

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

RECEIVED

JUL - 1 2019

**PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL**

Senders e-mail: Bterpening@ct-eng.com File No.: 04-006.018

July 1, 2019

Ms. Ann Cox, Assistant Planning Director,
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Subject: Small Area Future Land Use Amendment/ St. Lucie Land PUD

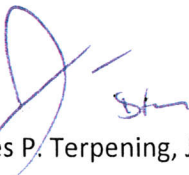
Dear Ms. Cox:

On behalf of VF II, LLC, enclosed please find our application for a Small Area Future Land Use Amendment to a portion of the existing St. Lucie Lands Planned Unit Development. The approximately 2.65 acre tract of land, located opposite the northbound exit ramps at Becker Road provide for the redistribution some of the previously approved uses for this PUD property. This amendment does not increase any development impacts that have not already been addressed nor does it increase the overall intensity of the land uses in this area.

As you look this material over, please let me know if any additional information is required for the processing of this petition.

Sincerely:

CULPEPPER & TERPENING, INC


James P. Terpening, Jr. PE
COO

cc: VF II, LLC

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

RECEIVED

CITY OF PORT ST. LUCIE

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

JUL - 1 2019
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

FOR OFFICE USE ONLY

Planning Dept
Fee (Nonrefundable) \$
Receipt #

P19-103
4,066.00
232199

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 Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting.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: Bterpening@ct-eng.com

PROPERTY OWNER:

Name: VF II

Address: 7900 Glades Road

Boca Raton, Fla 33434

Telephone No.: _____

Fax No.: _____

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.

Name: n/a

Address: _____

Telephone No.: _____

Fax No.: _____

AGENT OF OWNER (IF ANY)

Name: James P. Terpening, Jr., PE

Address: 2980 South 25th Street

Ft. Pierce, Florida 34981

Telephone No.: 772-464-3537

Fax No.: 772-464-9497

PROPERTY INFORMATION

Legal Description
(Include Plat Book and Page #)

See attached

Parcel ID Number

4434-702-0010-000-3 (Part of)

XXXX-XXX-XXXX-XXX-X

XXXX-XXX-XXXX-XXX-X

XXXX-XXX-XXXX-XXX-X

XXXX-XXX-XXXX-XXX-X

XXXX-XXX-XXXX-XXX-X

Current Future Land Use

CH/CG/ROI

Current Zoning

PUD – St. Lucie Lands

Proposed Future Land Use

CH/CG/CS

Acreage Of Property

2.65 ac (MOL)

Reason for Comprehensive Plan Amendment Request:

To provide for the development of personal goods storage use.

SEE ATTACHED

*Signature of Owner

Hand Print Name

7-1-19
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.

RECEIVED

JUL - 1 2019

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

COMPREHENSIVE PLAN AMENDMENT SUFFICIENCY CHECKLIST

Project Name

St. Lucis Links - POD - 2019 Flo Amend

Proj. Number: P0

New Submittal

Resubmittal

The following materials are required for a complete analysis of the application. Much of this material will be forwarded to the Planning and Zoning Board, City Council, and Department of Community Affairs. Please provide material that can be copied in black and white on standard sized paper. Please note that the information must address St. Lucie County if appropriate and must consider maximum utilization of the property unless an appropriate condition is agreed to as part of the application.

