

City of Port St. Lucie

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



"A City for All Ages"

Meeting Agenda

Addition of Item 7C

Tuesday, April 4, 2023

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

Deborah Beutel, Chair, Term 2 Expires 6/21/25

Alfreda Wooten, Vice Chair, Term 1 Expires 5/28/23

Carol Taylor-Moore, Secretary, Term 1 Expires 9/27/25

Peter Previte, At-Large, Term 1 Expires 7/12/25

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

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

Eric Reikenis, At-Large, Term 1 Expires 11/1/26

Melody Creese, Alternate, Term 1 Expires 11/1/26

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****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 of 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 389.24 acres of Low Density Residential (RL), 29.70 of Medium Density Residential (RM), and 11.56 acres of Recreation Open Space (OSR) for the Lulfs Groves property.

7.b P23-041 City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulation, Section 156.038 - Preliminary Plat[2023-323](#)

This proposed amendment to Section 158.038 of the Zoning Code is a staff-initiated text amendment. The purpose and intent of this amendment is to provide an accelerated and streamlined approval process for preliminary plat approval

- 7.c** P21-128 Wilson Groves - Large Scale Comprehensive Plan [2023-327](#)
The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.
The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.
This is a request for a Large Scale Comprehensive Plan Text Amendment to amend Figure 1-6 of the Future Land Use Element.

8. Public Hearing - Quasi-Judicial

- 8.a** P22-155 Gatlin Boulevard Car Wash - Special Exception Use [2023-241](#)
Location: 1837 SW Gatlin Boulevard
Legal Description: Port St. Lucie Section 31, Tract P, Lots 9 and 10
This is a request for a special exception to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances.
- 8.b** P22-337 Greco Park 18, LLC - Limited Mixed Use (LMD) - [2023-321](#)
Conceptual Plan Amendment
Location: The property is located on the northeast corner of SW Port St. Lucie Boulevard and SW Greco Park Lane
Legal Description: Lots 1-5 & 12-16, Block 1282, Port St. Lucie Section 12
This is a request to change the conceptual plan for the 2.37-acre LMD Site.
- 8.c** P22-338 Greco Park - Special Exception Use [2023-322](#)
Location: Northeast corner of SW Port St Lucie Blvd. and SW Greco Ln.
Legal Description: Port St. Lucie Section 12, Block 1282, Lots 1-5 & 12-16
The request is for the approval of a Special Exception Use (SEU) to allow retail or personal service uses exceeding 50% of the buildings' gross floor area and to allow any one use to exceed 5,000 square feet in the Limited Mixed Use (LMD) Zoning District as per Sections 158.155(D)(4 & 5) of the Zoning Code.
- 8.d** P23-028 Adams Homes of NW Florida, Inc. - Rezoning [2023-333](#)
Location: 2136 and 2142 SW Madruga Street
Legal Description: Port St. Lucie Section 31, Block 1754, Lot 17.
This is a request to rezone a 0.46-acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2)

- 8.e** P23-032 Romanelli, Rocco (TR) - Up on Top Volleyball - [2023-325](#)
 Special Exception Use
 Location: East of I-95 & west of NW Interpark Place
 Legal Description: St. Lucie West Plat #14 Commerce Park Phase 2
 This is a request for a Special Exception Use to allow an expansion of an enclosed assembly area over 3,000 square feet for recreational use totaling 12,354 square feet.
- 8.f** P23-038 Tommy C. Creel - Custom Welding Diversified, Inc. - [2023-324](#)
 Variance
 Location: 1983 SW Biltmore St.
 Legal Description: Port St Lucie Section 13, Block 628 S, ½ Lot 14 and all lots 15 and 16.
 This is a request for a variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage.
- 8.g** P23-040 Crb of Florida - Caribbean American Club Parking - [2023-326](#)
 Variance
 Location: 3771 SE Jennings Road
 Legal Description: A portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1
 This is a request to grant a variance to allow a reduction of 21 parking spaces in the required number of parking spaces to allow for an enclosed assembly use.

9. New Business

10. Old Business

11. Public to be Heard

12. Adjourn

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

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

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



Agenda Summary

2023-232

Agenda Date: 4/4/2023

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 of 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 389.24 acres of Low Density Residential (RL), 29.70 of Medium Density Residential (RM), and 11.56 acres of Recreation Open Space (OSR) for the Lulfs Groves property.

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 for Lulfs Groves and to amend Policies 1.1.4.18 and 1.1.4.19 of the Future Land Use Element. 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 purpose of this request is to convert the Lulfs Grove Business Park Area to property designated for residential development only.

On March 27, 2023, the Planning and Zoning Department received an email from the applicant requesting the item be tabled to the June 6, 2023 Planning and Zoning Board meeting.

Presentation Information: N/A

Staff Recommendation: Move that the Board table the item to the June 6, 2023 Planning and Zoning Board meeting as requested by the applicant.

Background: The item was tabled at the March 7, 2023 Planning and Zoning Board meeting. The applicant is requesting the item be tabled to the June 6, 2023 Planning and Zoning Board meeting.

Issues/Analysis: N/A

Special Consideration: N/A

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. Applicant's request to table P22-336 CPA

From: [Anne Cox](#)
To: [Bridget Kean](#)
Subject: FW: Table Request P22-336 CPA
Date: Monday, March 27, 2023 11:36:48 AM
Attachments: [image001.png](#)

fyi

Anne Cox, AICP
Assistant Director of Planning and Zoning
City of Port St. Lucie
(772)871-5218
annec@cityofpsl.com

From: Derrick Phillips <dphillips@lucidodesign.com>
Sent: Monday, March 27, 2023 11:28 AM
To: Anne Cox <AnneC@cityofpsl.com>
Cc: Mary Savage-Dunham <mdunham@cityofpsl.com>; Alexis Holmes Ferrigno <AFerrigno@drhorton.com>; Johnny Lynch <JTLynch@drhorton.com>; Lee Dobbins <LDobbins@deanmead.com>; Logan Wellmeier <lwellmeier@deanmead.com>; Steve Garrett <sgarrett@lucidodesign.com>; Matt Yates <myates@lucidodesign.com>
Subject: Table Request P22-336 CPA

Anne,

I am sending this email to formally request project number, 22-336 Lulfs Groves (Astoria) Comprehensive Plan Amendment, to be **tabled** until the **June 6th** Planning and Zoning meeting. If there is any additional information needed or required, please let me know!

Derrick E Phillips Jr
Project Manager
Lucido & Associates


lucido&associates
701 S.E. Ocean Blvd. Stuart, FL 34994
tel: 772.220.2100 x 115
fax: 772.223.0220
web: www.lucidodesign.com
email: dphillips@lucidodesign.com



Agenda Summary

2023-323

Agenda Date: 4/4/2023

Agenda Item No.: 7.b

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P23-041 City of Port St. Lucie - Text Amendment to Chapter 156: Subdivision Regulation, Section 156.038 - Preliminary Plat

This proposed amendment to Section 158.038 of the Zoning Code is a staff-initiated text amendment. The purpose and intent of this amendment is to provide an accelerated and streamlined approval process for preliminary plat approval

Submitted By: Stephen Mayer, Planner III

Executive Summary: This proposed amendment to Section 158.038 of the Zoning Code is a staff-initiated text amendment. The purpose and intent of this amendment are to provide an accelerated and streamlined approval process for preliminary plat approval.

Presentation Information: Staff will make a presentation.

Staff Recommendation: Move that the Board recommend approval of the City-initiated text amendment.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the amended text amendment.
2. Move that the Board recommend denial of the City-initiated text amendment.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: N/A

Attachments: 1. Staff Report; 2. Exhibit "A" Section 156.038; 3. Staff Presentation



City of Port St. Lucie Text Amendment
Chapter 156: Subdivision Regulations, Section 156.038
Project No. P23-041

SUMMARY

Applicant's Request:	An amendment to Chapter 156 – Section 156.038 - Preliminary Plat
Applicant:	City of Port St. Lucie
Application Type:	Text Amendment to City's Land Development Regulations
Project Planner:	Daniel Robinson, Planner III/Code Compliance Liaison

Background

This proposed amendment to Section 156.038 of the Zoning Code is a staff-initiated text amendment. The purpose and intent of this amendment is to provide an accelerated and streamlined approval process for preliminary plat that are not located within a Master Planned Unit Development (MPUD) with a New Community Development (NCD) future land use designation.

Plat Approval Process

Section 156.038(F) of the Subdivision Regulations allows preliminary plats in an MPUD with an NCD future land use designation to go to the Site Plan Review Committee (SPRC) for a recommendation and straight to the City Council for approval. All other preliminary plats must go to the SPRC for a recommendation, then to the Planning and Zoning Board, who makes a recommendation to the City Council for final approval. The final plat goes back to SPRC for a recommendation to the City Council. Approval of the final plat allows the plat to be recorded so that permits for building construction can be issued.

Who comprises the Site Plan Review Committee (SPRC)?

The SPRC consists of the assistant planning and zoning director (chair), Public Works, Building and Utility Systems representatives, as well as a member of the Planning and Zoning Board. And representatives from the Police Department, Fire District, and School District are non-voting members. The SPRC is considered a technical committee that reviews each plan submitted against the regulations of that department or agency.

Effects of Modifications to the Preliminary Plat Approval Process

The proposed amendment is to modify Sections 156.038 (A), (F), (G) and (H). Per Sections 156.038 (F) and (G), the inclusion of Planning and Zoning Board recommendation adds approximately three (3) to four (4) weeks to the approval process for projects not located within an MPUD and NCD future land use designation. Preliminary plats are generally requested to initiate the construction of infrastructure within a large project, as only final plats would allow for vertical construction. The proposed modification will accelerate and streamline the development review process for all projects requiring preliminary plats

within the City, not just those located within an MPUD with a NCD future land use designation. This modified approval process can potentially shorten the approval time for those projects by 3 -4 weeks. All projects will be required to meet all of the appropriate code sections.

Section 156.038(A) is proposed to be amended to clarify that the SPRC is reviewing the plat for technical standards compliance. The thirty (30) day timeframe for City Council to consider all submittals and the recommendation of the SPRC is proposed to be removed from Section 156.038 (H), since the applicant must address all technical comments from the SPRC before the plat can be forwarded to City Council.

Proposed Amendment

See attached Exhibit A. Changes are shown in ~~striketrough~~ and underline format.

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 amendment based on the analysis and findings as noted in the staff report.

PLANNING AND ZONING BOARD ACTION OPTIONS: *

- Motion to recommend approval to the City Council
 - Motion to recommend approval to the City Council with changes
 - Motion to recommend denial to the City Council
- * Should the Board need further clarification or information from staff it may exercise the right to table or continue the hearing or review to a future meeting.

Exhibit A

Sec. 156.038. - Preliminary Plat.

(A) The applicant seeking preliminary subdivision plat approval shall submit the items stipulated in sections [156.055](#) through [156.059](#) at least twenty-one (21) days prior to the next regularly scheduled meeting of the Site Plan Review Committee. This is the **most important technical standards compliance** stage of the subdivision review process.

(B) The purpose of the preliminary plat is to permit a complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review, evaluation and approval of the proposed development and its impact upon both the site and the surrounding areas. The applicant or representatives will be notified of the meeting and are urged to attend.

(C) The application for preliminary plat approval shall be declared complete within a 45-day period from the date of its submission according to the provisions of subsection [156.037](#)(C).

(D) The applicant shall be charged reasonable fees for preliminary plat approval.

(E) If significant problems with the design layout or physical properties with the site are indicated, the Site Plan Review Committee may require that the applicant provide additional information as it deems necessary before making a decision on the preliminary plat.

(F) ~~The Site Plan Review Committee shall recommend to the Planning and Zoning Board approval, approval with conditions and/or changes, or disapproval of preliminary plats for major subdivisions.~~ The Site Plan Review Committee shall recommend to the City Council approval, approval with conditions and/or changes, or disapproval of preliminary plats for **major and minor subdivisions and subdivisions in planned unit developments (PUD) with a New Community Development future land use designation.**

(G) ~~At its next regularly scheduled meeting and public hearing, the Planning and Zoning Board shall consider all preliminary plat submittals for major subdivisions and the recommendation of the Site Plan Review Committee. The Planning and Zoning Board shall recommend to the City Council, approval, approval with conditions and/or changes, or disapproval of the preliminary plat.~~

(H) ~~Within thirty (30) days, t~~The City Council shall consider all submittals along with the recommendations of the ~~Planning and Zoning Board and/or the~~ Site Plan Review Committee. The City Council shall approve, approve with conditions and/or changes, or disapprove the preliminary plat.

(Ord. 94-7, passed 3-14-94; Ord. No. 99-42, § 1, 6-28-99; Ord. No. 08-29, § 1, 4-14-08)

City of Port St. Lucie

Chapter 156- Subdivision Regulations – Section 156.038 Preliminary Plat Approval Process (P23-041)

CityofPSL.com



Request:

Staff is proposing a text amendment to shorten and streamline the time it takes for projects to receive a preliminary plat approval that are not located within an MPUD in an NCD future land use area.



Subdivision Plats are divided into preliminary and final.

