds E a distance of 4647.83 feet; thence S 43 degrees 58 minutes 20 seconds W a distance of 1282.29 feet to a point hereinafter referred to as Point "B"; thence N 70 degrees 42 minutes 47 seconds E a distance of 440.52 feet; thence N 65 degrees 05 minutes 51 seconds E a distance of 762.00 feet; thence N 24 degrees 54 minutes 09 seconds W a distance of 60.06 feet; thence N 01 degrees 49 minutes 23 seconds E a distance of 1037.87 feet; thence N 17 degrees 05 minutes 14 seconds W a distance of 421.43 feet; thence N 46 degrees 51 minutes 22 seconds E a distance of 63.46 feet to the aforesaid southwesterly right of way line of Canal C-24 and the POINT OF BEGINNING.

Together with an easement for drainage and irrigation being more particularly described as follows:

Begin at aforedescribed Point "B"; thence along the southeasterly boundary of the above parcel by the following courses and distances:
Thence N 70 degrees 42 minutes 47 seconds E a distance of 440.52 feet;
thence N 65 degrees 05 minutes 51 seconds E a distance of 762.00 feet;
thence N 60 degrees 24 minutes 31 seconds E a distance of 793.61 feet;
thence S 89 degrees 08 minutes 58 seconds E a distance of 318.77 feet to the aforesaid southwesterly right of way line of Canal C-24;
thence S 43 degrees 08 minutes 38 seconds E along said right of way line a distance of 139.00 feet;
thence N 89 degrees 08 minutes 58 seconds W a distance of 388.11 feet;
thence S 60 degrees 24 minutes 31 seconds W a distance of 770.50 feet;
thence S 65 degrees 05 minutes 51 seconds W a distance of 771.00 feet;
thence S 70 degrees 42 minutes 47 seconds W a distance of 399.46 feet;
thence N 43 degrees 58 minutes 20 seconds W a distance of 110.06 feet to the POINT OF BEGINNING.

Subject to an easement for ingress and egress, being 15.00 feet in width, lying 7.50 feet each side of the following described centerline.
BEGIN at the aforedescribed Point "A"; thence S 02 degrees 40 minutes 10 seconds E a distance of 4.30 feet to the beginning of a curve concave to the northwest having a radius of 130.00 feet; thence southwesterly along the arc of said curve a distance of 112.33 feet; through an angle of 49 degrees 30 minutes 25 seconds; thence S 46 degrees 50 minutes 15 seconds W a distance of 2041.23 feet to the southwesterly boundary of the parcel first described above and the POINT OF TERMINATION of easement, said easement being bounded on the northeast by the southwesterly right of way line of aforesaid Canal C-24 and on the southwest by the southwesterly boundary of the parcel first described above.

EGAN PARCEL

TRACT 2 GROVE 2:

Being a parcel of land lying in Sections 33 and 34, Township 36 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

Commence at the intersection of the south line of said section 34 and the southwesterly right of way line of the South Florida Water Management District Canal C-24 as shown on the right of way map for said Canal C-24, sheet 11 of 16, and last revised 4/21/61. Thence north 43 degrees 08 minutes 38 seconds West, along said right of way line, a distance of 1050.96 feet to the point of beginning of the following

EXHIBIT "A"

Parcel 2 (Continued)

described parcel:
Thence continue north 43 degrees 08 minutes 38 seconds West a distance of 1577.34 feet;
thence south 46 degrees 51 minutes 22 seconds west a distance of 63.46 feet:
thence south 17 degrees 05 minutes 14 seconds east a distance of 421.43 feet;
thence south 01 degrees 49 minutes 23 seconds West a distance of 1037.87 feet;
thence south 24 degrees 54 minutes 09 seconds east a distance of 60.06 feet;
thence north 60 degrees 24 minutes 31 seconds east a distance of 793.61 feet;
thence south 89 degrees 08 minutes 58 seconds east a distance of 318.77 feet to the point of beginning.

EASEMENT NO. 1:

An easement for ingress and egress 30.00 feet in width lying 15 feet each side of the centerline in Township 36 South, Range 39 East and Township 37 South, Range 39 East the centerline of which being described as follows:

Beginning at a point on a Westerly prolongation of the centerline of Gatlin Boulevard as shown on Florida Department of Transportation right-of-way maps for State Road 9 (I-95) Section 94001-2412, dated 6/22/77, with last revision of 9/11/79, said point being 15 feet westerly of the west toe of spoil lying west of the "Borrow Canal"; thence northerly, 15 feet westerly of, as measured at right angles, and parallel with said west toe of spoil of the "Borrow Canal"; thence easterly, northeasterly, northerly and northwesterly, 15 feet distance from, as measured at right angles and parallel with the said toe of spoil of the "Borrow Canal" to a point 15 feet southerly of, as measured at right angles, the south toe of spoil south of the Canal South of the north line of Section 10, Township 37 South, Range 39 East; thence Westerly parallel with the said south toe of spoil to the intersection with a line 15 feet westerly of, as measured at right angles, the West toe of spoil lying West of a Canal west of the east line of Section 4, Township 37 South, Range 39 East; thence Northerly parallel with the said west toe of spoil of said Canal and the Northerly prolongation thereof to the Southeasterly boundary of "Grove 2".

EASEMENT NO. 2:

An easement for ingress and egress 30.00 feet in width lying in Township 36 South, Range 39 East and Township 37 South, Range 39 East being bounded as follows:
On the northeast by the ingress and egress easement from Gatlin Boulevard to said "Grove 2"; on the Northwest by the southerly toe of slope of the spoil bank south of the "O.L. Peacock Canal"; on the southwest by the 20.00 feet wide ingress and egress easement from "Grove 1", to "Grove 3', on the southeast by a line 30.00 feet southeasterly of, as measured at right angles, and parallel with the aforedescribed northwest boundary.

EXHIBIT "A"

PARCEL 3

DUDA PARCEL

A parcel of land lying in Sections 28, 29, 31, 32 and 33 Township 36 South, Range 39 East; and Sections 4 and 5, Township 37 South, Range 39 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the Southeasterly right-of-way line of the Florida East Coast Railway Co. "Fort Pierce Cut-Off" Track as shown on Pages V. 3d/6 and V. 3d/7, dated February 1, 1950 with Tract Correct revision dated 4/28/67 and the Southwesterly right-of-way line of South Florida Water Management District Canal C-24; thence run S 44°46'02" W, a distance of 4809.54 feet to the Northwesterly corner of lands described in Official Record Book 477, Page 560, Public Records, St. Lucie County, Florida and the POINT OF BEGINNING; thence South 43°25'41" East, along the westerly line of said lands, a distance of 3309.86 feet to the Southwesterly corner of the aforesaid lands; thence North 35°05'51" East, along the Southerly line of the aforesaid lands, a distance of 4892.60 feet to the Southwesterly right-of-way line of the aforesaid South Florida Water Management Districts C-24 Canal; along the aforesaid Southwesterly Right-of-Way Line South 43°08'38" East, a distance of 2327.32 feet to the Northern most point of Grove 2 as described in Official Record Book 477, Page 560, Public Records, St. Lucie County, Florida; thence departing the aforesaid Southwesterly right- of-way line of the C-24 Canal South 46°52'25" West, along the Northwesterly line of the aforesaid Grove 2, a distance of 2151.65 feet; thence South 43°12'50" East, along the Southwesterly line of Grove 2, a distance of 4647.83 feet to the intersection with the Northerly line of those lands described in Official Record Book 658, Page 110, Public Records, St. Lucie County, Florida; thence South 51°16'22" West, along said Northerly line, a distance of 950.05 feet to the intersection with the Northerly line of the Peacock Cemetery Parcel as described in Official Records Book 369, Page 1166, Public Records, St. Lucie County, Florida; thence along said Northerly and Westerly line of said Cemetery parcel, the following courses and distances: South 45°15'13" West, a distance of 400.02 feet; thence South 38°44'44" West, a distance of 1227.76 feet; thence South 27°11'26" East, a distance of 67.85 feet to the Northerly top of bank of O.L. Peacock Canal; thence along the northerly top of bank of said O.L. Peacock Canal, the following courses and distances:

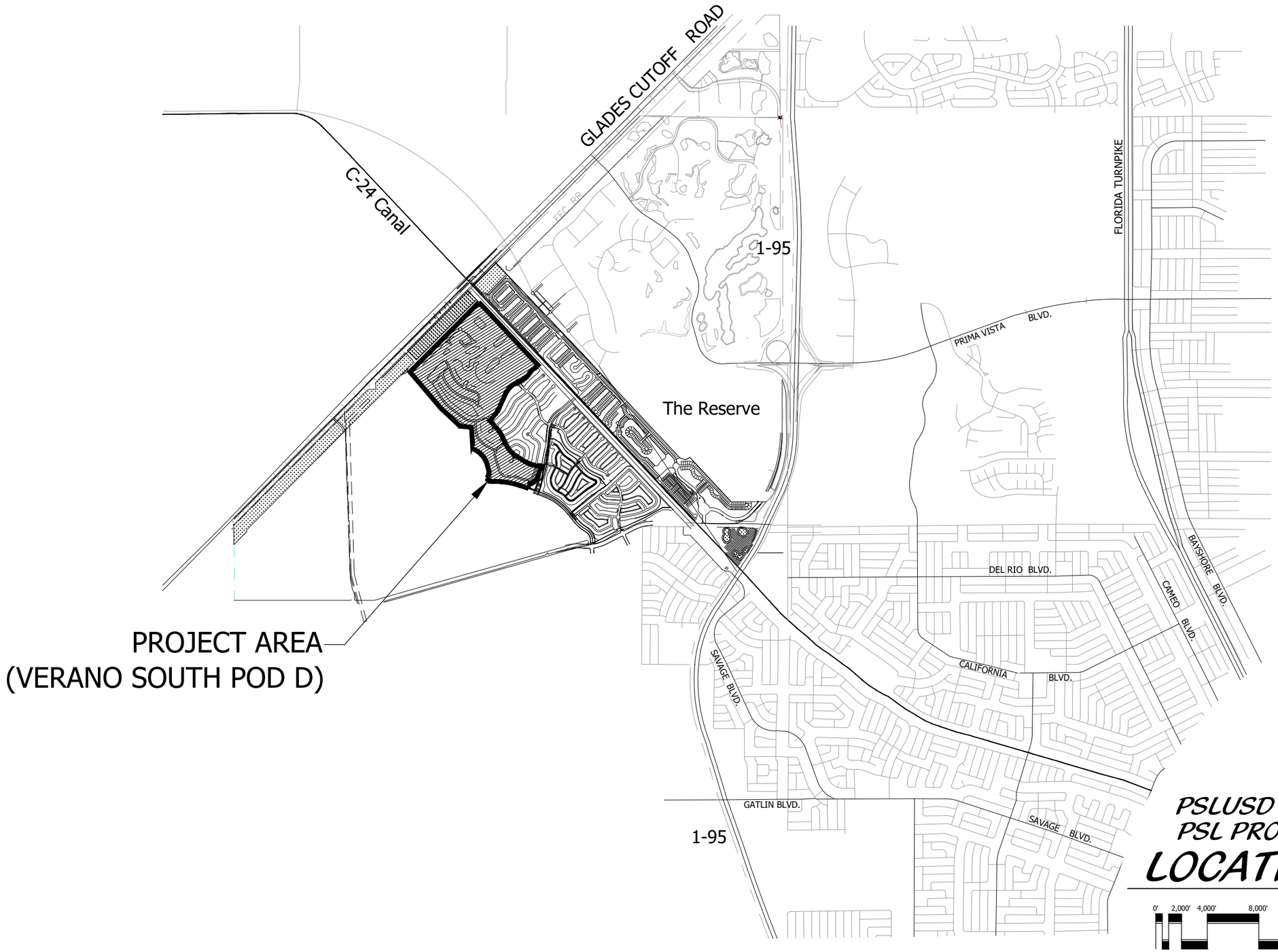
South 75°29'17" West, a distance of 65.34 feet;
Thence South 72°49'14" West, a distance of 56.76 feet;
Thence South 74°47'53" West, a distance of 186.47 feet;
Thence South 74°19'03" West, a distance of 254.27 feet;
Thence South 73°21'27" West, a distance of 169.47 feet;
Thence South 74°55'09" West, a distance of 277.14 feet;
Thence South 73°51'40" West, a distance of 276.70 feet;
Thence South 70°57'21" West, a distance of 154.19 feet;
Thence South 74°10'23" West, a distance of 128.57 feet;
Thence South 72°03'14" West, a distance of 107.48 feet;
Thence South 78°34'38" West, a distance of 102.69 feet;
Thence South 75°04'05" West, a distance of 194.77 feet;
Thence South 72°33'58" West, a distance of 75.48 feet;
Thence South 75°55'30" West, a distance of 157.24 feet;
Thence South 71°39'51" West, a distance of 59.39 feet;

Thence North 34°54'59" West, departing said top of bank, a distance of 4760.96 feet; thence North 45°07'48" West, a distance of 3688.37 feet; thence North 44°46'02" East, a distance of 728.76 feet to the intersection with the South line of Section 30, Township 36 South, Range 39 East, St Lucie County, Florida; thence North 89°40'25" East, along said South line, a distance of 312.01 feet to the Southeast corner of said Section 30;

EXHIBIT 8

LOCATION MAP

(PLEASE SEE PAGE 43)



PSLUSD #11-652-33
PSL PROJ# P22-211

LOCATION MAP

0' 2,000' 4,000' 8,000' 12,000' 16,000'

Scale: 1" = 4,000'-0"

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

VERANO SOUTH POD D

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-0905
DATE	10-30-20
REVISIONS	12-08-20
	07-05-22 02-08-23
	09-29-22

SHEET 1 OF 1

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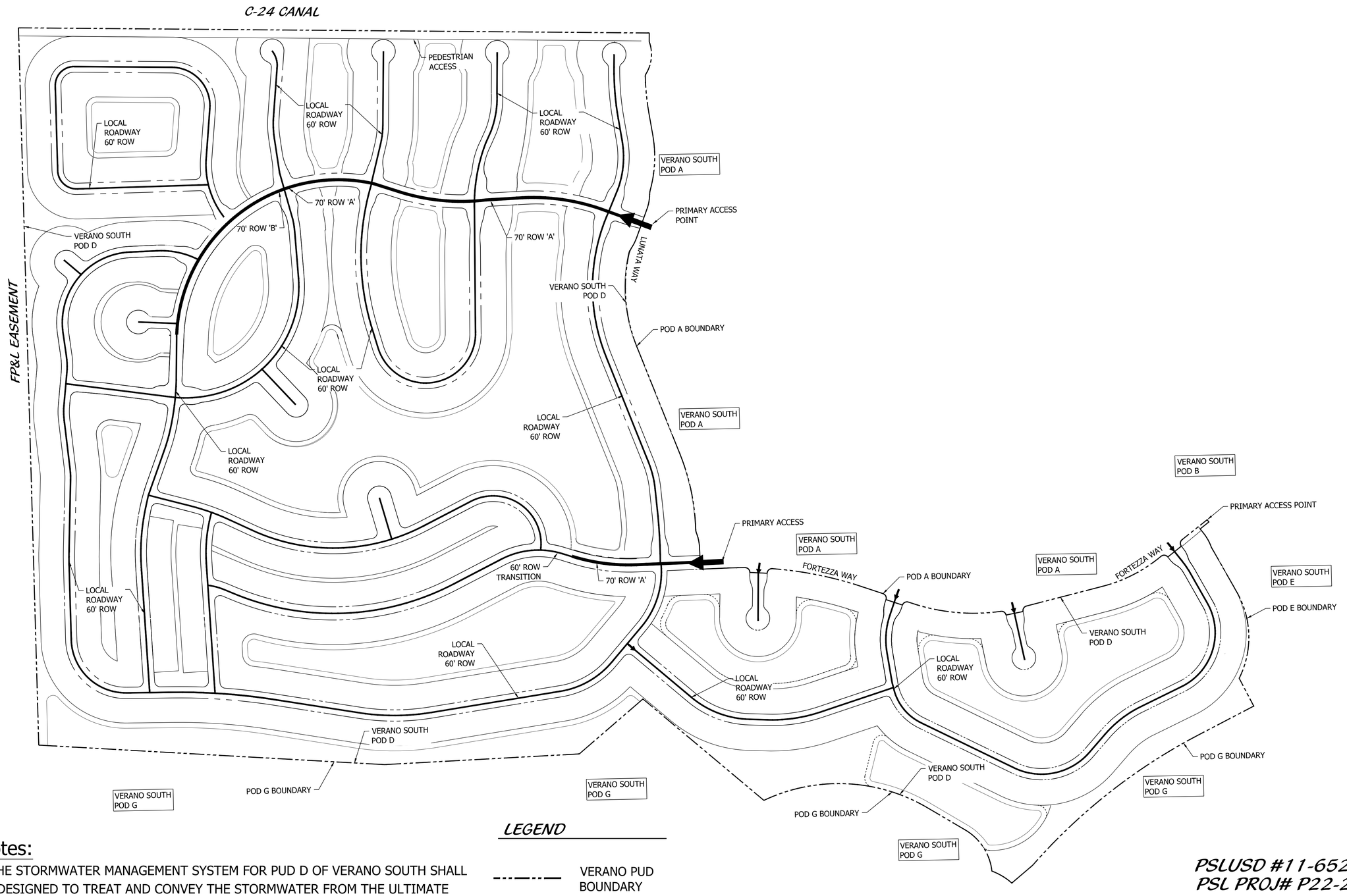
P22-211

618

EXHIBIT 9A

P.U.D CONCEPTUAL MASTER PLAN

(PLEASE SEE PAGE 45)



Notes:

1.THE STORMWATER MANAGEMENT SYSTEM FOR PUD D OF VERANO SOUTH SHALL BE DESIGNED TO TREAT AND CONVEY THE STORMWATER FROM THE ULTIMATE SECTION FOR THE ADJACENT ROADWAYS OF THE CANAL, AND APPROPRIATE FLOWAGE EASEMENTS WILL BE PROVIDED TO THE CITY.

2. LOCATION AND CONFIGURATION OF ALL DEVELOPMENT PARCELS INCLUDING ACCESS LOCATIONS, LAKES, OPEN SPACE, RESIDENTIAL AND NON-RESIDENTIAL USES WILL BE FULLY DELINEATED DURING THE PLATTING PROCESS.