- | | | |
|-------------------------------------|-----|--|
| <input checked="" type="checkbox"/> | 1. | Completed application and fee |
| <input type="checkbox"/> | 2. | Completed rezoning application and fee (optional). |
| <input checked="" type="checkbox"/> | 3. | Written description of area subject to application. |
| <input checked="" type="checkbox"/> | 4. | Copy of deed(s). |
| <input checked="" type="checkbox"/> | 5. | Justification for land use amendment. |
| <input checked="" type="checkbox"/> | 6. | List and map of adjacent future land use map classifications located to the north, south, east, and west. |
| <input checked="" type="checkbox"/> | 7. | List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc). |
| <input checked="" type="checkbox"/> | 8. | List of adjacent existing zoning categories located to the north, south, east, and west. |
| <input checked="" type="checkbox"/> | 9. | Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number. |
| <input type="checkbox"/> n/a | 10. | Map and description of the location, type, and area of wetlands located on site. (An Environmental Assessment Report is required for all large scale future land use map amendments.) |
| <input type="checkbox"/> n/a | 11. | Map and description of the location, type and area of existing vegetation using Florida Land Use and Cover Classification System (FLUCAS) categories. (An Environmental Assessment Report is required for all large scale future land use map amendments.) |
| <input type="checkbox"/> n/a | 12. | Traffic analysis. |
| <input type="checkbox"/> n/a | 13. | Market study (for commercial categories only). |
| <input type="checkbox"/> n/a | 14. | Capacity analysis, location, and service description for the following public services: sanitary sewer, public water, solid waste, drainage, recreation, fire and emergency services, police, education. |
| <input checked="" type="checkbox"/> | 15. | Location map with major streets clearly identified. |
| <input checked="" type="checkbox"/> | 16. | Existing future land use map. |
| <input checked="" type="checkbox"/> | 17. | Proposed future land use map. |
| <input type="checkbox"/> n/a | 18. | Chart comparing the areas of existing and proposed future land uses. |

Ses Authorizes Lotz

*Signature of Owner

Hand Print Name

Date

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



**City of Port St Lucie
Planning and Zoning**
121 SW Port St Lucie Blvd. Bldg B
Port St Lucie, Florida 34984
(772) 871-5213

Payment Receipt

Receipt # 232199
Date Paid 07/03/2019
Payment Type Check
Check # 052852
Clerk patricias

Paid By
Culpepper & Terpening, Inc.

Project	Description	SLW/Reserve
P19-103 - St. Lucie Land	Comprehensive Plan Amendment	No
Department	Revenue Code	Fee
P&Z	(001) 341.901	\$4,066.00
Total		\$4,066.00



CULPEPPER & TERPENING, INC. 11-85
2980 SOUTH 25TH STREET
FORT PIERCE, FL 34981

CenterState Bank
2400 S.E. Monterey Road
Stuart, FL 34996

63-1403/631

052852

DATE

July 2, 2019

PAY

Four Thousand Sixty Six and 00/100 Dollars

AMOUNT

TO THE
ORDER
OF

City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Bldg A, STE 390
Port St. Lucie, FL 34984

VOID AFTER 90 DAYS 4,066.00

AUTHORIZED SIGNATURE

⑈052852⑈ ⑆063114030⑆ 0150034316⑈

VF II, LLC
7900 Glades Road
Suite 402
Boca Raton, FL 33434

June 25, 2019

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

Re: Letter of Authorization - St. Lucie Land PUD

To Whom it may concern:

As owner/developer of the property referenced above, please consider this correspondence formal authorization for Culpeper & Terpening to represent VF II, LLC during the City's application review process.

Thank you for your attention to this matter.

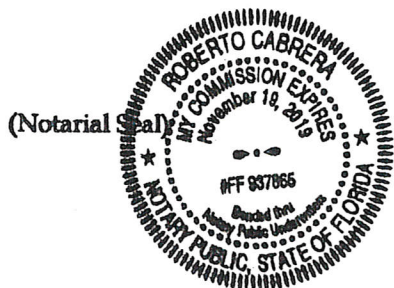
Sincerely,

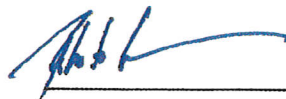
By: 

Alex Muxo
Vice President

STATE OF Florida
COUNTY OF St. Lucie

The foregoing was acknowledged before me this 28th day of June, 2019,
by Alex Muxo, Vice President of VF II, LLC
_____. He/she ☒ is personally known to me or ☐ has produced _____
_____ as identification.