Preliminary Plats

- Grants the applicant a three-year period to submit for final approval
- Does not require recording
- Does not trigger a certificate of concurrency
- Does not permit vertical construction
- Typically allows for general terms and conditions for the provision of infrastructure

Final Plats

- Requires recordation and its accompanying legal documentation, and final technical submittals and engineering drawings
- Triggers the issuance of a certificate of concurrency
- Permits vertical construction



Preliminary Plat Approval Process

- 1) The application declared complete within a 45-day period from the date of its submission. If significant problems with the design layout or physical properties with the site are indicated, the Site Plan Review Committee may require that the applicant provide additional information as it deems necessary before making a decision on the preliminary plat.

- 3) The Site Plan Review Committee shall recommend to the Planning and Zoning Board approval, approval with conditions and/or changes, or disapproval of preliminary plats for major subdivisions. The Site Plan Review Committee shall recommend to the City Council approval, approval with conditions and/or changes, or disapproval of preliminary plats for minor subdivisions and subdivisions in planned unit developments (PUD) with a New Community Development future land use designation.

- 4) At its next regularly scheduled meeting and public hearing, the Planning and Zoning Board shall consider all preliminary plat submittals for major subdivisions and the recommendation of the Site Plan Review Committee. The Planning and Zoning Board shall recommend to the City Council, approval, approval with conditions and/or changes, or disapproval of the preliminary plat.

- 5) Within thirty (30) days, the City Council shall consider all submittals along with the recommendations of the Planning and Zoning Board and/or the Site Plan Review Committee. The City Council shall approve, approve with conditions and/or changes, or disapprove the preliminary plat.



Effect of Modifications to Preliminary Plat Approval Processes

- will accelerate and streamline the development review process for all projects, requiring preliminary plat approval.
- shorten the approval time, by three (3) to four (4) weeks provided all technical comments by the SPRC are addressed.
- does not change or alter any existing technical regulations.



Section 156.038 – Exhibit A – Text Change

Sec. 156.038. - Preliminary Plat.

(A) The applicant seeking preliminary subdivision plat approval shall submit the items stipulated in sections [156.055](#) through [156.059](#) at least twenty-one (21) days prior to the next regularly scheduled meeting of the Site Plan Review Committee. This is the **most important technical standards compliance** stage of the subdivision review process.

(B) The purpose of the preliminary plat is to permit a complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review, evaluation and approval of the proposed development and its impact upon both the site and the surrounding areas. The applicant or representatives will be notified of the meeting and are urged to attend.

(C) The application for preliminary plat approval shall be declared complete within a 45-day period from the date of its submission according to the provisions of subsection [156.037](#)(C).

(D) The applicant shall be charged reasonable fees for preliminary plat approval.

(E) If significant problems with the design layout or physical properties with the site are indicated, the Site Plan Review Committee may require that the applicant provide additional information as it deems necessary before making a decision on the preliminary plat.



Section 156.038 – Exhibit A – Text Change

Sec. 156.038. - Preliminary Plat. (continued)

(F) ~~The Site Plan Review Committee shall recommend to the Planning and Zoning Board approval, approval with conditions and/or changes, or disapproval of preliminary plats for major subdivisions.~~ The Site Plan Review Committee shall recommend to the City Council approval, approval with conditions and/or changes, or disapproval of preliminary plats for major and minor subdivisions and subdivisions in planned unit developments (PUD) with a New Community Development future land use designation.

(G) ~~At its next regularly scheduled meeting and public hearing, the Planning and Zoning Board shall consider all preliminary plat submittals for major subdivisions and the recommendation of the Site Plan Review Committee. The Planning and Zoning Board shall recommend to the City Council, approval, approval with conditions and/or changes, or disapproval of the preliminary plat.~~

(H) ~~Within thirty (30) days, t~~The City Council shall consider all submittals along with the recommendations of the Planning and Zoning Board and/or the Site Plan Review Committee. The City Council shall approve, approve with conditions and/or changes, or disapprove the preliminary plat.



Planning & Zoning Staff Recommendation:

The Planning and Zoning staff recommends approval of the text amendment.





Agenda Summary

2023-327

Agenda Date: 4/4/2023

Agenda Item No.: 7.c

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P21-128 Wilson Groves - Large Scale Comprehensive Plan

The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department. This is a request for a Large Scale Comprehensive Plan Text Amendment to amend Figure 1-6 of the Future Land Use Element.

Submitted By: Bridget Kean, AICP, Senior Planner

Executive Summary: Wilson Groves is an approved Development of Regional Impact (DRI) that is approximately 2,499 acres in size. Wilson Groves is approved for: 7,700 residential units; 765,000 square feet of retail use; 222,000 square feet of office use; 1,361,250 square feet of research and office use; 1,361,250 square feet of light industrial use; 382,327 square feet of institutional and civic use; two school sites and 140 acres for parks. Florida Power and Light owns 47 acres, which consists of a 200 foot wide right-of-way that runs through the middle of the property. Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD Land Use district. The proposed text amendment will amend Figure 1-6 to adjust the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts to accommodate revised development plans for the Wilson Groves DRI.

Presentation Information: Staff may provide a short presentation.

Staff Recommendation: Move that the Board recommend approval with the following conditions based on the analysis and findings in the staff report:

1. The adoption of Revised Exhibit "B", Staff Recommended Changes to Proposed Figure 1-6
2. The adoption of Exhibit "D", Proposed Policy 1.2.11.6 of the Future Land Use Element

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval with the conditions noted above based on the analysis and findings in the staff report.
2. Move that the Board not recommend approval and provide staff direction.

Background: Wilson Groves is an approved Development of Regional Impact (DRI) that is located west of Interstate 95, east of Range Line Road, north of the C-23 canal and immediately south and west of the

Riverland Kennedy DRI. The Wilson Groves DRI is approximately 2,499 acres in size. The original Wilson Groves DRI Development Order was approved by the City Council on October 23, 2006 through Resolution 06-R104. The Wilson Grove DRI development order was last amended on January 24, 2011 through Resolution 11-R01. Wilson Groves is approved for: 7,700 residential units; 765,000 square feet of retail use; 222,000 square feet of office use; 1,361,250 square feet of research and office use; 1,361,250 square feet of light industrial use; 382,327 square feet of institutional and civic use; two school sites and 140 acres for parks. Florida Power and Light owns 47 acres, which consists of a 200 foot wide right-of-way that runs through the middle of the property. No development will take place on the FPL property, other than roads.

Issues/Analysis: See attached staff report.

Special Consideration: There is an associated application to amend the Wilson Groves DRI (P21-127) that will be scheduled for a future meeting of the Planning and Zoning Board.

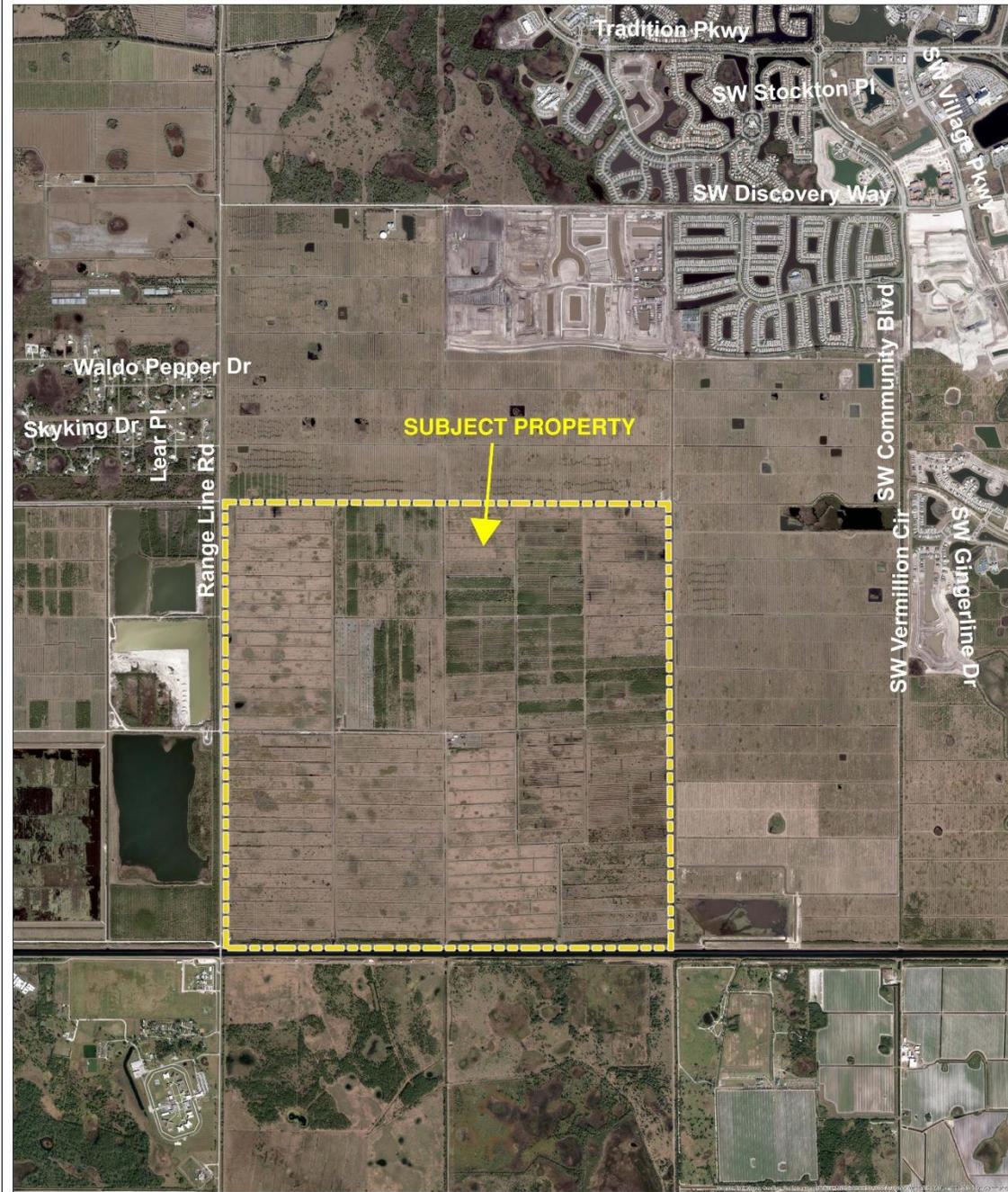
Location of Project: The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.

Attachments:

1. Staff Report
2. Exhibit "A" Existing Figure I-6
3. Exhibit "B" Proposed Figure 1-6
4. Revised Exhibit "B", Staff Recommended Changes to Proposed Figure 1-6
5. Exhibit "C" Map TRN 12 SW Annexation Roadway Plan
6. Exhibit "D" Proposed Policy 1.2.11.6 of the Future Land Use Element
7. Applicant's Request
8. Application and Authorization
9. Public Works Traffic Memo
10. City's 3rd Party Traffic Consultant's Review
11. O'Rourke Engineering Traffic Analysis Wilson Groves Map H Amendment, revised March 9, 2023
12. Warranty Deed
13. Reference - Wilson Groves DRI Res. 11-R01
14. Staff Presentation



Comprehensive Plan Large Scale Text Amendment Application
ACR Acquisition LLC (Wilson Groves)
Project No. P21-128



SUMMARY

Applicant's Request:	A comprehensive plan text amendment (CPA) to amend Figure 1-6 of the Future Land Use Element.
Applicant:	Dan Sorrow, AICP, Cotleur and Hearing
Property Owner:	ACR Acquisitions, LLC, and Florida Power and Light Company (FPL)
Location:	The property is generally located north of the C-23 Canal and east of Range Line Road. It is bounded to the north and east by the Riverland Kennedy DRI.
Legal Description:	The property is legally described as a portion of the Alan Wilson Grove plat and portions of Sections 30 and 31 Township 37 South, Range 39 East. A full legal description is available in the Planning and Zoning Department.
Application Type:	Large Scale CPA Text Amendment
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description and Background

This is an application for a proposed large scale comprehensive plan text amendment to amend Figure 1-6 of the Future Land Use Element. Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD land use district. The proposed text amendment will amend Figure 1-6 to adjust the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts to accommodate revised development plans for the Wilson Groves DRI.

Wilson Groves is an approved Development of Regional Impact (DRI) that is located west of Interstate 95, east of Range Line Road, north of the C-23 canal and immediately south and west of the Riverland Kennedy DRI. The Wilson Groves DRI is approximately 2,499 acres in size. The original Wilson Groves DRI Development Order was approved by the City Council on October 23, 2006 through Resolution 06-R104. The Wilson Grove DRI development order was last amended on January 24, 2011 through Resolution 11-R01. Wilson Groves is approved for: 7,700 residential units; 765,000 square feet of retail use; 222,000 square feet of office use; 1,361,250 square feet of research and office use; 1,361,250 square feet of light industrial use; 382,327 square feet of institutional and civic use; two school sites and 140 acres for parks. Florida Power and Light owns 47 acres, which consists of a 200 foot wide right-of-way that runs through the middle of the property. No development will take place on the FPL property, other than roads.

The future land use classification is New Community Development District (NCD). NCD is a future land use classification for developments of regional impact to facilitate the development of mixed use communities. Each NCD District is divided into defined sub-districts. The sub-district land use plan is adopted into the City's comprehensive plan in accordance with Policy 1.2.1.3 of the Future Land Use Element. Policy 1.2.1.3 requires a conceptual master plan to be developed to illustrate how the seven land use sub-categories (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use) in an NCD District are allocated, where they are located, and how they would function in relation to each other. Objective 1.2.11 of the Future Land Use Element of the comprehensive plan establishes the Wilson Groves NCD District and policies 1.2.11.1 to 1.2.22.5 pertain to the development of the Wilson Groves NCD District. Policy 1.2.11.2 reflects the allocation of land uses within the Wilson Groves NCD District. The Wilson Groves NCD District is comprised of 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential as depicted on Figure 1-6.