LEGEND

- VERANO PUD BOUNDARY
- PEDESTRIAN ACCESS
- INGRESS/ EGRESS TO PUD/SITE

PSLUSD #11-652-33
PSL PROJ# P22-211

POD D

0' 125' 250' 500' 750' 1,000'

Scale: 1" = 250'-0"

North

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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
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VERANO SOUTH POD D

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-0905
DATE	10-30-20
REVISIONS	12-08-20
	07-05-22 02-08-23
	09-29-22

SHEET 1 OF 1

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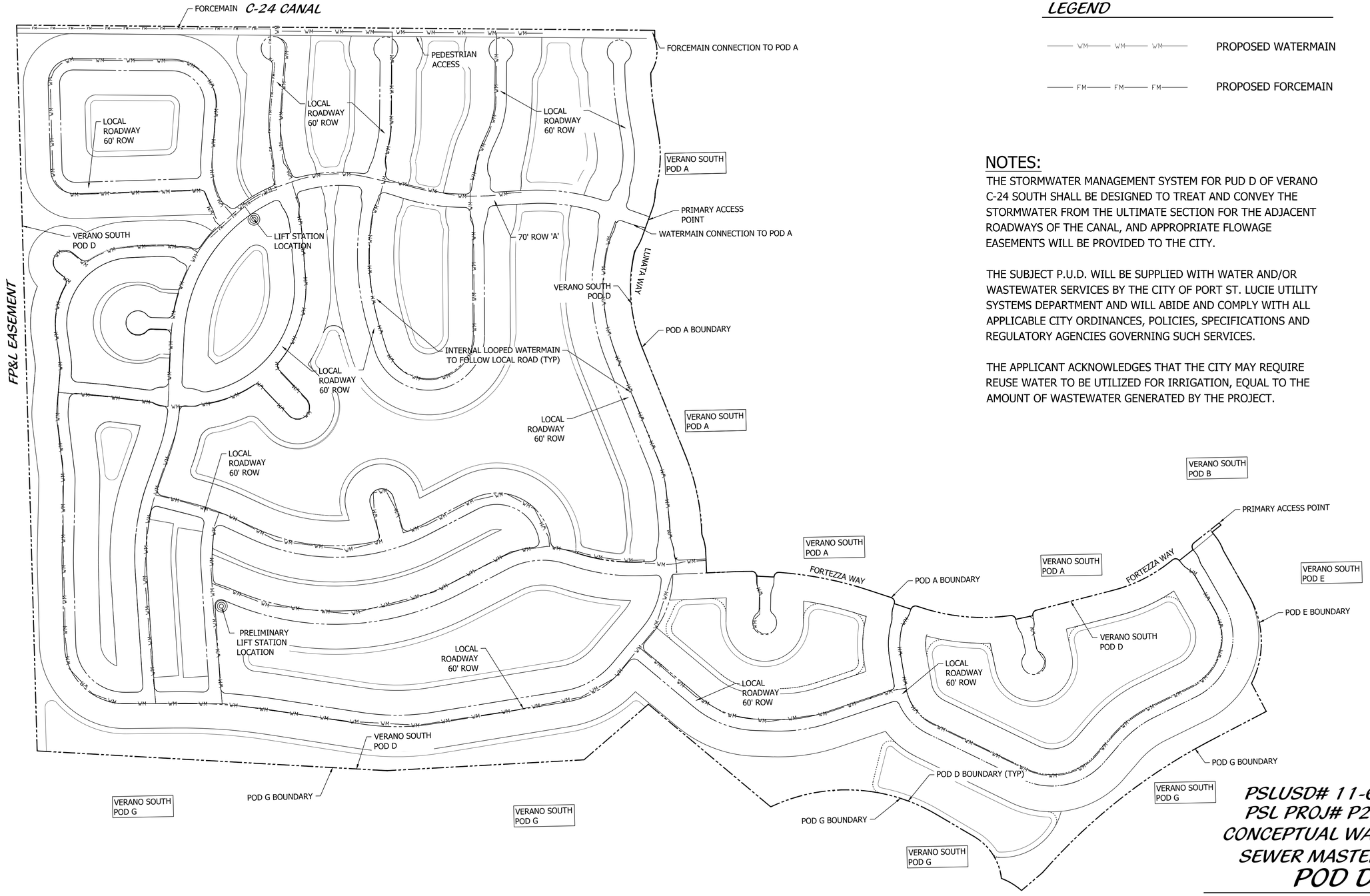
P22-211
PSLUSC

620

EXHIBIT 9B

CONCEPTUAL WATER AND SEWER MASTER PLAN

(PLEASE SEE PAGE 47)



LEGEND

WM WM WM — PROPOSED WATERMAIN

FM FM FM — PROPOSED FORCEMAIN

NOTES:

THE STORMWATER MANAGEMENT SYSTEM FOR PUD D OF VERANO C-24 SOUTH SHALL BE DESIGNED TO TREAT AND CONVEY THE STORMWATER FROM THE ULTIMATE SECTION FOR THE ADJACENT ROADWAYS OF THE CANAL, AND APPROPRIATE FLOWAGE EASEMENTS WILL BE PROVIDED TO THE CITY.

THE SUBJECT P.U.D. WILL BE SUPPLIED WITH WATER AND/OR 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 APPLICANT ACKNOWLEDGES THAT THE CITY MAY REQUIRE REUSE WATER TO BE UTILIZED FOR IRRIGATION, EQUAL TO THE AMOUNT OF WASTEWATER GENERATED BY THE PROJECT.

PSLUSD# 11-652-33
PSL PROJ# P22-211
CONCEPTUAL WATER AND SEWER MASTER PLAN
POD D

0' 125' 250' 500' 750' 1,000'

Scale: 1" = 250'-0"

North

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Landscape Architects
Land Planners
Environmental Consultants
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561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

VERANO SOUTH POD D

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-0905
DATE	10-17-18
REVISIONS	12-04-18
	07-06-22 02-08-23
	09-29-22

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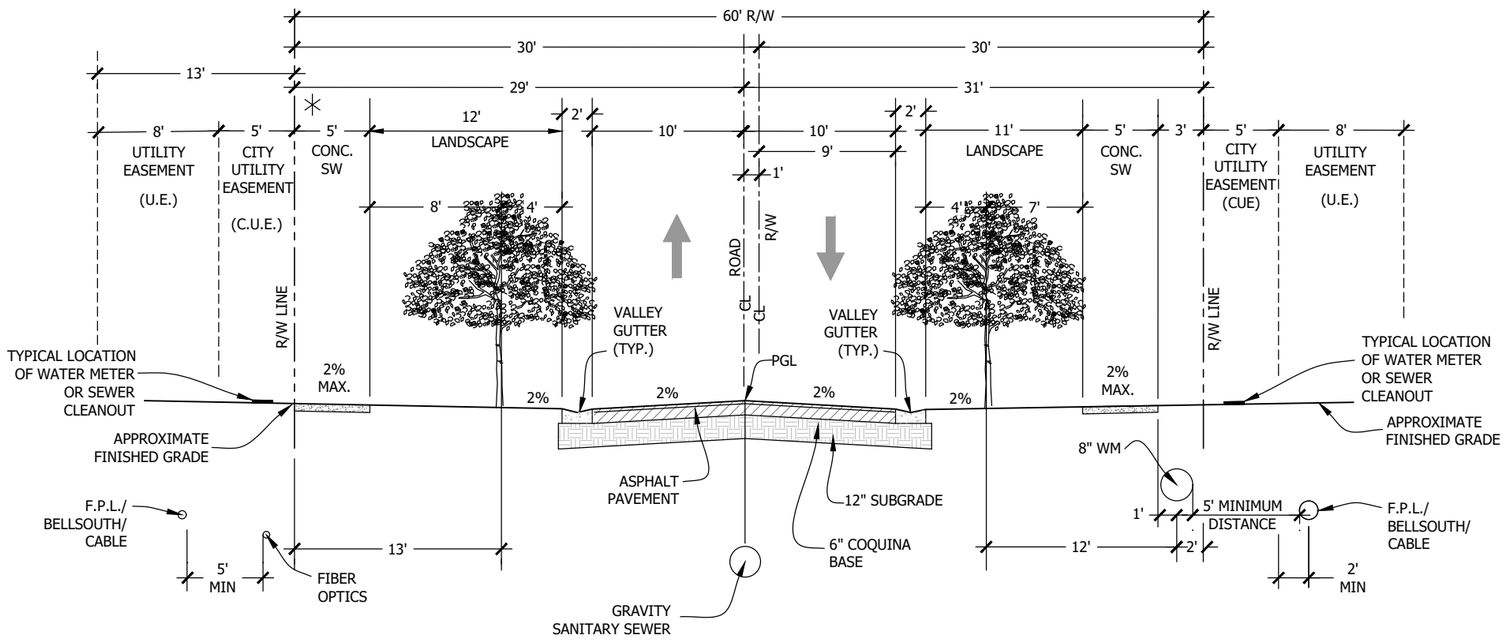
EXHIBIT 10

TYPICAL RIGHT-OF-WAY SECTIONS

(PLEASE SEE PAGE 49)

LEGEND

- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



✳ NOTE:
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.

60' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

PSLUSD #11-652-33
PSL PROJ# P22-211

TYPICAL 60' ROW
POD D

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

North

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VERANO SOUTH POD D
Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-0905
DATE	10-30-20
REVISIONS	12-08-20
	07-05-22 02-08-23
	09-29-22

SHEET 1 OF 1

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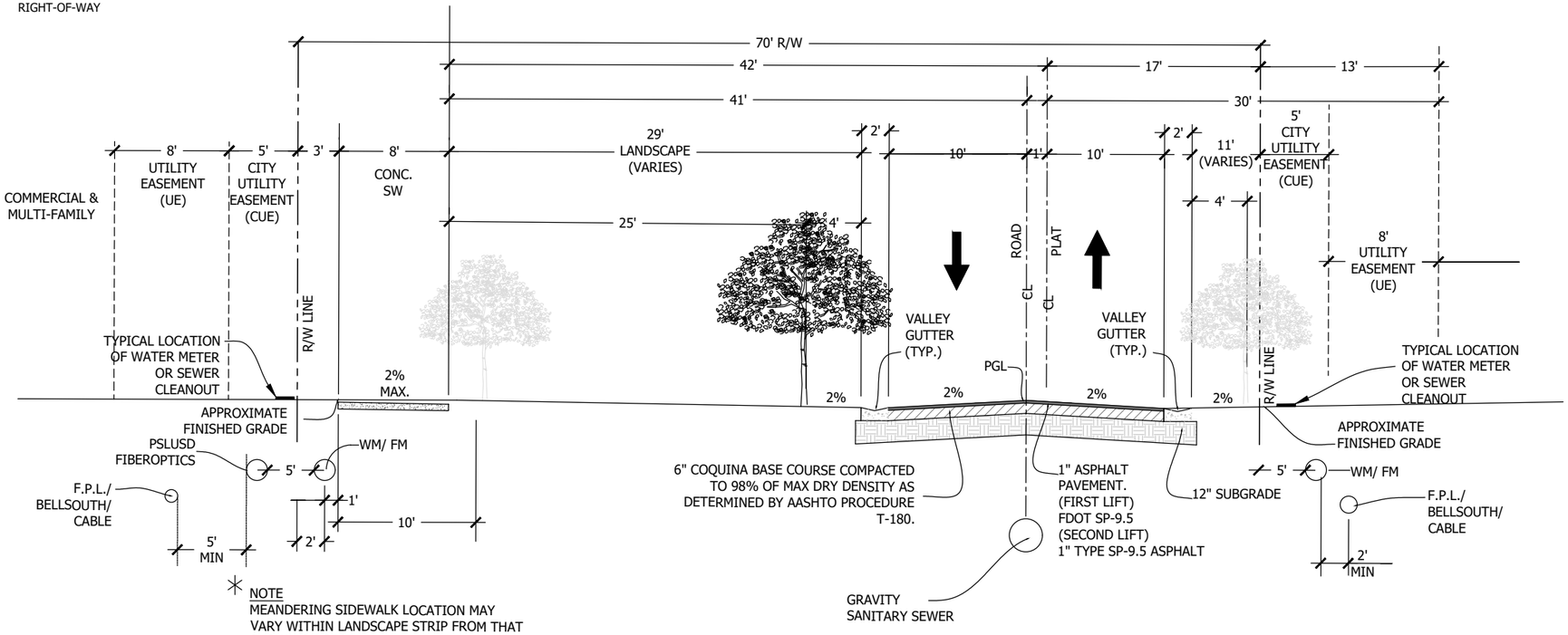
LEGEND

- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



✳ NOTE
MEANDERING SIDEWALK LOCATION MAY VARY WITHIN LANDSCAPE STRIP FROM THAT SHOWN ON SECTION BUT WILL NOT BE LOCATED OVER ANY PSL OWNED VALVES.

70' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

✳ NOTE:
3' SIDEWALK OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.

PSLUSD #11-652-33
PSL PROJ# P22-211

TYPICAL 70' ROW 'A'
POD D

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

North

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

VERANO SOUTH POD D
Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-0905
DATE	10-30-20
REVISIONS	12-08-20
	07-05-22 02-08-23
	09-29-22

SHEET 1 OF 1

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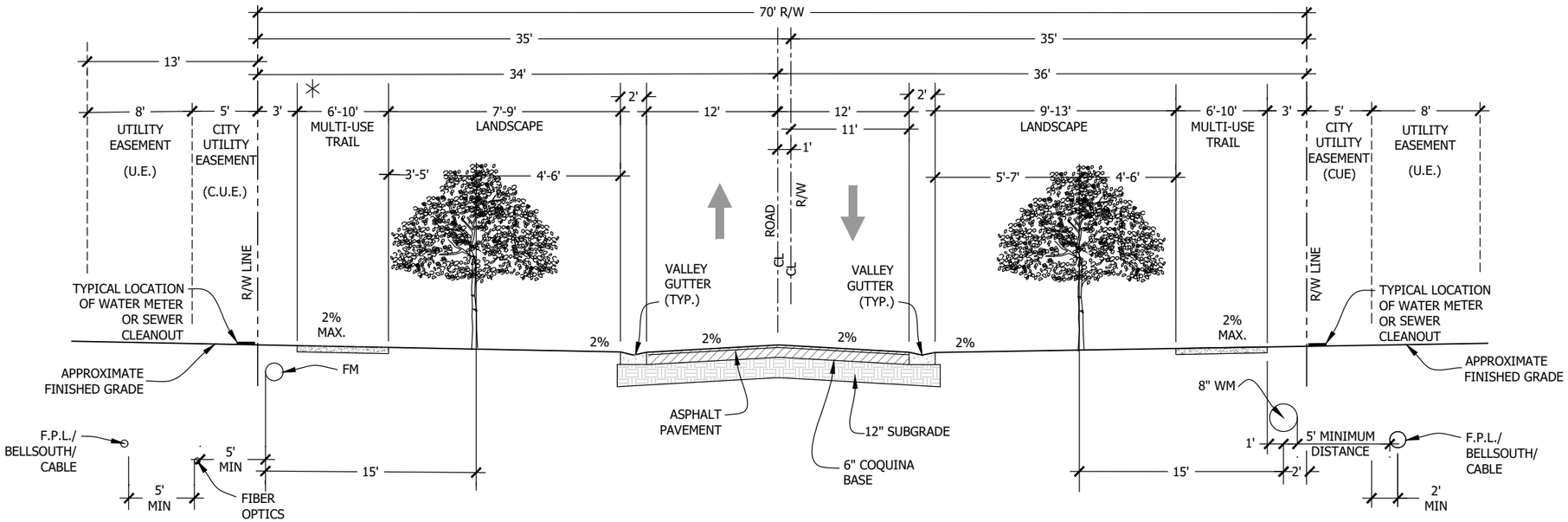
LEGEND

- ASPHALT PAVING
- CONCRETE
- UTILITY EASEMENT
- CENTERLINE
- PROPOSED RIGHT-OF-WAY



70' RIGHT-OF-WAY
TYPICAL ROAD SECTION

✳ NOTE:
3' MULTI-USE TRAIL OFFSET AND 5' C.U.E. WILL BE REQUIRED IF P.S.L. MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
PSLUSD FIBEROPTICS WILL BE LOCATED IN 5' CUE IF FM IS REQUIRED.
ONE SIDE OF ROAD WILL HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.

PSLUSD #11-652-33
PSL PROJ# P22-211

TYPICAL 70' ROW 'B'
POD D

0' 5' 10' 20' 30'

Scale: 1" = 10'-0"

North

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Land Planners
Environmental Consultants
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Port St. Lucie, Florida

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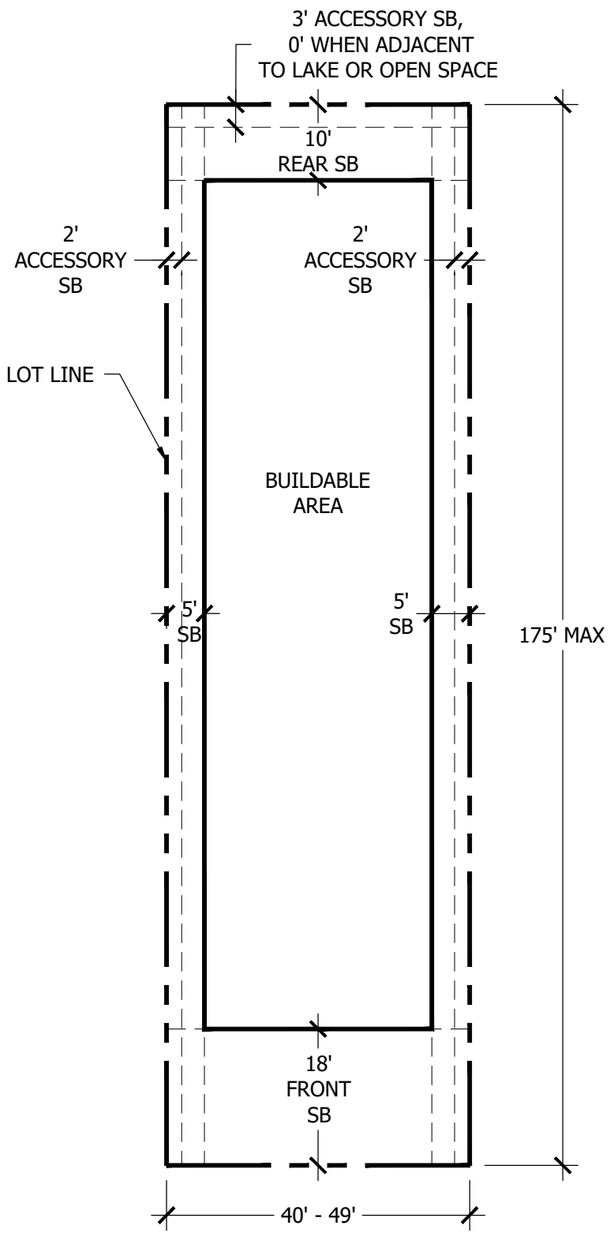
P22-211