(Print Name Beneath Signature)
NOTARY PUBLIC
My Commission Expires:

Prepared by/Return to:
Akerman LLP
One SE Third Avenue, 25th Floor
Miami, FL 33131
Attn: Janice Russell, Esq.

Tax Folio Number(s):
4434-702-0010-000-3

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this 16th day of September, 2014, by ST. LUCIE LAND, LTD., a Florida limited partnership, whose address is 450 E. Las Olas Boulevard, Suite 1500, Ft. Lauderdale, FL 33301 ("Grantor"), to VF II, LLC, a Florida limited liability company, whose mailing address is 450 E. Las Olas Boulevard, Suite 1500, Ft. Lauderdale, FL 33301 ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by the Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has, in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit (the "Property"):

Parcel 9 of VERANDA PLAT NO. 2, according to the Plat thereof, as recorded in Plat Book 68, Page 29 of the Public Records of St. Lucie County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of said Grantee forever.

NOTE TO RECORDED: THIS TRANSFER IS FOR NO CONSIDERATION TO AN ENTITY WHEREIN GRANTEE IS WHOLLY OWNED BY THE GRANTOR AND IS EXEMPT UNDER FLORIDA S. CT DECISION IN CRESCENT MIAMI CENTER, LLC, V. FLORIDA DEPARTMENT OF REVENUE, 903 So. 21 913 (Fla. 2005) and Florida Statute 201.02.

IN WITNESS WHEREOF, Grantor hereunto sets Grantor's hand and seal the day and year first above written.

ST. LUCIE LAND, LTD., a Florida limited partnership

By: St. Lucie Land Corp., a Florida corporation,
its general partner

By:

Alex Muxo, Jr., Vice President

Witness Andi H.A. Versa ggi

WITNESS
JUDITH A. VERSAGGI

Printed Name of Witness

Witness

Witness
C. Trezner

Printed Name of Witness

[illegible]

The foregoing Quitclaim Deed was acknowledged before me this 16th day of September, 2014, by Alex Muxo, Jr., as Vice President of St. Lucie Land Corp., a Florida corporation, general partner of ST. LUCIE LAND, LTD., a Florida limited partnership, on behalf of the corporation and the partnership, who is personally known to me.

(Notary Seal)



Elena Livingston
Notary Public, State of Florida
Printed Name: Elena Livingston
My commission expires: May 9, 2018

Prepared by/Return to:
Akerman LLP
One SE Third Avenue, 25th Floor
Miami, FL 33131
Attn: Janice Russell, Esq.

Tax Folio Number(s):
4434-702-0010-000-3

CORRECTIVE QUIT-CLAIM DEED

THIS CORRECTIVE QUIT-CLAIM DEED is executed this 11 day of December, 2014, by **ST. LUCIE LAND, LTD.**, a Florida limited partnership, whose address is 450 E. Las Olas Boulevard, Suite 1500, Ft. Lauderdale, FL 33301 and **VF I, LLC**, a **Florida limited liability company**, whose mailing address is 450 E. Las Olas Boulevard, Suite 1500, Ft. Lauderdale, FL 33301 ("**Co-Grantors**"), to **VF II, LLC**, a **Florida limited liability company**, whose mailing address is 450 E. Las Olas Boulevard, Suite 1500, Ft. Lauderdale, FL 33301 ("**Grantee**").

Co-Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by the Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Co-Grantors have, in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit (the "Property"):

Parcel 8 of VERANDA PLAT NO. 2, according to the Plat thereof, as recorded in Plat Book 68, Page 29 of the Public Records of St. Lucie County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Co-Grantors, either in law or equity, to the only proper use, benefit and behoof of said Grantee forever.