On February 14, 2022, the City Council adopted Resolution 22-R27 approving Becker Road construction agreements with ACR Acquisition, LLC, Mattamy Palm Beach, LLC, and Riverland/Kennedy II, LLC. ACR Acquisition, LLC, is the developer of the Wilson Groves DRI. Mattamy Palm Beach, LLC, is the developer of the Southern Grove DRI and Riverland/Kennedy II, LLC, is the developer of the Riverland Kennedy DRI. The City, ACR Acquisition, LLC, Mattamy Palm Beach, LLC, and Riverland/Kennedy II, LLC are parties to the Southwest Annexation Agreement dated July 19, 2004, as amended. Pursuant to the annexation agreement, the developers were required to pay to the City the estimated cost of construction of certain two-lane roadway segments of Becker Road or, at the City's election, contract for the construction and design of such roadway. The construction agreements require the platting and construction of two lanes of Becker Road from its current terminus west of SW Village Parkway to Range Line Road. Mattamy Palm Beach, LLC, GL Homes, and ACR Acquisition, LLC, have each applied and received approval of preliminary plats for the construction of two lanes of Becker Road through their respective properties. The construction of Becker Road will provide access to the Wilson Grove DRI.

Proposed Amendment

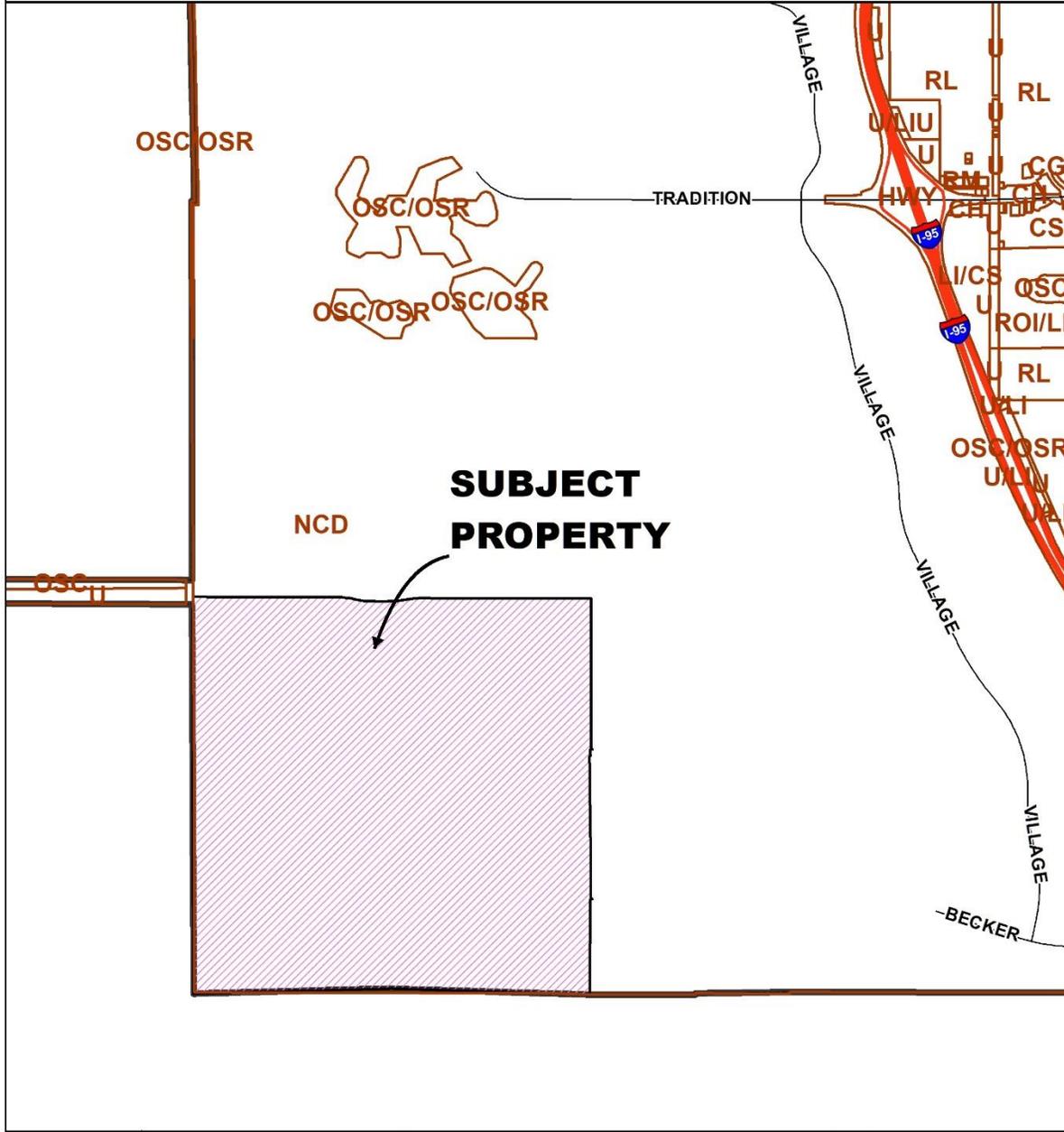
The proposed text amendment will amend Figure 1-6 to adjust the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts to accommodate proposed revisions to the development plan for the Wilson Groves DRI. On the currently approved Figure 1-6, the 566 acres of mixed use land use is distributed throughout the project on Parcels A through F and along the frontage of Becker Road, N/S A roadway, and Range Line Road. The residential land use directly abuts the mixed use land use on Parcels A and through F. The Neighborhood/Village Commercial land use is distributed throughout the project in ten to 12 acre sites. Under the proposed amendment to Figure 1-6, the 566 acres of mixed use land use will be concentrated along the south side of Becker Road and north of the C-23 Canal in the area designated as Parcel D. Residential development will be located on Parcels A, B, C, E, and F. Neighborhood/Village Commercial land use will be primarily located on the intersection of Becker Road and N/S A. A five (5) acre Neighborhood/Village Commercial site is proposed for the northeast corner of the intersection of Becker Road and Range Line Road. No changes are proposed to the acreage allocations of 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential. The currently approved Figure 1-6 is attached as Exhibit "A" of the staff report and the proposed changes to Figure 1-6 is attached as Exhibit "B" of the staff report.

In addition to revising the land use locations, the proposed amendment to Figure 1-6 labels E/W 4 as consisting of a roadway and a Paseo. It is staff's understanding that the applicant intends to construct the Paseo within the 150 feet wide City owned road right-of-way for E/W 4 and the Paseo will include a 16-foot-wide low speed vehicle path and a 12-foot-wide multi-use path.

Previous Actions and Prior Reviews

Figure 1-6 of the comprehensive plan was last amended on September 27, 2010 through Ordinance 10-37.

FUTURE LAND USE



ANALYSIS: As stated under Policy 1.2.2.1 of the Comprehensive Plan, an NCD District must contain a minimum of three land use sub-districts. Policy 1.2.11.2 identifies the three land uses for Wilson Groves as 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential. This application maintains these three land uses and the acreage allocated for each land use.

The Wilson Groves DRI is located in the City’s southwest annexation area. The southwest annexation area includes the Wilson Groves DRI, Riverland Kennedy DRI, and the Southern Grove DRI. At the time of the approval of these three DRIs, they were all included in one comprehensive traffic study for the City’s western annexation area. The traffic study known as WATS (Western Annexation Area Traffic Study) was based on the City’s desire for a grid roadway network to provide capacity and connectivity to accommodate the buildout of the three DRIs. The SW Annexation Roadway Plan is adopted as Map TRN 12 of the City’s Future Land Use Map series of the City’s comprehensive plan. A map of the SW Annexation Roadway Plan is attached as Exhibit “C” of the staff report. Each DRI is responsible for the construction and/or widening of portions of the roadway network as set forth in the development order conditions for each DRI.

There is an associated application to amend the Wilson Groves DRI (P21-127). At present, the applicant is only proposing to amend Map H of the Wilson Grove DRI Development Order to adjust the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts in accordance with the proposed changes to Figure 1-6. No changes are proposed to the transportation conditions in the currently approved Wilson Grove DRI Development Order (Resolution 11-R01). An updated traffic study was submitted with the proposed comprehensive plan amendment and the proposed DRI Map H amendment (O’Rourke Engineering Wilson Groves Map H Amendment, revised March 9, 2023). The study is intended to show the relocation of the approved land uses within the Wilson DRI can be accommodated with no changes to the transportation conditions in the currently approved Wilson Grove DRI Development Order (Resolution 11-R01).

The traffic study was reviewed by the Public Works Department and the City’s 3rd Party Traffic Consultant, Marlin Engineering. As noted in the attached memo from the Public Works Department, the City’s 3rd Party consultant’s review found that the proposed changes to Figure 1-6 could be accommodated within the planned roadway network for Wilson Groves at time of buildout and construction of all required transportation improvements. Prior to buildout and construction of all required transportation improvements, the 3rd Party Consultant’s review indicated a decreased level of service at select locations based on the proposed land use revisions, which could result in a need for additional road widening, prior to their DRI roadway improvement triggers being met. As previously noted in the staff report, the City has approved construction agreements with the three developers for construction of Becker Road from its current terminus west of SW Village Parkway to Range Line Road. No additional roadway improvements are required to be constructed in the Wilson Groves DRI until the development reaches 2,200 dwelling units or 2,573 p.m. peak hour trips, whichever comes last. At 2,200 dwelling units or 2,573 p.m. peak hour trips, whichever comes last, Wilson Groves is required to construct the following roadway improvements as outlined under Condition 19 of the Wilson Groves DRI (Table 2):

Roadway	Required Improvement
1. N/S A from Becker Road to E/W 4	Construct 2 Lanes
2. N/S A from E/W 4 to E/W 3	Construct 2 Lanes
3. E/W 3 from Range Line Road to N/S A	Construct 2 Lanes
4. E/W 3 from N/S A to N/S B	Construct 2 Lanes

The Public Works Department is concerned that these triggers do not provide the City with sufficient roadways to disperse the proposed trips throughout the network prior to reducing the level of service (LOS) of Becker Road to "F" as a 2-lane and then 4-lane road. The proposed map amendment results in a relocation of trip patterns. Therefore, the original trip patterns used to determine the current roadway DRI requirements are inaccurate. The existing DRI does provide the ability for the City to advance roadway obligations to address level of service concerns based on the monitoring provision. However, the DRI also allows 24 months to complete design, permitting and construction, after the completion of the monitoring. This would place the roadway in failing LOS for up to 24 months while this work is underway.

The peak capacity of a 2-lane road is 1,080 trips and a 4-lane road is 2,100 peak hour trips as identified in the Developer's provided Traffic Analysis. Based on the current DRI traffic condition, they will be allowed 2,573 trips before a new roadway is required to be constructed. In absence of additional connecting roadways, the totality of these trips will be placed on Becker Road causing it to fail even at 4 lanes. Please note that per the ITE Trip Generation Manual 11th Edition; 2,200 single family houses result in 2,178 PM peak hour trips thereby exceeding the identified peak capacity of the road. To address the City's 3rd Party Consultant's concern regarding a decreased level of service at certain locations, as identified in their comment letter and subsequent email correspondences resulting from the proposed land use revisions, City staff is recommending that Wilson Groves be required to construct the first two lanes of N/S A from Becker Road north to Marshall Parkway and the first two lanes of Marshall Parkway from N/S A to N/S B prior to the completion of 2,200 dwelling units. The condition removes the ability to utilize the trip generation option for triggering the construction of the first two lanes of these roadways for residential development. Residential development will be based on number of dwelling units for the first two lanes of roadway construction. The use of dwelling units will ensure the construction of new roads for additional connectivity that provides alternative routes for ingress/egress and emergency access. To formalize this requirement staff is proposing a new policy be added to the Future Land Use Element as described below and attached as Exhibit "D" of the staff report with additions shown as underlined and deletions shown as ~~strike through~~.

Policy 1.2.11.6: The Wilson Groves NCD District shall also provide the following transportation improvements:

- a. The first two lanes of N/S A from Becker Road to E/W 3 shall be constructed and open to the public prior to the construction of 2,200^{th*} dwelling unit in the Wilson Groves DRI**;
- b. The first two lanes of E/W 3 from N/S A to N/S B shall be constructed and open to the public prior to the construction of 2,200^{th*} dwelling unit in the Wilson Groves DRI**

* or any combination of non-residential development equivalent to 2,200 dwelling units in the Wilson Groves DRI per the Wilson Grove DRI Trip Equivancy Matrix:

** The widening of the required roadways shall be in conformance with Wilson Groves DRI.

At the February 22, 2023 City Council Workshop, the City Council adopted new policies in support of construction of the full two lane roadway network in the City's Southwest Annexation Area as depicted on the SW Annexation Area Roadway map. Staff was directed to prioritize construction of the two lane roadway network to ensure the roadways are in place to serve the proposed development. The intent is to avoid the conditions that exist in other parts of the City where certain roadways such as St. Lucie

West Boulevard and Port St. Lucie Boulevard end up funneling all traffic because there is limited north-south and east-west connectivity. The proposed policy aligns with City Council's goals.