EXHIBIT 11

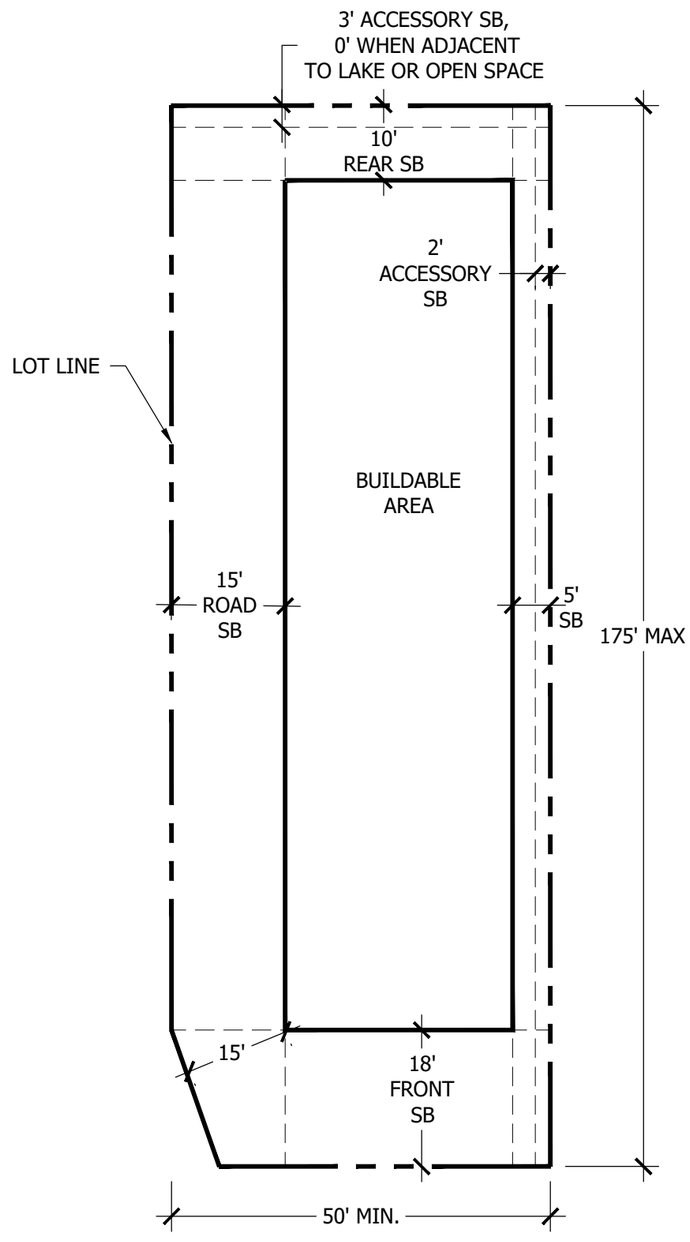
TYPICAL LOTS

(PLEASE SEE PAGE 53)

INTERNAL LOT



CORNER LOT



IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'.
WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

PSLUSD #11-652-33
PSL PROJ# P22-211

40' - 49' TYPICAL LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

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VERANO SOUTH POD D
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Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
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SHEET 1 OF 1

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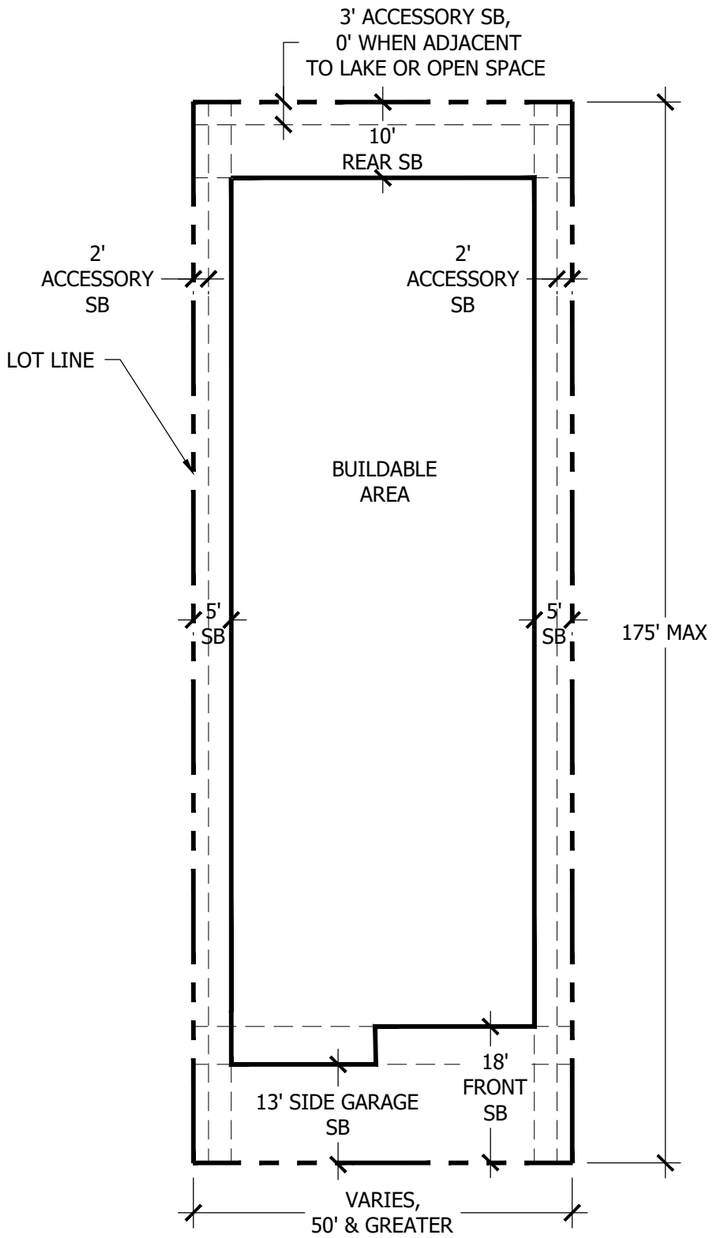

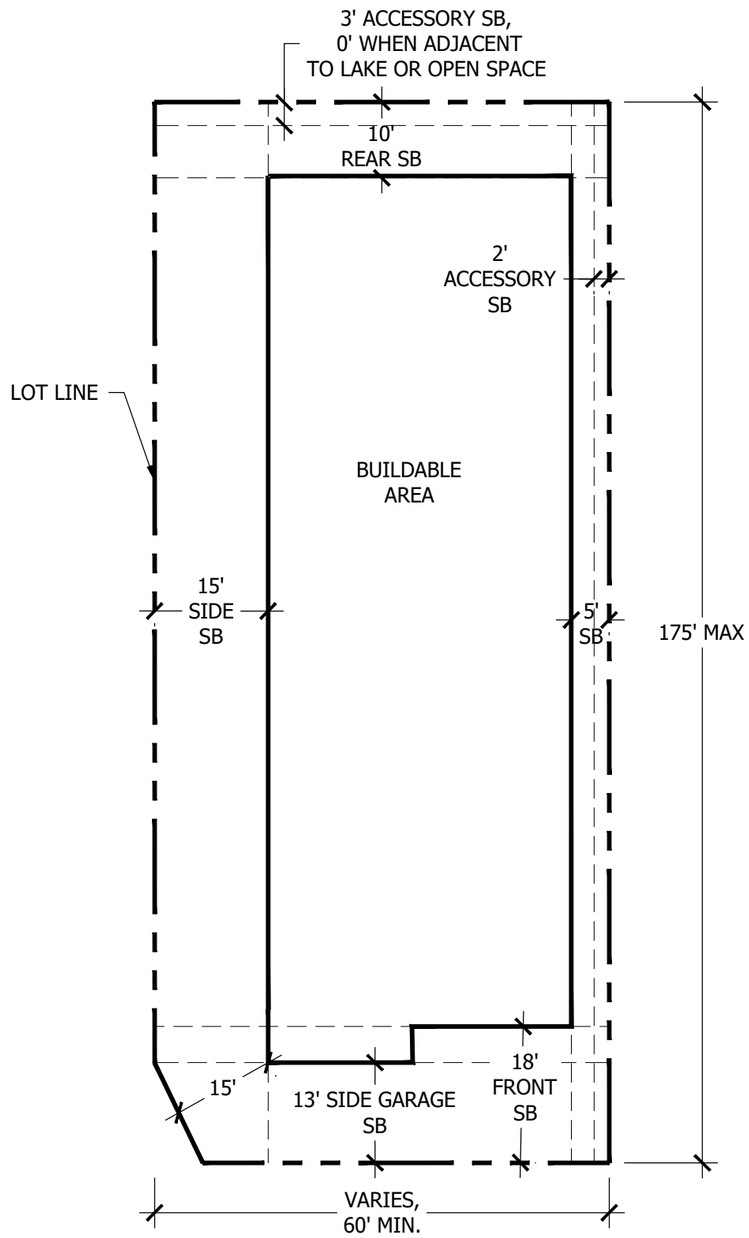

IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'.
WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 10' ON STREET SIDE.