NOTE TO RECORDER: THIS IS A CORRECTIVE QUITCLAIM DEED CORRECTING THE LEGAL DESCRIPTION IN THE QUITCLAIM DEED RECORDED ON SEPTEMBER 18, 2014 IN OR BOOK 3673, PAGE 553 IN THE RECORDS OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA. THE QUITCLAIM DEED REFERENCED PARCEL 9 AND IT SHOULD HAVE REFERENCED PARCEL 8. ADDITIONALLY, A QUITCLAIM DEED RECORDED ON SEPTEMBER 18, 2014 IN OR BOOK 3673, PAGE 551 IN THE RECORDS OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA FROM ST. LUCIE LAND, LTD. TO VF I, LLC INCORRECTLY LISTED PARCEL 9 WHEN IT SHOULD HAVE REFERENCED PARCEL 9. VF I, LLC IS JOINING IN THE CORRECTIVE QUITCLAIM DEED TO CONVEY TO GRANTEE ANY INTEREST IT MAY HAVE IN PARCEL 8.

IN WITNESS WHEREOF, Co-Grantors hereunto set their hand and seal the day and year first above written.

Chen
Witness
C. Trezona
Printed Name of Witness
[Signature]
Witness
Randy Anke
Printed Name of Witness

ST. LUCIE LAND, LTD., a Florida limited partnership
By: St. Lucie Land Corp., a Florida corporation, its
general partner

By: [Signature]
Alex Muxo, Jr., Vice President

Chen
Witness
C. Trezona
Printed Name of Witness
[Signature]
Witness
Randy Anke
Printed Name of Witness

VFI, LLC, a Florida limited liability company:
By: VF I, Inc., a Florida corporation, its manager

By: [Signature]
Alex Muxo, Jr., Vice President

STATE OF FLORIDA)
) ss.:
COUNTY OF BROWARD)

The foregoing Quitclaim Deed was acknowledged before me this 11 day of December, 2014, by Alex Muxo, Jr., as Vice President of St. Lucie Land Corp., a Florida corporation, general partner of ST. LUCIE LAND, LTD., a Florida limited partnership, on behalf of the corporation and the partnership, who is personally known to me.

(Notary Seal)



Elena Livingood
Notary Public, State of Florida
Printed Name: Elena Livingood
My commission expires: May 9, 2018

STATE OF FLORIDA)
) ss.:
COUNTY OF BROWARD)

The foregoing Quitclaim Deed was acknowledged before me this 11 day of December, 2014, by Alex Muxo, Jr., as Vice President of VF I, Inc., a Florida corporation, manager of VF II, LLC, a Florida limited liability company, on behalf of the corporation and the limited liability company, who is personally known to me.

(Notary Seal)



Elena Livingood
Notary Public, State of Florida
Printed Name: Elena Livingood
My commission expires: May 9, 2018

JUSTIFICATION OF PROPOSED PLAN AMENDMENT

The purpose of this Future Land Use Amendment is to provide for a reclassification of existing Land Use opportunities on the St. Lucie Lands Commercial PUD site, at the intersection of SE Becker Road and the Florida Turnpike. The proposed change in land use does not change the gross development impacts already approved by the City as applied to the St. Lucie Lands PUD.