City staff has discussed the proposal to include a Paseo within the 150 feet of city owned road right-of-way for E/W 4 with the applicant. The Paseo is not a listed improvement in the Wilson Grove DRI development order. Based on the transportation improvements currently required by the Wilson Grove DRI development order (Res. 11-R01), E/W 4 will be a six laned roadway at the time of buildout. With no conceptual drawings or sections, City staff cannot determine if the proposed Paseo and 6-lane roadway will fit within the right-of-way. Until the DRI development order is amended to include a Paseo in the City-owned E/W 4 right-of-way, staff has concerns regarding the inclusion of the Paseo on a map or land use plan. The DRI development order should be amended to allow a Paseo in the City right-of-way prior to the inclusion of the Paseo on Figure 1-6.

As proposed, Figure 1-6 includes two notes under the descriptions of the land uses. The first note states that the location and configuration of all development parcels, including access, lakes, open space, residential and non-residential uses will be fully delineated during the zoning or platting process. The second note states the map is an artists illustration, etc. Per Policy 1.2.1.3, Figure 1-6 is intended to illustrate how the land use sub-categories are allocated, where they are located, and how they will function in relation to each other. These notes are unnecessary and somewhat misleading and should be removed from Figure 1-6. All development including the locations of residential, non-residential and public roadways has to be constituent with Figure 1-6, the Wilson Groves NCD District Map, Map H of the Wilson Groves DRI and the adopted City of Port St. Lucie future land use and roadway maps. Staff has revised Exhibit "B" to cross out the word Paseo and the two notes. Staff's proposed changes are attached as Revised Exhibit "B", Staff Recommended Changes to Proposed Figure 1-6, of the staff report with additions shown as underlined and deletions shown as ~~strikethrough~~.

A large scale comprehensive plan amendment is reviewed by the Florida Department of Economic Opportunity (DEO), the state land planning agency, and the entities responsible for the review of comprehensive plans. Following Planning and Zoning Board action, the large scale amendment will be scheduled for a transmittal hearing before the City Council (1st reading of the ordinance). If the Council approves the amendment at the first reading, the amendment will be transmitted to DEO and the reviewing agencies for review and comment. The agencies have thirty (30) days to review. A second public hearing on whether to adopt the amendment must be held within 180 days of receipt of agency comments. If the City Council approves the proposed amendment for transmittal to DEO and proposed Policy 1.2.11.6 of the Future Land Use Element, City staff will work with the applicant to amend the Wilson Groves DRI development order to update Map H consistent with proposed changes to Figure 1-6 and to update the transportation improvements listed under Condition 19 of the Wilson Groves DRI (Table 2) to be consistent with Policy 1.2.11.6. 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 update to the DRI development order will also provide the applicant with the ability to propose a Paseo in City-owned right-of-way, update project phasing, and provide a new date for the submittal of a Parks and Recreation Plan. The current phasing plan in the Wilson Groves DRI anticipates development from 2006 to 2028. Condition 56 of the DRI Development Order requires the developer to prepare a plan to be approved by the City for the provision of neighborhood and community recreational sites and facilities to meet the demand created by residential development in the DRI property. No plan has been provided and the due date was January 1, 2012. Prior to the scheduling of the adoption hearing for the

comprehensive plan amendment, the Planning and Zoning Department will schedule the proposed amendment to the Wilson Groves DRI for Planning and Zoning Board review and recommendation.

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 with the following conditions based on the analysis and findings in the staff report:

1. The adoption of Revised Exhibit "B", Staff Recommended Changes to Proposed Figure 1-6
2. The adoption of Exhibit "D", Proposed Policy 1.2.11.6 of the Future Land Use Element

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.

Exhibit "A" Existing Figure 1-8

Figure 1-6

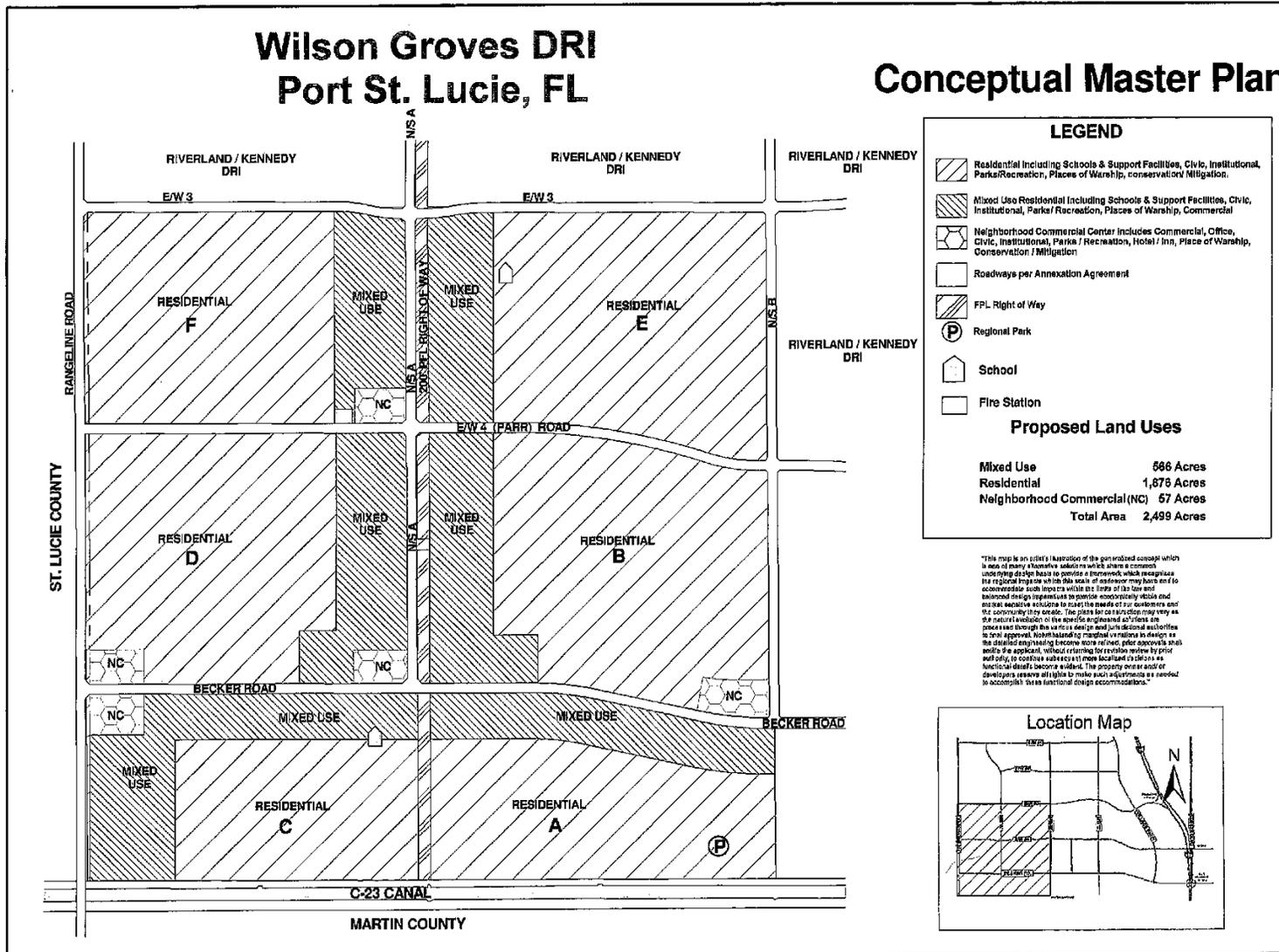
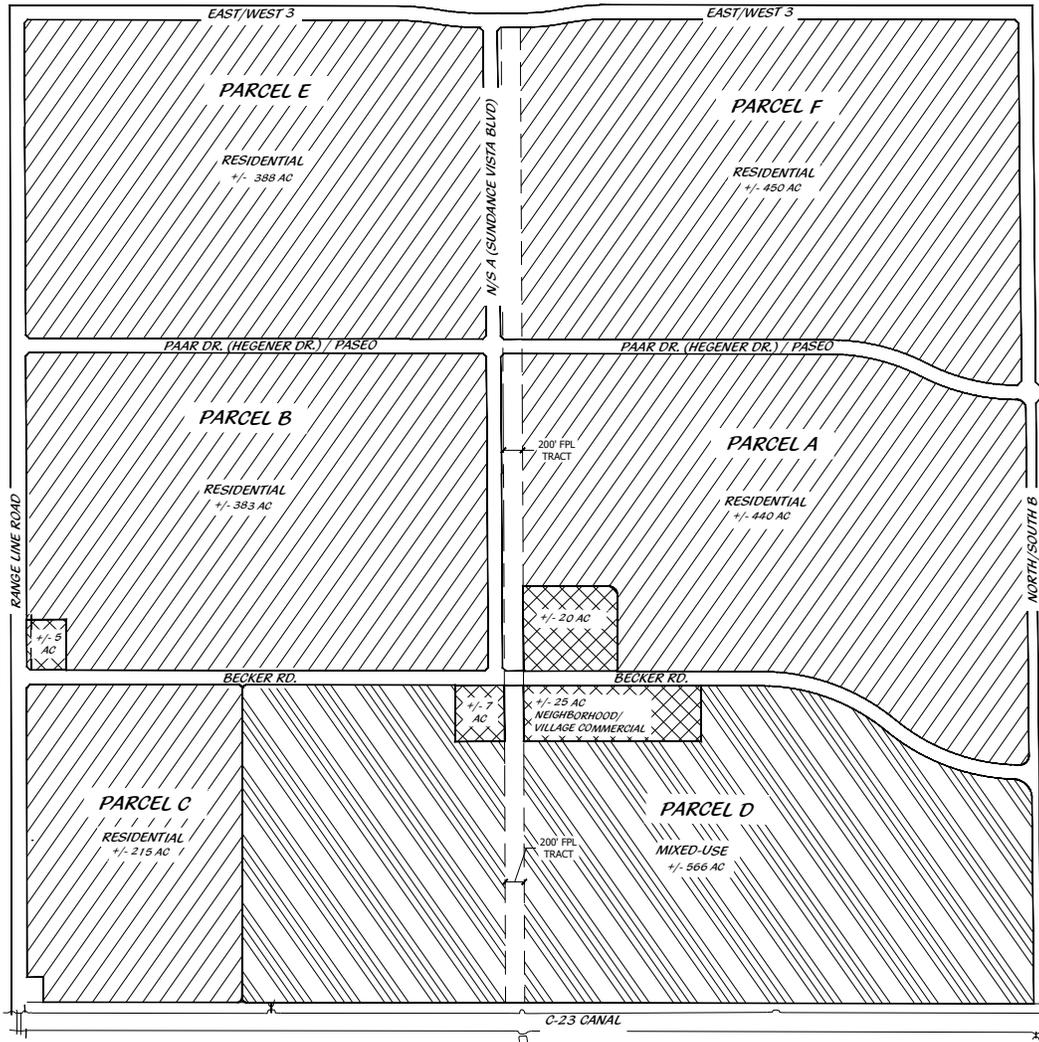


Exhibit "B" Proposed Figure 1-6

FIGURE 1-6

WILSON GROVE Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL	1876 AC
*(INCLUDES ROW ACREAGE)	96 AC
*(INCLUDES FPL ACREAGE)	30 AC
NEIGHBORHOOD/ VILLAGE COMMERCIAL	57 AC
MIXED-USE	566 AC
*(INCLUDES FPL ACREAGE)	15 AC
TOTAL AREA	2,499 AC

*PROPOSED ACREAGES OF SUBDISTRICTS HAVE BEEN ROUNDED TO THE NEAREST +/- 1 ACRE.

*LOCATION AND CONFIGURATION OF ALL DEVELOPMENT PARCELS INCLUDING ACCESS LOCATIONS, LAKES, OPEN SPACE, RESIDENTIAL AND NON-RESIDENTIAL USES WILL BE FULLY DELINEATED DURING THE ZONING AND OR PLATTING PROCESS.