Notes:

REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.

PSLUSD #11-652-33
PSL PROJ# P22-211

TYPICAL LOT

(50' & GREATER)

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

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Land Planners
Environmental Consultants
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Port St. Lucie, Florida

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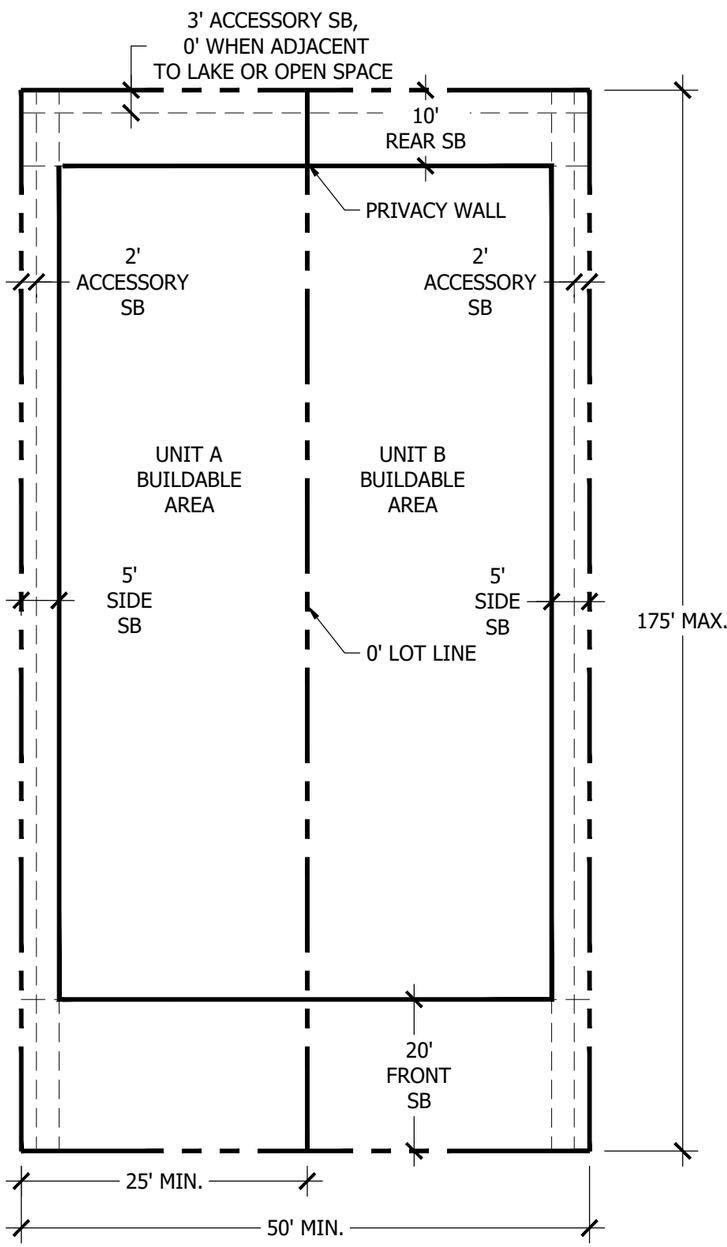
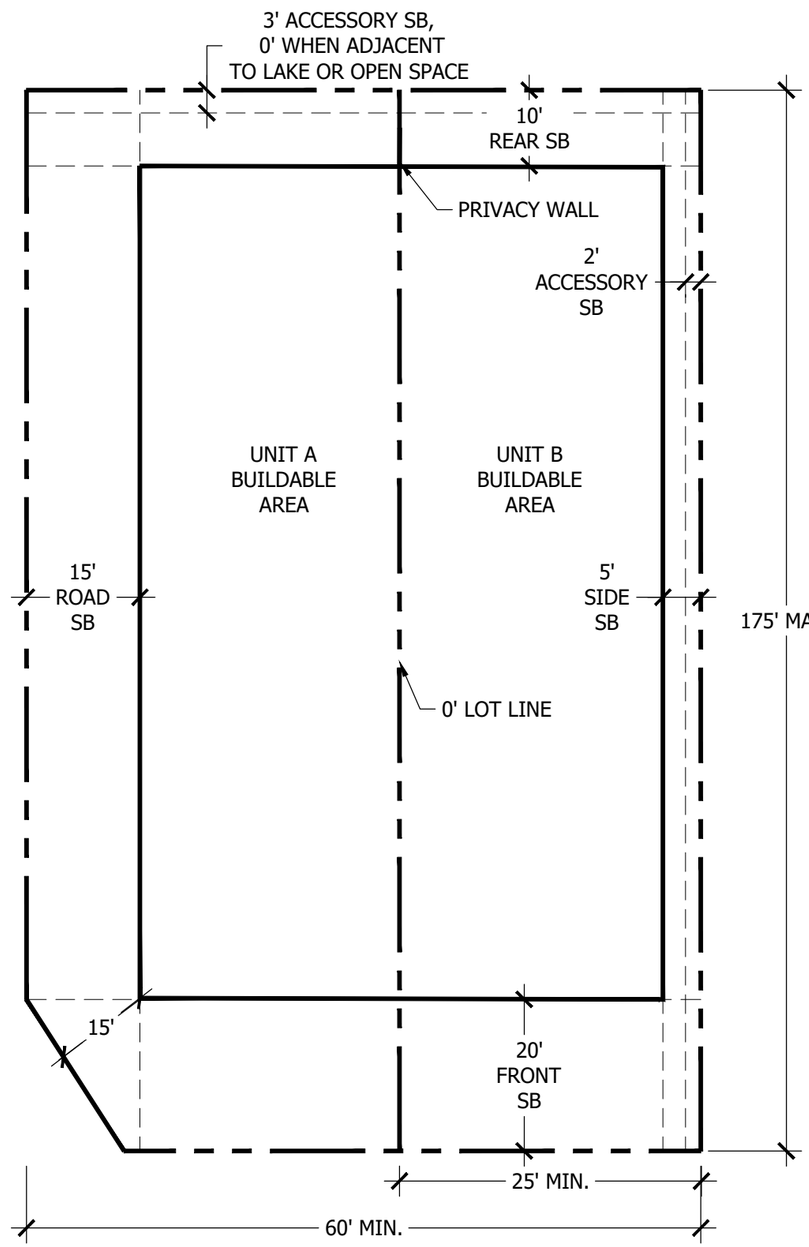
INTERNAL LOT



CORNER LOT



IF ADJACENT TO AN OPEN SPACE TRACT 15' IN WIDTH OR GREATER, THE SIDE CORNER LOT SETBACK CAN BE REDUCED TO 5'.
WHEN NOT ADJACENT TO AN OPEN SPACE TRACT, SIDE SETBACK SHALL BE A MINIMUM OF 15' ON STREET SIDE.

Notes:

1.REFER TO PUD DOCUMENT FOR ACCESSORY USES AND SETBACK REQUIREMENTS.
2. THERE WILL BE A 10' SEPARATION BETWEEN BUILDINGS

PSLUSD #11-652-33
PSL PROJ# P22-211

50' TYPICAL VILLA LOT

0' 5' 10' 20' 30' 40'

Scale: 1" = 20'-0"

North

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Land Planners
Environmental Consultants
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Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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Lic# LC-C000239

VERANO SOUTH POD D
Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
DRAWN	LAH
APPROVED	DTS
JOB NUMBER	18-0905
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	09-29-22