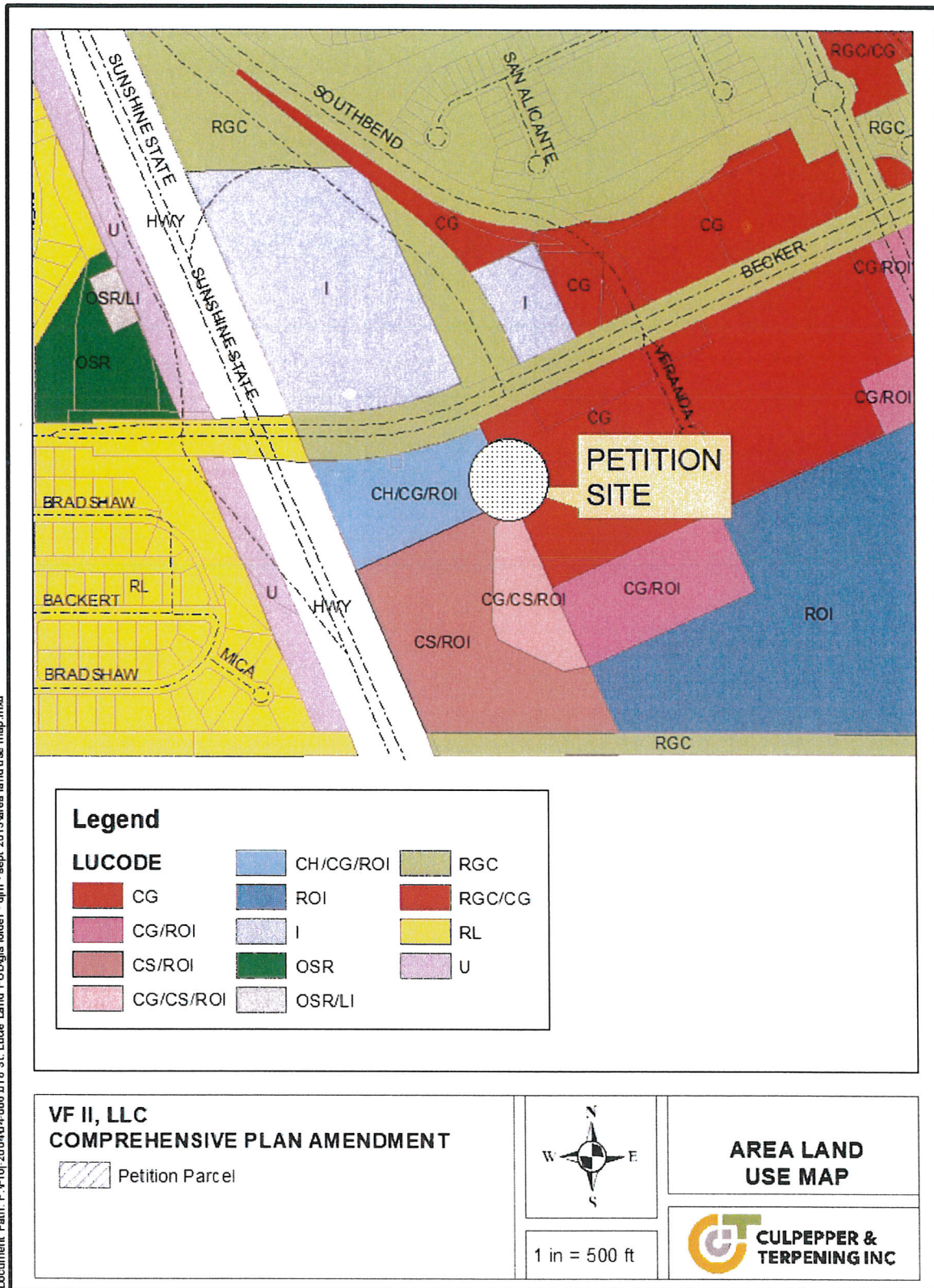
ADJACENT FUTURE LAND USES (EXISTING)

North	I (Institutional)
South	Mixed – Commercial / Office and Residential
East	Commercial
West	Mixed - Commercial/ Residential and Office