THIS MAP IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE REGIONAL IMPACTS WHICH THIS SCALE OF ENDEAVOR MAY HAVE AND TO ACCOMMODATE SUCH IMPACTS WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY THEY CREATE. THE PLANS FOR CONSTRUCTION MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC ENGINEERED SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING MARGINAL VARIATIONS IN DESIGN AS THE DETAILED ENGINEERING BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

LEGEND



RESIDENTIAL
INCLUDING NEIGHBORHOODS OF HOUSING, WHICH NEIGHBORHOOD MAY ALSO CONTAIN SCHOOLS, PARKS, PLACES OF WORSHIP AND CIVIC FACILITIES ESSENTIAL TO THE DAILY LIFE OF THE RESIDENTS



NEIGHBORHOOD / VILLAGE COMMERCIAL
INCLUDING COMMERCIAL AND OFFICE USES, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENTS, INSTITUTIONAL USES, PUBLIC FACILITIES, PARKS, PLAYGROUNDS, AND OTHER SIMILAR SERVICES



MIXED USE
INCLUDING COMMERCIAL AND OFFICE USES, HOSPITAL AND MEDICAL USES, RESTAURANTS, THEATERS, HOTELS, INSTITUTIONAL USES, PUBLIC FACILITIES (INCLUDING UTILITIES), LIGHT INDUSTRIAL, WAREHOUSE/DISTRIBUTION, RESIDENTIAL AND OTHER SIMILAR SERVICES



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Lic# LC-C000239

COMPREHENSIVE LAND USE PLAN WILSON GROVE



Scale: 1" = 2000'

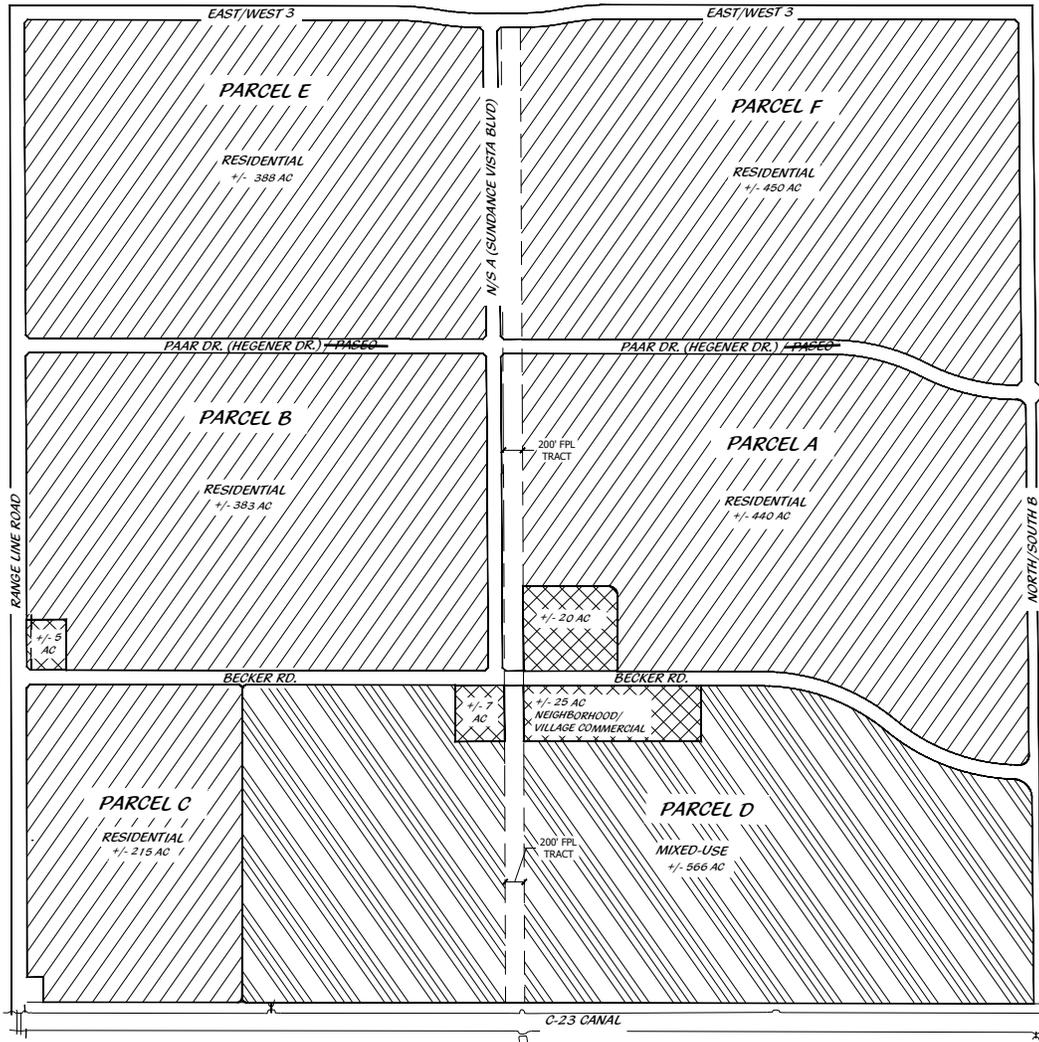


North

FIGURE 1-6

WILSON GROVE

Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL	1876 AC
*(INCLUDES ROW ACREAGE)	96 AC
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NEIGHBORHOOD/ VILLAGE COMMERCIAL	57 AC
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COMPREHENSIVE LAND USE PLAN WILSON GROVE

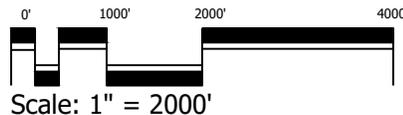


Exhibit "C" SW Annexation Area Roadway Plan

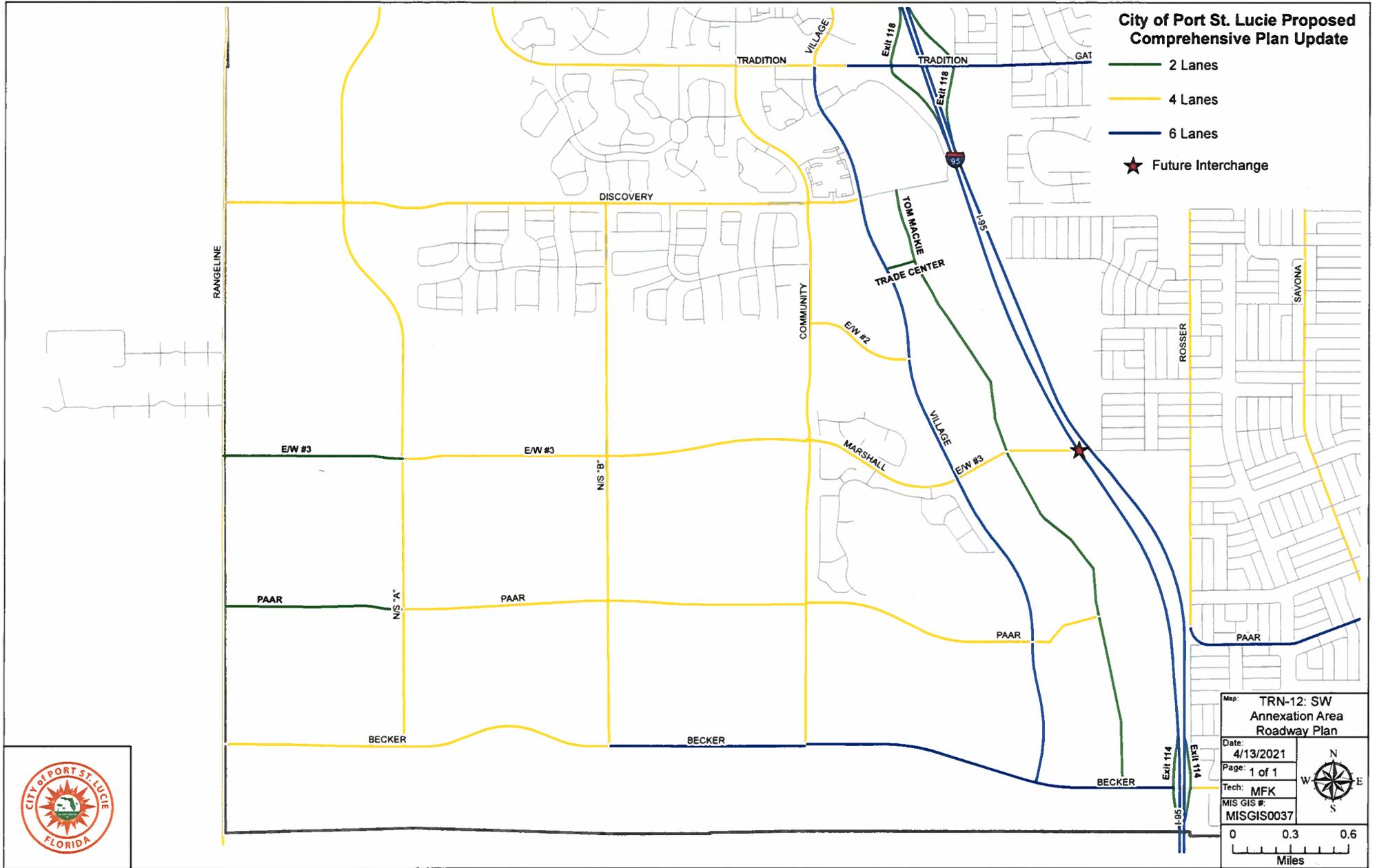


Exhibit “D” Proposed Policy 1.2.11.6

Objective 1.2.11: The Wilson Groves NCD District is hereby established and shall be developed consistent with the development order adopted by the City pursuant to section 380.06, F.S., and with the Annexation Agreement dated July 19, 2004, as amended.

Policy 1.2.11.1: The density and intensity of the Wilson Groves NCD District shall be limited to 7,700 residential units and a maximum of 4,092,372 GSF of retail, office, light industrial, and institutional and civic, plus amenities and ancillary uses.

Policy 1.2.11.2: The allocation of land uses within the Wilson Groves NCD District shall be as shown in Figure ~~49~~ 1-6 providing for 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential.

Policy 1.2.11.3: Within Wilson Groves NCD, 50 acres will be dedicated toward a 100 acre regional park and an additional 40 acres of neighborhood and community parks will be provided.

Policy 1.2.11.4: The Wilson Groves NCD District shall provide a mix of land uses within close proximity to work and/ home; establish a hierarchy of interconnected streets and pedestrian/bike paths within and between uses that promote internal trip capture; and incorporate transit-oriented design features. In conjunction with development of the Wilson Groves NCD District, land may be reserved for schools, fire stations, utilities, civic sites, private institutional sites for religious institutions, clubs, private schools, adult congregate living facilities and other uses that may be identified throughout the development process.

Policy 1.2.11.5: The Wilson Groves NCD District shall provide the following transportation and other public facilities, in the manner prescribed by the development order adopted pursuant to Section 380. F.S., and the Annexation Agreement dated July 19, 2004, as amended:

- a. Convey right-of-way to the City for Becker Road within the Wilson Groves NCD District portion of the property (completed);
- b. Pay for the construction of a two-lane roadway section on Becker Road through the property;
- c. Fund the design, construction, property acquisition for storm water drainage (but no other property acquisition) and all associated expenses of a four-lane divided roadway section within a 100' right-of-way for Becker Road east of 1-95 to the Florida Turnpike (total funding not to exceed \$12,500,000.00) (completed);
- d. Convey right-of-way within the property to the City consistent with Transportation Series Map 2, 2035 Needs Assessment Map of the Transportation Element, including all intersection connections to Range Line Road related thereto (completed);
- e. No later than July 19, 2007, contribute \$10,000,000.00 toward the development of an interchange on 1-95 subject to a future determination of need by the City (completed per amended Annexation Agreement, dated November 16, 2009);
- f. Construct all intersection connections within the property to Range Line Road.

Policy 1.2.11.6: The Wilson Groves NCD District shall also provide the following transportation improvements:

- a. The first two lanes of N/S A from Becker Road to E/W 3 shall be constructed and open to the public prior to the construction of 2,200^{th*} dwelling unit in the Wilson Groves DRI**;
- b. The first two lanes of E/W 3 from N/S A to N/S B shall be constructed and open to the public prior to the construction of 2,200^{th*} dwelling unit in the Wilson Groves DRI**

* or any combination of non-residential development equivalent to 2,200 dwelling units in the Wilson Groves DRI per the Wilson Grove DRI Trip Equivancy Matrix:

** The widening of the required roadways shall be in conformance with Wilson Groves DRI.

WILSON GROVE COMPREHENSIVE PLAN AMENDMENT SUBMITTAL**Cover Letter**

May 27th, 2021

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

Re: **Request to review the Comprehensive Plan Amendment Submittal
City of PSL P No: #P20-000**

Existing Parcel ID Existing:	See attached
Acreage of Property:	2,498.745 AC
Existing Zoning District:	SLC AGRICULTURE
Existing Land Use:	NEW COMMUNITY DEVELOPMENT (NCD)
Proposed Land Use:	NEW COMMUNITY DEVELOPMENT (NCD)
Property Owner:	ACR Acquisition LLC

On Behalf of the property owner, ACR Acquisition LLC, we are pleased to present this cover letter and the associated material supporting our Comprehensive Plan Amendment application for Wilson Grove. Through this text amendment, we are requesting to update Map H.

This application includes the complete application form and any supplementary documents required for this Comprehensive Plan Amendment. The requested amendment is consistent with the goals and objectives of the Comprehensive Plan.

We look forward to working with the City on this project. Please contact me with any questions.

Sincerely yours,



Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Description of Area: The area of Wilson Grove is 2,498.745 acres located in the City of Port St. Lucie. Located West of Interstate 95 and East of Range Line Road. Currently Zoned SLC Agricultural with a designated land use of New Community Development.