SHEET 1 OF 1

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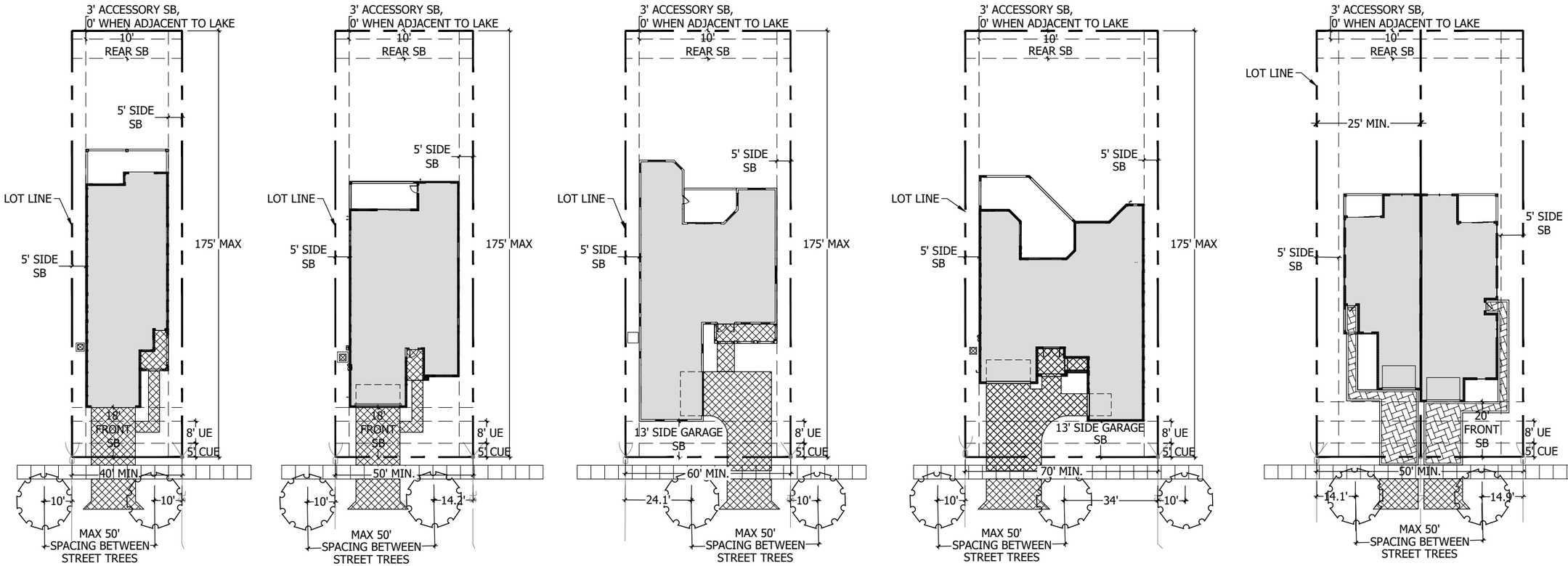

PSLUSD #11-652-33
PSL PROJ# P22-211

TYPICAL DRIVEWAY LAYOUT

0' 10' 20' 40' 60' 80'

Scale: 1" = 40'-0"

North

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VERANO SOUTH POD D

Kolter Homes
Port St. Lucie, Florida

DESIGNED	LAH
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	09-29-22 08-11-23

SHEET 1 OF 1

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EXHIBIT 12

TRAFFIC STATEMENT

(PLEASE SEE PAGE 58)

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

To: City of Port St. Lucie Planning Department

From: Shaun G. MacKenzie, P.E.

Date: Revised May 24, 2023

Re: Verano Planned Unit Development (Pod D)

Traffic Statement Update

Shaun G. MacKenzie
Florida P.E. 61751
CA#29013

This traffic Statement was prepared for the proposed masterplan, Verano C-24 South, within the approved Verano Development of Regional Impact (DRI) and constitutes the remainder of the DRI's second, third, fourth phases (Phases II, III, and IV). The traffic impacts of this development were fully analyzed in the Application for Development Approval (ADA) for the DRI. The results of that analysis were used as the basis for the traffic conditions included in the Final Development Order for Verano.

As a part of this Masterplan, the revised Pod D proposes 1,040 dwelling units (DUs).

Consistent with the Verano Development Order, the cumulative residential development potential is 7,200. The master developer will manage the cumulative dwelling units such the overall number of dwelling units is not exceeded. Therefore, the trip generation potential at buildout remains 88,540 daily, 6,382 AM peak hour (2,346 in, 4,036 out) and 8,230 PM peak hour (4,660 in, 3,570 out) total trips, based on the trip generation projection included in the ADA Traffic analysis.

After internal capture with other uses within the DRI and pass-by capture, the buildout is projected to generate the following net new external trips: 68,960 daily, 5,302 AM peak-hour (1,806 in, 3,496 out) and 6,410 PM peak-hour (3,750 in, 2,660 out) trips.

The proposed PUD within the Verano DRI does not warrant any changes to the previously approved transportation related Development Order conditions.

Verano Phase	Development Area	Maximum Permitted Dwelling Units (By PUD)	No. of platted units	Unused Approved DU's
1	Verano PUD (North of the C-24)	1,200	1037	163
2	Verano South PUD 1, Pod A	350	276	74
2	Verano South PUD 1, Pod B	260	245	15
2	Verano South PUD 1, Pod C	450	429	21
2	Verano South PUD 1, Pod D	1,040	639	401
2	Verano South PUD 1, Pod E	317	215	102
2, 3, 4	Verano South PUD 1, Pod G	2,867	1,687	1,180
4	Verano South PUD 1, Pod H	900	TBD	TBD
	Cumulative Permitted DUs	7,200		

Transportation conditions, which are triggered at building permit, will continue to be monitored at site plan approval and through biennial reporting to ensure compliance with the Development Order.

EXHIBIT 13

DRAINAGE STATEMENT

(PLEASE SEE PAGE 60)

THOMAS ENGINEERING GROUP

THOMAS ENGINEERING GROUP
125 W. INDIANTOWN RD., STE. 206
JUPITER, FL 33458
P: 561-203-7503
F: 561-203-7721

DRAINAGE STATEMENT FOR

PUD D and E

October 16, 2018

The proposed project is a portion of the overall Verano DRI, were are proposing the next two PUD's along the south side of the C-24 just across from the existing Verano development on the North side of C-24 canal. The proposed PUD's are just north and west of existing PUD A and B.

The project is under an existing SFWMD conceptual permit #50-01645-S (application #170530-4). Basin assumptions will follow the criteria set in the original conceptual permit. The proposed drainage system throughout the proposed PUD's will consist of a network of pipes and catch basins interconnecting the roadways to the proposed onsite lakes. The neighborhoods will also provide for the required lake interconnect pipes which will be consistent with the SFWMD permit. Water quality will be achieved within the lake.

As the overall property is developed lakes and ditches will be constructed to provide sufficient attenuation of run-off at various stages of the project until the overall lake and drainage system is complete.

BRANDON ULMER LICENSE No 68345 STATE OF FLORIDA PROFESSIONAL ENGINEER

Brandon Ulmer

Digitally signed by Brandon Ulmer
DN: cn=Brandon Ulmer, o=Thomas Engineering Group, ou, email=bulmer@thomaseg.com, c=US
Date: 2018.10.16 11:22:58 -04'00'

Brandon Ulmer
Florida P.E. License # 68345
Florida Business CA # 27528

P22-211 Verano South-POD "D" - PUD Amendment 4

TYPE	STATUS	BUILDING TYPE
PA	AWAITING CUSTOMER RESPONSE	

ASSIGNED TO

Daniel Robinson; Clyde Cuffy; Public Works Engineering; Ivan Betancourt

ADDRESS

SECTION	BLOCK	LOT
	VeranoSouth	POD "D"

LEGAL DESCRIPTION

Please see attached.

SITE LOCATION

West of C-24 Canal Rd

PARCEL #

3328-322-0001-000-2

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
383.01		

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

We are requesting to review POD D PUD amendment #4

Primary Contact Email

hdunakhe@cotleur-hearing.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Daniel T	Sorrow

Business Name

Cotleur & Hearing

ADDRESS

1934 Commerce Lane, Suite 1

CITY	STATE	ZIP
Jupiter	FL	33458

EMAIL	PHONE
dsorrow@cotleur-hearing.com	5614061012

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		
VERANO DEVELOPMENT LLC		
ADDRESS		
105 NE 1st St		
CITY	**STATE**	**ZIP**
Delray Beach	FL	33444
EMAIL	**PHONE**	
dweimer@kolter.com	(772) 370-2468	
FINAL PERMIT INSPECTION REQUIRED BY:		

Verano South Pod D

Planned Unit Development Amendment No. 4

(P22-211)

Planning and Zoning Meeting

January 2, 2024

Overview:

Owner – Verano Development, LLC

Applicant – Cotleur & Hearing / Daniel Sorrow

This is the fourth amendment to the Verano South Pod D PUD document. This is a request to amend the Planned Unit Development (PUD) document and concept plan for Verano South POD D to increase the acreage by approximately 72 acres, from 299 to 371 acres, and increase the permitted number of dwelling units from 702 to 1,040 units.