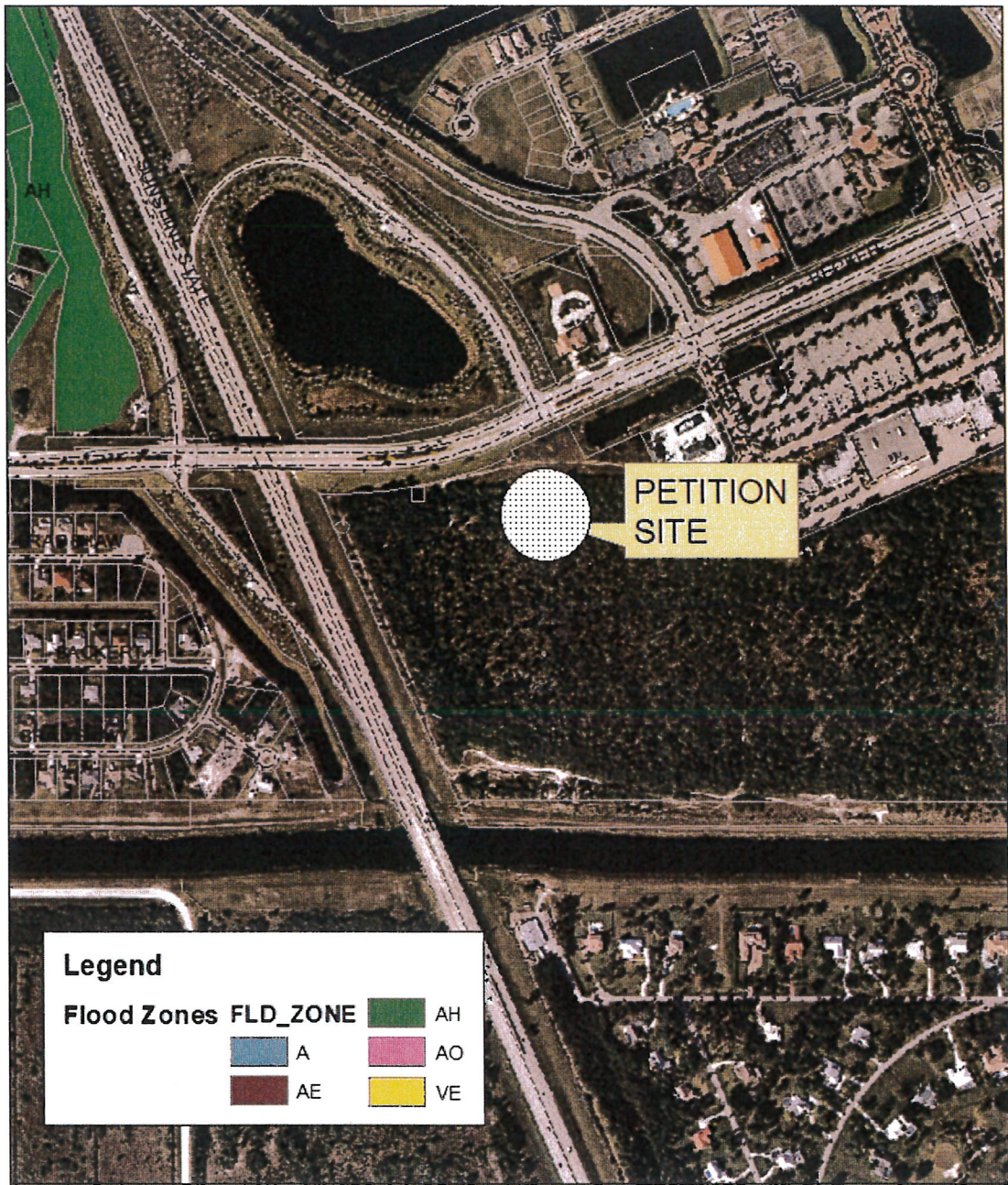
ADJACENT EXISTING USES

North	Highway Interchange
South	Vacant
East	Commercial / Convenience Store
West	Vacant/ Fla Turnpike.

ADJACENT FUTURE LAND USES (EXISTING)



Document Path: P:\Proj\2004\04-006 0118 St. Lucie Land PUD\gis folder - djm - sept 2013\area FLOOD map.mxd



**VF II, LLC
COMPREHENSIVE PLAN AMENDMENT**

 Petition Parcel



1 in = 500 ft

AREA FLOOD MAPS



Document Path: P:\Proj 200404.006 018 St. Lucie Land PUD\gis folder- djm -sept 2013\area WETLANDS map.mxd



**VF II, LLC
COMPREHENSIVE PLAN AMENDMENT**

 Petition Parcel



1 in = 500 ft

**AREA
WETLANDS MAP**



**CULPEPPER &
TERPENING INC**