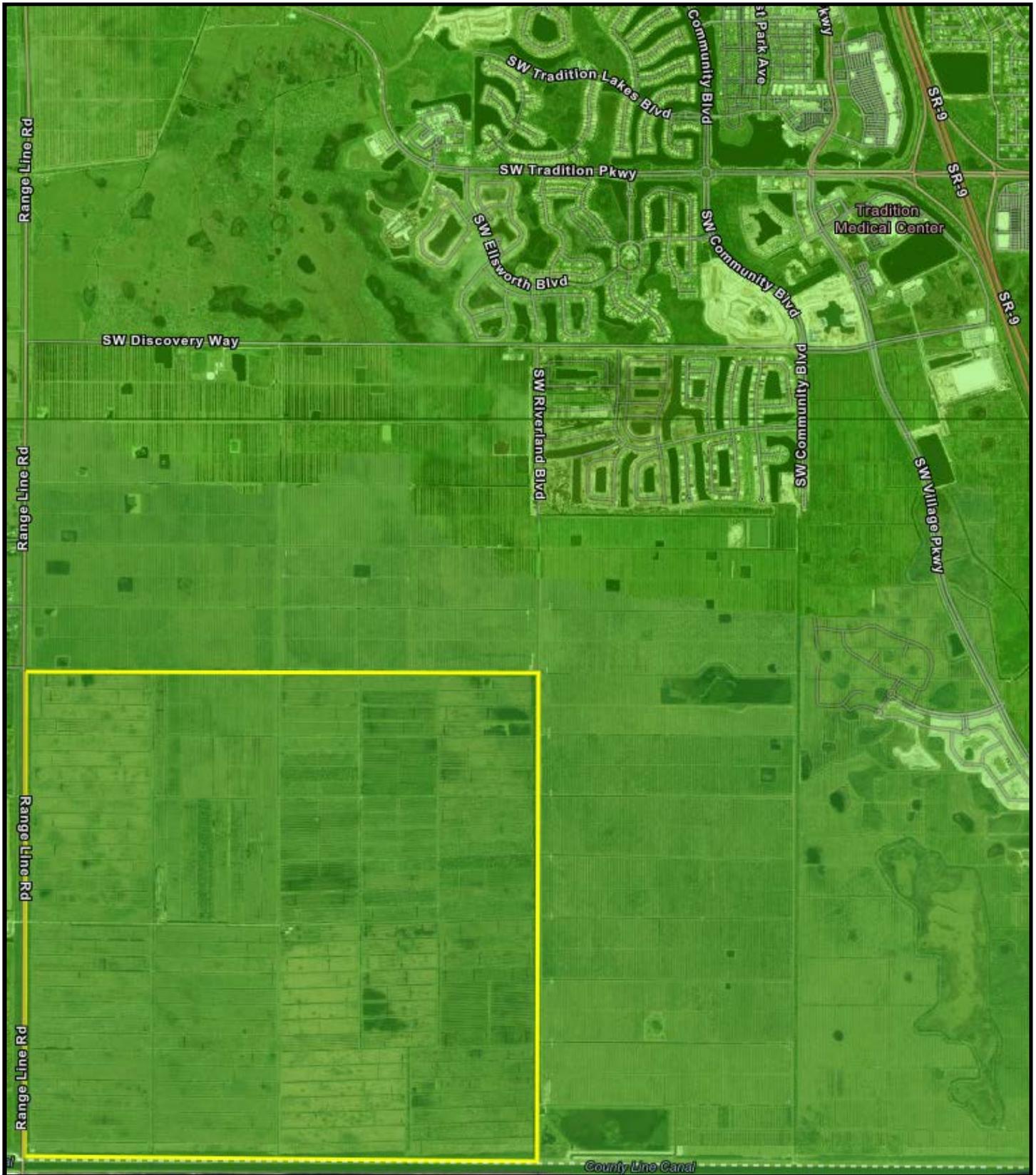
Justification for Land Use Amendment: The land use for the Wilson Grove development will stay New Community Development (NCD), so no land use amendment is required.

WILSON GROVE PARCEL IDs		
4329-501-0012-0010-0	4329-501-0012-000-7	4329-501-0011-000-0
4331-100-0001-000-3	4331-100-0001-000-3	4329-501-0007-000-9
4329-501-0005-010-8	4329-501-0005-000-5	4329-501-0004-000-8
4330-433-0001-000-3	4330-100-0001-000-0	4330-100-0001-000-0
4329-501-0003-000-1	4329-501-0002-300-7	4329-501-0002-400-8
4329-501-0002-200-6	4329-501-0002-100-5	4329-501-0002-000-4
4329-501-0018-000-9	4239-501-0016-000-5	4329-501-0017-000-2
4329-501-0020-000-6	4329-501-0020-000-6	4329-501-0020-000-6
4329-501-0017-000-2	4329-501-0016-000-5	4329-501-0015-000-8
4329-501-0006-000-2	4329-501-0021-000-3	4329-501-0021-000-3
4329-501-0021-000-3	4329-501-0006-000-2	4329-501-0024-000-4
4329-501-0023-000-7	4329-501-0022-000-0	

*Tax ID Numbers are the same as Parcel IDs**

ADJACENT ZONING CATEGORIES	
NORTH	SLC AGRICULTURAL 5 (CITRUS GROVES)
SOUTH	C-23 CANAL
EAST	SLC AGRICULTURAL 5 (CITRUS GROVES)
WEST	IX – INDUSTRIAL, EXTRACTION (SAND MINING)

FUTURE LAND USE CATEGORIES	
NORTH	NEW COMMUNITY DEVELOPMENT
SOUTH	C-23 CANAL
EAST	NEW COMMUNITY DEVELOPMENT
WEST	AG-5



Legend

Subject Site 

Flood Zone X 

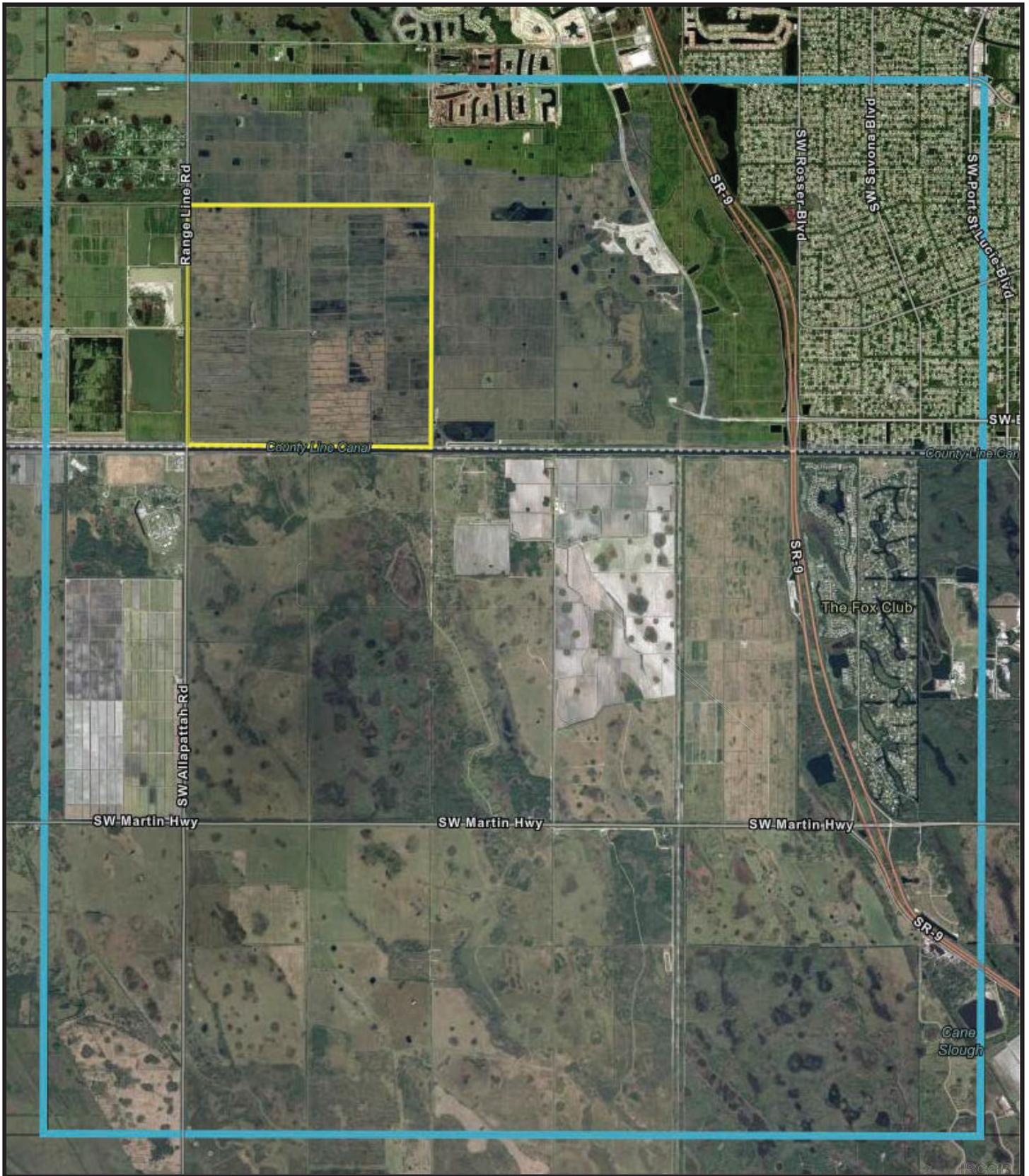


Wilson Grove
 FEMA Flood Zone
 City of Port St. Lucie



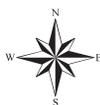
**Cotleur &
 Hearing**

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377

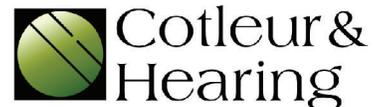


Legend

- Subject Site
- FEMA Panel



Wilson Grove
FEMA Panel 1211C0400J
City of Port St. Lucie



1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377



Legend

- Subject Site 
- SLC Agricultural 
- General Use 
- MPUD 



Wilson Grove
Zoning
 City of Port St. Lucie

 **Cotleur & Hearing**
 1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377



Planning / Applications / P#: P21-128

Legal Request

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

Save

Project Name:

Wilson Grove-ACR Acquisition - Map "H" Revision - Text Amend.

Management/Property Information

Reviewers

Management

Project Type: *

COMPREHENSIVE PLAN TEX... ▾

Status:

P&Z MEETING SCHEDUL... ▾

Approved Date:

Project Number: *

P21-128

Amended Number:

Utility File Number:

11-681-00

Building Type :

Select... ▾

Primary Email Address:

dsorrow@coteleur-hearing.com

Describe Request:

Request to update Wilson Grove Map H

Check this if Exempt from Public Records Request:

Current Land Use:

Select... ▾

Current Zoning:

Select... ▾

Proposed Zoning:

Select... ▾

Acreage:

Administrative:



Architectural Elevations:



Agent/Applicant

Property Owners

Authorized Signatory of Corporation

Project Architect/Engineer

Agent First Name:

Daniel

Agent Last Name:

Sorrow

Agent Business Name:

Agent Phone:

(561) 406-1012

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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 advertising for the Planning and Zoning Board meeting. **All** items on this application should be addressed, otherwise it can not 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

Name: ACR ACQUISITION
Address: 5300 WEST ATLANTIC AVENUE SUITE 505, DELRAY BEACH FL 33484
Telephone No.: 561-359-3049

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

Name: ALEXANDER AKEL
Address: 5300 WEST ATLANTIC AVENUE SUITE 505, DELRAY BEACH FL 33484
Telephone No.: 561-359-3049

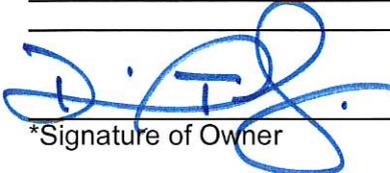
AGENT OF OWNER (if any)

Name: COTLEUR AND HEARING, DANIEL T. SORROW
Address: 1934 COMMERCE LANE, SUITE 1, JUPITER, FL 33458
Telephone No.: 561-406-1012

PROPERTY INFORMATION

Boundary Description Please see attached map and deed
(attach map) _____
Property Tax I.D. Number Please see attached Cover Letter
Current Land Use NEW COMMUNITY DEVELOPMENT (NCD) Proposed Land Use NEW COMMUNITY DEVELOPMENT (NCD)
Current Zoning SLC AGRICULTURAL Acreage of Property 2,498.745

Reason for Comprehensive Plan Amendment: Revision to Map H within the DRI.


*Signature of Owner

Daniel T. Sorrow
Hand Print Name

5.27.21
Date

*If signature is not that of 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.
03/02/20

COMPREHENSIVE PLAN AMENDMENT CHECKLIST

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.

1. Completed application and fee.
- N/A 2. Completed rezoning application and fee (optional).
3. Written description of area subject to application.
4. Copy of deed(s).
5. Justification for land use amendment.
6. List and map of adjacent future land use map classifications located to the north, south, east, and west.
7. List of adjacent existing land uses located to the north, south, east, and west. (i.e.: house, vacant, store, church, etc).
8. List of adjacent existing zoning categories located to the north, south, east, and west.
9. Map and area of site included in FEMA flood plain and 100 and 500-year flood categories with map panel number.
- 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.)
- 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.)
- N/A 12. Traffic analysis.
- N/A 13. Market study (for commercial categories only).
- 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.
15. Location map with major streets clearly identified.
16. Existing future land use map.
- N/A 17. Proposed future land use map.
- N/A 18. Chart comparing the areas of existing and proposed future land uses.


Applicant's Signature

5.27.21
Date

May 12th, 2021

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



AUTHORIZED SIGNATORY FOR ACR ACQUISITION LLC

Ramzi AKEL

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 21 day of MAY, 21 21 by RAMZI AKEL who is personally known to me or has produced _____ as identification.