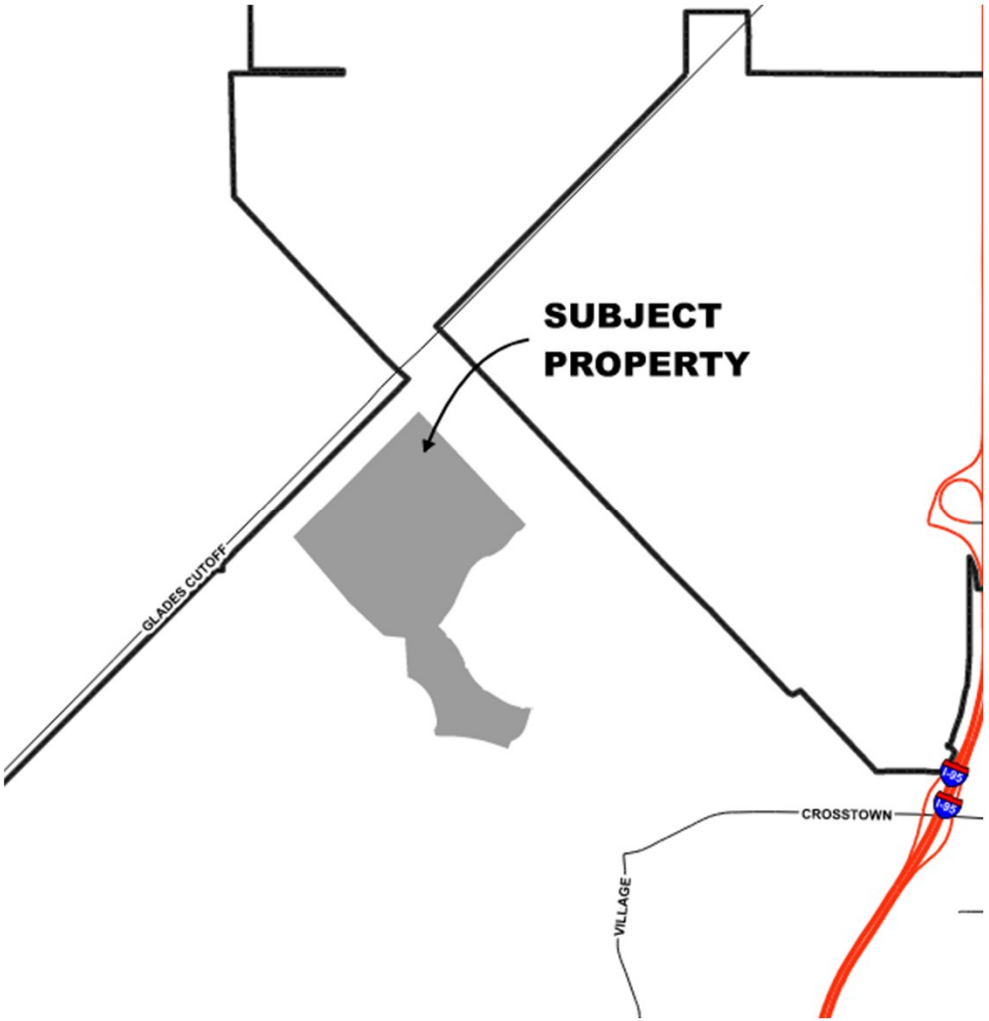
- Verano is a Development of Regional Impact (DRI) of approximately 3,004 acres.

- DRI includes multifamily and single-family residences with golf courses, commercial/office development, open space, and country club amenities.

- This proposed PUD application proposes a maximum of 1,040 units on 372 acres, or 2.80 dwelling units per acre.

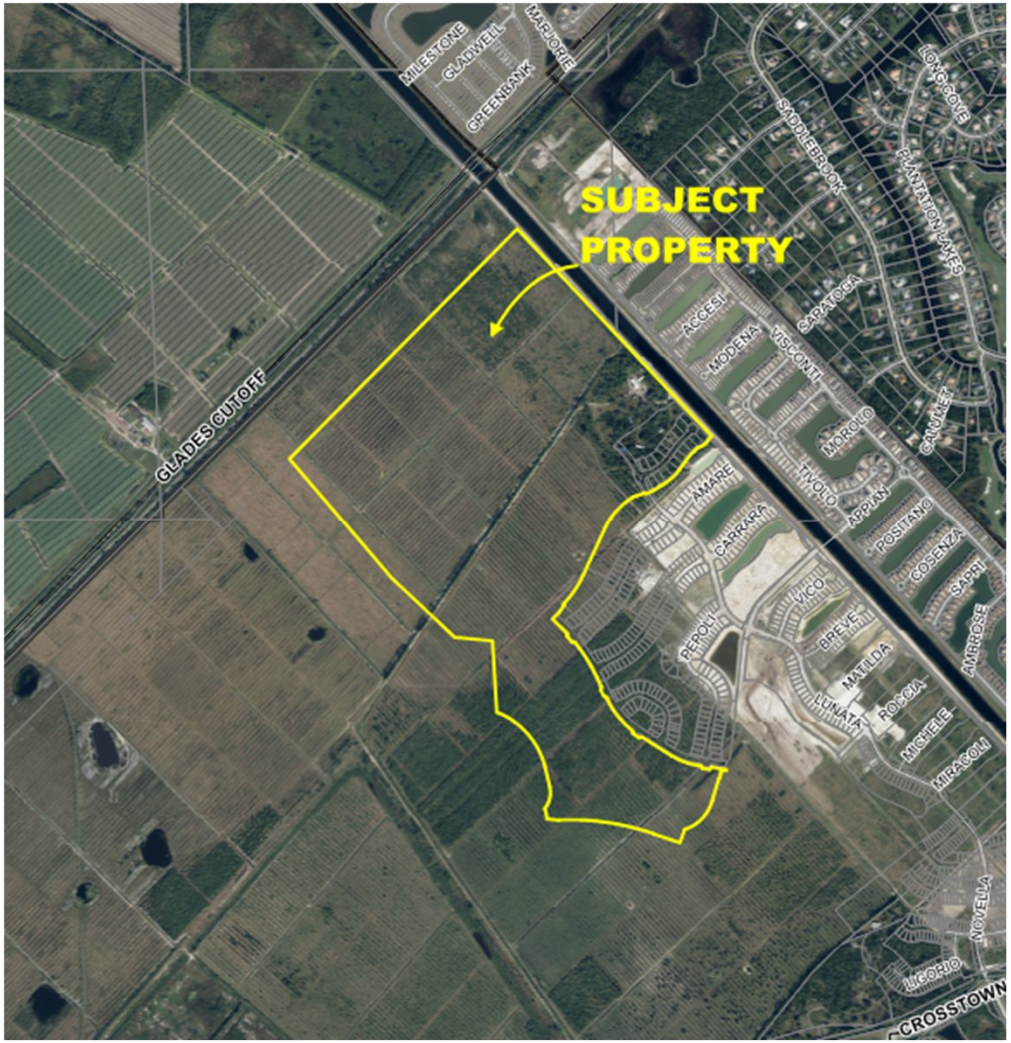
The recently approved modifications to the PUDs listed below, effectively reducing the number of units per PUD, is enabling the allocation of those units to this POD D in furtherance of the approved DRI.

PUD	Current No. of permitted Units	Proposed Maximum Units
Verano PUD 1	1200	1037
Verano South POD A	350	276
Verano South POD B	260	245
Verano South POD C	450	429
Verano South POD E	317	215
Total reduction in number of units = 375		



LOCATION MAP

CityofPSL.com



AERIAL

CityofPSL.com

This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

- As per Comprehensive Plan Policy 1.1.4.10 RGC (Residential Golf Course), a maximum density of 5 dwelling units per acre is allowed.

Recommendation:

The Site Plan Review Committee recommended approval at their meeting of July 27, 2023.

Staff recommends approval of this request.

Agenda Summary

2024-025

Agenda Date: 1/2/2024 **Agenda Item No.:** 9.a

Placement: New Business

Action Requested: Discussion

Oath of Office

Submitted By: Mary Savage Dunham, Planning and Zoning

Executive Summary: Board members will take the Oath of Office

Presentation Information: n/a

Staff Recommendation: n/a

Background: n/a

Issues/Analysis: n/a

Special Consideration: n/a

Location of Project: n/a

Attachments: n/a

Agenda Summary

2024-024

Agenda Date: 1/2/2024 **Agenda Item No.:** 9.b

Placement: New Business

Action Requested: Motion / Vote

Election of Officers

Submitted By: Mary Savage Dunham, Planning Department

Executive Summary: Planning and Zoning Board will elect officers

Presentation Information: n/a

Staff Recommendation: Members make nominations and hold elections for the positions of Chair, Vice Chair, and Chair Pro Tem.

Background: The Board is required to elect a Chair, Vice Chair, and Chair Pro Tem pursuant to Resolution 23-R105.

Issues/Analysis: Officers will be elected.

Special Consideration: n/a

Location of Project: n/a

Attachments: n/a

Agenda Summary

2024-022

Agenda Date: 1/2/2024 **Agenda Item No.:** 9.c

Placement: New Business

Action Requested: Motion / Vote

Review of O.L. Peacock Sr. Park Enhancements for the Proposed Land and Water Conservation Fund (LWCF) Grant Application

Submitted By: Sabrina McLeod, Grant & Strategic Initiatives Project Manager, City Manager's Office

Executive Summary: The City of Port St. Lucie's Parks & Recreation Department plans to pursue a Land and Water Conservation Fund Program grant for enhancements to O.L. Peacock Sr. Park. Grant requirements include discussion of the project by the City's Planning & Zoning Board, as the City does not have a designated advisory board responsible for park, recreation or leisure service activities.

Presentation Information: Kate Parmelee, Deputy City Manager of Strategic Initiatives & Innovation, will provide a brief presentation

Staff Recommendation: Move that the Board hear a presentation on the grant, discuss and support the grant application.

Alternate Recommendations:

1. Move that the Board provide direction

Background: The City of Port St. Lucie is planning to apply to the Florida Department of Environmental Protection for an approximately $1,000,000 Land and Water Conservation Fund Program grant to support enhancements to O.L. Peacock Sr. Park. A requirement of the grant is for the project is to be discussed at a regularly scheduled meeting of the applicant's advisory board responsible for park, recreation or leisure service activities. The board must be an appointed group of citizens, such as a parks and recreation advisory board, who would normally review projects similar to the proposed grant application. Planning and zoning or similar boards may be used if a parks and recreation advisory board does not exist.

The City of Port St. Lucie does not have an advisory board responsible for parks, recreation of leisure service so the Planning & Zoning Board will serve in this role.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: O.L. Peacock Sr. Park is located at 1950 S.W. Dreyfuss Blvd. Port St. Lucie, FL 34953

Attachments: N/A