[NOTARIAL
SEAL]



TERESA HUGO TIGERT
Commission # GG 160795
Expires March 8, 2022
Bonded Thru Budget Notary Services

Teresa Hugo Tigert

NOTARY PUBLIC, State of Florida

STATEMENT OF AUTHORITY

September 2, 2022

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

Re: **47.566 acre property legally described as THE EAST 200.00 FEET OF SECTIONS 30 AND 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA - (w/in "Wilson Groves project")**

To Whom It May Concern:

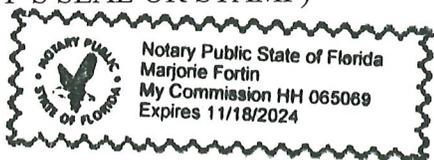
I/We, Florida Power & Light Company as the property owner for the above referenced project, consent to allow **Cotleur & Hearing and ACR Acquisitions, LLC** to pursue all planning related items including but not limited to a Development of Regional Impact, Map H, and MUPD Zoning for the property described in the attached legal description.

Sincerely,

Gregg A. Hall Gregg A. Hall, FPL Siting & Permitting Manager

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of September 2022, by Gregg Hall. He/she who is personally known to me, or has produced _____ as identification and did/did not take an oath (circle correct response).

(NOTARY'S SEAL OR STAMP)



Marjorie Fortin
(Signature)

Marjorie Fortin
(Name - type, stamp or print clearly)



City of Port St. Lucie
PUBLIC WORKS DEPARTMENT
Accredited Agency - American Public Works Association



MEMORANDUM

TO: Bridget Kean, AICP – Senior Planner, Planning & Zoning

THRU: Colt Schwerdt, P.E. – Assistant Public Works Director

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

DATE: March 28, 2023

SUBJECT: P21-128 Wilson Grove - Comprehensive Plan Amendment
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Susan O'Rourke, P.E. dated March 9, 2023 has been reviewed by the Public Works Department and the transportation elements of the project were found to not be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The traffic study was reviewed by the Public Works Department and the City's 3rd Party Traffic Consultant, Marlin Engineering. The City's 3rd Party Consultant's review found that proposed changes to Figure 1-6 could be accommodated within the planned roadway network for Wilson Groves at time of buildout and construction of all required transportation improvements. Prior to buildout and construction of all required transportation improvements, the 3rd Party Consultant's review indicated a decreased level of service at select locations based on the proposed land use revisions, which could result in a need for additional road widening, prior to their DRI roadway improvement triggers being met. As previously noted in the staff report, the City has approved construction agreements with the three developers for construction of Becker Road from its current terminus west of SW Village Parkway to Range Line Road. No additional roadway improvements are required to be constructed in the Wilson Groves DRI until the development reaches 2,200 dwelling units or 2,573 p.m. peak hour trips, whichever comes last. At 2,200 dwelling units or 2,573 p.m. peak hour trips, whichever comes last, Wilson Groves is required to construct the initial 2 lanes of N/S A from Becker Rd to E/W 3 (Marshall Parkway), and E/W 3 from Range Line Road to N/S B (Riverland Blvd), as outlined under Condition 19 of the Wilson Groves DRI (Table 2).

The Public Works Department is concerned that these triggers do not provide the City with sufficient roadways to disperse the proposed trips throughout the network prior to reducing the level of service (LOS) of Becker Road to "F" as a 2-lane and then 4-lane road. The proposed map amendment results in a relocation of trip patterns. Therefore, the original trip patterns used to determine the current roadway DRI requirements are inaccurate. The existing DRI does provide the ability for the City to advance roadway obligations to address level of service concerns based on the monitoring provision. However, the DRI also allows 24 months to complete design, permitting and construction, after the completion of the monitoring. This would place the roadway in failing LOS for up to 24 months while this work is underway.

The peak capacity of a 2-lane road is 1,080 trips and a 4-lane road is 2,100 peak hour trips as identified in the Developer's provided Traffic Analysis. Based on the current DRI traffic condition, they will be allowed 2,573 trips before a new roadway is required to be constructed. In absence of additional connecting roadways, the totality of these trips will be placed on Becker Road causing it to fail even at 4 lanes. Please note that per the ITE Trip Generation Manual 11th Edition; 2,200 single family houses result in 2,178 PM peak hour trips thereby exceeding the identified peak capacity of the road. To address the City's 3rd Party Consultant's concern regarding a decreased level of service at certain locations, as identified in their comment letter and subsequent email

correspondences resulting from the proposed land use revisions, City staff is recommending that Wilson Groves be required to construct the first two lanes of N/S A from Becker Road north to Marshall Parkway and the first two lanes of Marshall Parkway from N/S A to N/S B prior to the completion of 2,200 dwelling units. The condition removes the ability to utilize the trip generation option for triggering the construction of the first two lanes of these roadways for residential development. Residential development will be based on number of dwelling units for the first two lanes of roadway construction. The use of dwelling units will ensure the construction of new roads for additional connectivity that provides alternative routes for ingress/egress and emergency access. To formalize this requirement staff is proposing a new policy be added to the Future Land Use Element as described below and attached as Exhibit "D" of the staff report with additions shown as underlined and deletions shown as strikethrough.

Policy 1.2.11.6: The Wilson Groves NCD District shall also provide the following transportation improvements:

- a. The first two lanes of N/S A from Becker Road to E/W 3 shall be constructed and open to the public prior to the construction of 2,200th* dwelling unit in the Wilson Groves DRI**;
- b. The first two lanes of E/W 3 from N/S A to N/S B shall be constructed and open to the public prior to the construction of 2,200th* dwelling unit in the Wilson Groves DRI**

* or any combination of non-residential development equivalent to 2,200 dwelling units in the Wilson Groves DRI per the Wilson Grove DRI Trip Equivalency Matrix:

** The widening of the required roadways shall be in conformance with Wilson Groves DRI.

At the February 22, 2023 City Council Workshop, the City Council adopted new policies in support of construction of the full two lane roadway network in the City's Southwest Annexation Area as depicted on the SW Annexation Area Roadway map. Staff was directed to prioritize construction of the two lane roadway network to ensure the roadways are in place to serve the proposed development. The intent is to avoid the conditions that exist in other parts of the City where certain roadways such as St. Lucie West Boulevard and Port St. Lucie Boulevard end up funneling all traffic because there is limited north-south and east-west connectivity. The proposed policy aligns with City Council's goals.

Additionally, the inclusion of the Paseo Pathway within the E/W 4 (Hegener Road) right-of-way is of concern without City Council support for inclusion within City right-of-Way. Lastly, there is no approved typical section for the western section of Hegener Road to guarantee the design can be supported within the right-of-way available.

If the Board motions to approve this application, Public Works recommends the approval be conditioned such that the applicant must obligate the advancement of construction of the additional roadways outlined above within the Wilson Grove DRI to avoid the requirement of the widening of a segment of roadway (Becker Road) that is not the applicant's responsibility to widen; and to remove the Paseo Pathway until City Council can provide clear direction. If these conditions are not included, then Public Works recommend denial of this application based on the above concerns.

To: Diana Spriggs, P.E., Regulatory Division Director, City of Port St. Lucie
From: Myra E. Patino, P.E., PMP, Marlin Engineering, Inc.
Cc: Walter Keller, P.E., AICP, Marlin Engineering, Inc.
Ashok Sampath, M.S., Marlin Engineering, Inc.
Date: February 27, 2023
Subject: Wilson Groves – Map H Amendment Traffic Analysis (4th Review Comments)

MARLIN Engineering, Inc. has conducted a peer review of the new Wilson Grove DRI Traffic Analysis prepared by O’Rourke Engineering & Planning, originally dated September 2021 and previously revised on June 8 and on August 26, 2022. Wilson Groves DRI is located Tradition Parkway of I-95 in the City of Port St. Lucie, Florida. The following comments were made for the 4th round of review for the latest report revised January 12, 2023 along with responses to comments dated January 13:

1) Approved Land Use Table 1a:

- a. The land use intensity changes from “Age Restricted” to “Single Family” is acceptable and complies with WATS 3.0.
- b. Please advise on the 40 additional acres of Regional Park since this is not provided in WATS 3.0.

2) ITE Trip Generation:

- a. The 22.6% internalization rate for the proposed Daily and PM trips is taken from the approved WATS study as noted in Appendix C. Note: this reduction is applicable only for Wilson Grove.

3) Roadway Phasing:

- a. The study needs to identify the phasing plan for the entire Wilson Grove DRI development since it was planned to start in 2010 for Phase 1 and it’s now 2023.

4) Link Analysis:

- a. Discovery Way was included in the previous analyses. Please provide details on the removal of Discovery Way from the current traffic study analysis.
- b. The trip assignment assumptions are not applicable based on the WATS 3.0. The trip assignment to each roadway in the study was taken from the WATS 3.0, which was created using the approved conceptual master plan; however, the proposed master plan has changed the parcel labels/locations. For example, on Range Line Road from Marshall Pkwy to Paar Road, WATS 3.0 recommends to use 8.6% for Parcel A because the location of Parcel A was adjacent to Range Line Road when the WATS 3.0 was developed. Now, Parcel A has been proposed to be relocated in between N/S A and N/S B (closer to Becker Road), but the majority of the trips (12.7%) was assigned to Range Line road in this study. The study should revisit the trip assignments throughout the network.
- c. A significant adjustment to the intensity of land uses is being proposed in Traffic Zone 648 (aka, Parcel D): Approved trip generation 15,836 (Table 1b) versus the Proposed trip generation of 36,116 (Table 2b). Table 4 Link Analysis for a 4-lane Becker Road indicates 52,694 trips on Becker Road east of N/S "A" with a peak hour volume of 2,317. Becker Road total trips of 52,694 may require 6 lanes and the peak hour volume of 2,317 is only 4.5% of the daily traffic loading. Additionally, the discounting of pass-by trips may not be appropriate in this regional traffic analysis. Please provide additional information to support the acceptability of Becker Road at 4 lanes and the 4.5% peak hour volume.
- d. The 4-lane segment of Marshall Parkway between N/S "B" and Community Boulevard has a daily volume of 59,878 and a peak hour volume of 2,695. Table 4 indicates the 4-lane segment meets capacity requirements? Please provide additional information to support the acceptability of Marshall Parkway at 4 lanes and the 4.5% peak hour volume.
- e. Please provide a map for the trip assignment for each Parcel and also for the entire Wilson Grove DRI.

5) Conclusion:

- a. The roadway link analysis suggests a worsening of LOS may be occurring at selected locations with the proposed land use revisions, which may require additional roadway widening.



TRAFFIC ANALYSIS

FOR

Wilson Groves – Map H Amendment

Prepared for:

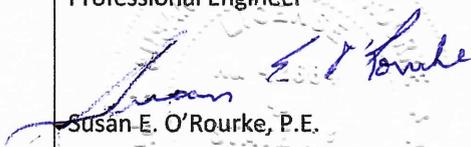
**Mr. Ramsey Akel
Akel Homes
5300 W. Atlantic Ave Suite 505
Delray Beach, FL 33446**

Prepared by:

**O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918**

**November 11, 2022
Revised January 11, 2023
Revised March 9, 2023**

SR21082.0

<p>Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 3/9/2023 License #: 42684</p>
---	---



O'ROURKE
ENGINEERING & PLANNING

September 20, 2021

Mr. Ramsey Akel
Akel Homes
5300 W. Atlantic Ave Suite 505
Delray Beach, FL 33446

Re: Wilson Groves

Dear Mr. Akel:

O'Rourke Engineering has completed the traffic impact analysis associated with the amendments to Map H of the Wilson Groves DRI. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

Wilson Groves Traffic Report Map H 3.9.2023

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APPENDICES

APPENDIX A: Approved Map H / Proposed Map H	
APPENDIX B: Approved WATS Trip Gen / Trip Gen for Approved Uses / Trip Gen for Proposed Uses	
APPENDIX C: WATS 3.0 Assignment / Revised Assignment / Parcel by Parcel Assignment	

INTRODUCTION

O'Rourke Engineering & Planning has completed the analysis to address the traffic impacts associated with the amendments to Map H for Wilson Groves. There are no changes to the intensity or type of development, nor the roadway network. The land use has been relocated slightly.

OVERALL ANALYSIS

To assess the impact of moving land uses within Map H, a comparative trip generation for the approved and proposed uses was prepared. After a calculation of the trip generation, the parcels were assigned to the network to ensure the new location was still supported by the proposed network. The steps in the analysis and ensuing results are presented herein.

Approved Map H

Map H includes a set of approved land uses; 5,775 single family dwelling units; 1,925 multi-family dwelling units; 765,000 square feet of retail; 1,583,250 sf of office; 1,361,250 square feet of light industrial; and 382,872 square feet of institutional uses. The allocation of the uses was placed within 566 acres of mixed use, 57 acres of neighborhood commercial, and 1,876 acres of residential use. In addition, there are park sites.

The roadway network for Map H included three east/west streets and three north/south streets.

Proposed Project

The proposed Map Amendment includes: a) retaining the same number of units of land use.

The roadway network will remain the same. **Appendix A** includes the approved Map H and proposed Map H, illustrating the land use and roadway network.

Approved Trip Generation

The traffic study performed for the DRI in 2006 originally was referred to as WATS. The original approval includes a total 141,795 gross daily trips and 14,711 gross pm peak hour trips. The net trips were 96,188 net daily trips and 10,182 net PM peak hour trips. The net trips reflect a reduction within each zone, which varies by zone, and an internal reduction of 22.6% within the Wilson Groves DRI.

For the WATS, the land uses were divided into Traffic Analysis Zones. The traffic analysis zones fell along Parcel Lines. The Parcel Identifiers have changed with the proposed Map H. **Table 1a** summarizes the land use by Parcel and TAZ.

The total trip generation associated with the Approved Map H is summarized in **Table 1b and 1c** for the daily and pm peak hours, respectively. The trips were generated using the latest trip generation from ITE 11th edition with the exception of the civic and institutional uses. The trip generation for the Civic and institutional uses was developed using the rates in the WATS 3.0.

Table 1a : Approved Land Use

LAND USE	TOTAL INTENSITY	UNITS	LAND USE INTENSITY (OLD PARCEL ID)						
			A TAZ 648	B TAZ 652	C TAZ 647	D TAZ 654	E TAZ 653	F TAZ 861	
Age Restricted	0	DU							
Single Family Detached Housing	5,775	DU		1,272	1,294	977	1,200	1,032	
Multi Family Housing	1,925	DU		975	550		200	200	
General Office	1,583,250	SF	1,361,250	142,000	80,000				
Civic Use*	80,687	SF		40,347				40,340	
Institution Use*	302,177	SF		30,000	116,450	101,277	54,450		
Industrial Park	1,361,250	SF	1,361,250						
General Commercial	765,000	SF		195,000	105,000	155,000	155,000	155,000	
Regional Park	50	Acres		50					
Elementary Schools (2)*	2,420	Students		2,420					
Junior High School	0	Students		0					

Table 1b : Daily Trip Generation - Approved

Land Use	OLD PARCEL ID						Total Trips
	A TAZ 648	B TAZ 652	C TAZ 647	D TAZ 654	E TAZ 653	F TAZ 861	
Gross Trips Before Pass-by and Intrazonal	15836	33513	22302	17940	16893	17746	123240
Net Trips Leaving the Zone After Pass-by and Intrazonal							
Age Restricted	0	0	0	0	0	0	0
Single Family Detached Housing	0	9,883	10,359	7,964	9,671	8,411	46,288
Multi Family Housing (Low-Rise)	0	3,023	1,789		697	697	6,206
Multi Family Housing (Mid-Rise)	0	2,086	1,216	0	442	442	4,186
General Office	11,249	1,275	791	0	0	0	13,315
Club Use	0	1,781	0	0	0	2,199	3,980
Institution Use	0	742	2,936	3,088	1,660	0	8,426
Industrial Park	4,587	0	0	0	0	0	4,587
General Commercial	0	3,964	1,901	3,325	2,325	3,404	14,919
Regional Park	0	229	183	0	0	0	412
Elementary School	0	4,772	0	0	0	0	4,772
Junior High School	0	0	0	0	0	0	0
TOTAL	15,836	27,755	19,175	14,377	14,795	15,153	107,091
Net Total Trips after 22.6% Internal Capture	82388						

Table 1c : PM Peak Hour Trip Generation - Approved

Land Use	A TAZ 648		B TAZ 652		C TAZ 647		D TAZ 654		E TAZ 653		F TAZ 861		Total Trips						
	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT					
Gross Trips Before Pass-by and Intrazonal	435	1988	2423	1749	1585	3534	1296	1030	900	1930	1149	921	2070	1107	881	1988	6766	7394	14160
Gross Trips After Pass-by and Intrazonal																			
Age Restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Single Family Detached Housing	0	0	589	345	370	995	425	263	688	550	332	882	465	284	749	2,654	1,594	4,248	
Multi Family Housing (Low-Rise)	0	0	125	73	46	125				34	21	55	33	21	54	271	161	432	
Multi Family Housing (Mid-Rise)	0	0	99	64	38	97	0	0	0	20	13	33	20	13	33	198	128	326	
General Office	333	1,627	1,960	24	88	102	0	0	0	0	0	0	0	0	0	371	1,867	2,238	
Club Use	0	0	98	92	0	0	0	0	0	0	0	0	110	110	220	208	202	410	
Institution Use	0	0	32	48	192	316	124	185	309	66	100	166	0	0	0	346	525	871	
Industrial Park	102	361	463	0	0	0	0	0	0	0	0	0	0	0	0	102	361	463	
General Commercial	0	0	237	201	141	296	205	187	392	213	186	399	211	186	397	1,021	901	1,922	
Regional Park	0	0	4	5	7	7	0	0	0	0	0	0	0	0	0	7	9	16	
Elementary School	0	0	140	200	0	0	0	0	0	0	0	0	0	0	0	140	200	340	
Junior High School	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	435	1,988	2,423	1,348	1,180	2,528	1,059	754	655	1,389	883	652	1,535	839	614	1,453	5,318	5,948	11,266
Net Total Trips after 22.6% Internal Capture	4116																		
	4604																		
	8720																		

As shown, the total gross daily trips are 123,240 and the total gross PM peak hour trips are 14,160. The net trips were 82,888 net daily trips and 8,720 net PM peak hour trips. The difference in the WATS 2006 and the current calculations using ITE 11th Edition is primarily related to changes in the ITE trip generation rates.

Proposed MAP H Trip Generation

As discussed, the location of the uses in Map H was incorporated into the development.

Table 2a summarizes the land use by Parcel and TAZ.

The total trip generation associated with the Proposed Map H using ITE 11th edition rates is summarized in **Table 2b and 2c** for the daily and pm peak hours, respectively. The trips were generated using the latest trip generation from ITE 11th edition with the exception of the civic and institutional uses. The trip generation for the Civic and institutional uses was developed using the rates in the WATS 3.0. Again, multifamily was split between low-rise and mid-rise.

As shown, the total gross daily trips are 123,430 and the total gross PM peak hour trips are 13,714. The net trips were 80,596 net daily trips and 8,677 net PM peak hour trips. The difference between the approved and proposed trip generation using ITE 11th edition is primarily associated with the internal capture within each zone based on the mix of uses.

The proposed land use generates a reduction in trips on all levels as shown in **Table 3**.

The details of the trip generation are provided in **Appendix B**. The TAZ map identifying the location of the parcels is included first followed by the detailed calculation by TAZ for the Approved land use, the Proposed Land use and the WATS 3.0 calculations as well. The internal capture calculations for the Approved and Proposed scenarios are also included following the trip generation calculations.

Please note that the trip generation follows the methodology used in the most recent WATS relative to trip generation, internal capture, and pass-by. These assumptions are consistent with other DRI submittals.

Table 2a : Proposed Land Use

LAND USE	TOTAL INTENSITY	UNITS	LAND USE INTENSITY						
			A TAZ 652	B TAZ 654	C TAZ 647	D TAZ 648	E TAZ 861	F TAZ 653	
Age Restricted	0	DU							
Single Family Detached Housing	5,775	DU	1,242	850	1,827			879	977
Multi Family Housing	1,925	DU				1,925			
General Office	1,583,250	SF			0	1,583,250			
Civic Use*	80,695	SF				80,695			
Institution Use*	302,177	SF		67,628	90,692	0		67,042	76,815
Industrial Park	1,361,250	SF				1,361,250			
General Commercial	765,000	SF	306,000	76,500		306,000		76,500	
Regional Park	50	Acres				50			
Elementary School*	2,420	Students				2,420			
Junior High School	0	Students							

* Civic/Institutional, max 382,872 sf, School shown as students

Table 2b : Daily Trip Generation - Proposed

Land Use	A		B		C		D		E		F		Total Trips	
	TAZ 652	TAZ 654	TAZ 647	TAZ 648	TAZ 861	TAZ 653	TAZ 647	TAZ 648	TAZ 861	TAZ 653	TAZ 647	TAZ 648		TAZ 861
Gross Trips Before Pass-by and Intrazonal	21570	12120	17377	49477	12329	10557	123430	Net Trips leaving the zone after Pass-by and Intrazonal						123430
Age Restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	
Single Family Detached Housing	9,989	7,016	14,570	0	7,237	8,180	46,992	0	0	0	0	0	0	
Multi Family Housing (Low-Rise)	0	0	0	6,029	0	0	6,029	0	0	0	0	0	0	
Multi Family Housing (Mid-Rise)	0	0	0	4,214	0	0	4,214	0	0	0	0	0	0	
General Office	0	0	0	11,263	0	0	11,263	0	0	0	0	0	0	
Civic Use	0	0	0	3,862	0	0	3,862	0	0	0	0	0	0	
Institution Use	0	2,011	2,751	0	1,993	2,330	9,085	0	0	0	0	0	0	
Industrial Park	0	0	0	3,885	0	0	3,885	0	0	0	0	0	0	
General Commercial	7,306	1,532	0	5,769	1,529	0	16,136	0	0	0	0	0	0	
Regional Park	0	0	0	229	0	0	229	0	0	0	0	0	0	
Elementary School	0	0	0	4,764	0	0	4,764	0	0	0	0	0	0	
Junior High School	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	17,295	10,559	17,321	40,015	10,759	10,510	106,459							82399

Net Total Trips after 22.6% Internal Capture

Table 2c : PM Peak Hour Trip Generation - Proposed

Land Use	A		B		C		D		E		F		Total Trips				
	TAZ 652	TAZ 654	TAZ 647	TAZ 648	TAZ 861	TAZ 653	TAZ 647	TAZ 648	TAZ 861	TAZ 653	TAZ 647	TAZ 648	TAZ 861	TAZ 653			
Gross Trips Before Pass-by and Intrazonal	1274	1050	2324	773	641	1414	1072	2003	3654	5657	788	648	1436	1081	6536	7176	13714
Net Trips leaving the zone after Pass-by and Intrazonal																	
Age Restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Single Family Detached Housing	497	332	829	403	242	645	958	1,499	0	0	418	251	669	531	300	831	2,807
Multi Family Housing (Low-Rise)	0	0	0	0	0	0	0	212	123	335	0	0	0	0	0	212	123
Multi Family Housing (Mid-Rise)	0	0	0	0	0	0	0	176	114	290	0	0	0	0	0	176	114
General Office	0	0	0	0	0	0	0	374	1,851	2,225	0	0	0	0	0	374	1,851
Civic Use	0	0	0	0	0	0	0	217	212	429	0	0	0	0	0	217	212
Institution Use	0	0	0	66	124	190	88	254	0	0	66	122	188	81	140	221	301
Industrial Park	0	0	0	0	0	0	0	99	351	450	0	0	0	0	0	99	351
General Commercial	370	310	680	123	113	236	0	0	316	338	654	123	113	236	0	932	874
Regional Park	0	0	0	0	0	0	0	4	5	9	0	0	0	0	0	4	5
Elementary School	0	0	0	0	0	0	0	144	197	341	0	0	0	0	0	144	197
Junior High School	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	867	642	1,509	592	479	1,071	1,046	1,753	3,191	4,733	607	486	1,093	612	440	1,052	5,266
Net Total Trips after 22.6% Internal Capture																	
																4076	8677

0

Table 3: Trip Generation Change

	Daily		PM Peak Hour	
	GROSS	NET	GROSS	NET
WATS	141,795	96,188	14,711	10,182
Approved (ITE)	123,240	82,888	14,160	8,720
Proposed (ITE)	123,430	82,399	11,211	8,677
WATS - Proposed	-18,365	-13,789	-3,500	-1,505
Approved (ITE) - Proposed (ITE)	*190	-489	-2,949	-43

* Difference related to logarithmic equation and the split of uses resulting in .15% difference.

Link Analysis

The WATS study has been revised over time with the latest version being WATS 3.0 prepared by MacKenzie Engineering and Planning. That study reflects the latest in model assumptions controlled for the originally approved assumptions. The model and resultant link volumes were used to assess the impact on the internal Wilson Groves links based on the change in location and trip generation. The assumptions of trip generation by TAZ were included in Appendix B.

A cordon calculation was used to establish a distribution and assignment for Wilson Groves WATS 3.0. Using this assignment, the project trips calculated in WATS 3.0 were removed from the link and the new traffic volumes were assigned to the link. The results are shown in **Table 4. Appendix C** includes the WATS 3.0 assignment and the individual parcel assignments.

As shown, the links will not exceed the original assumptions for the roadways. The analysis was provided as a new base line analysis and to support the overall Map H revisions in the Land Use location.

CONCLUSION

The relocation of the approved land uses within the DRI results in no significant change to the impact of traffic. The trip generation reflects a net reduction. The roadway network continues to support the project with the relocated land use as demonstrated with the link analysis.

The proposed program is consistent with the original approvals.

Table 4: Link Analysis

Segment	From	To	Number of Lanes	Direction	Capacity	Approved WATS 3.0		Approved (1)		Proposed (2) Wilson Groves Daily Trips										Change in Daily Traffic (Proposed - Approved)	Reinforce Link Volumes A+B+C	Resultant Peak Hour	Meets Capacity
						*Daily Volume	Peak Volume (Adj)	IN / OUT	Approved % Assignment	Daily Trips	% Assignment Parcel A	TAZ 652 Parcel A	% Assignment Parcel B	TAZ 654 Parcel B	% Assignment Parcel C	TAZ 647 Parcel C	% Assignment Parcel E	TAZ 651 Parcel E	% Assignment Parcel F				
RANGE LINE RD	MARSHALL PKWY (E/W #3)	PAAR RD (E/W #4)	2	NB	1080	552	OUT	8.6	6811	12	2075	12.2	1288	12.4	2148	12.3	1323	0.0	0	5145	18791	761	YES
	SR	1080	13636	675	IN	12	2075	12.0	1287	12.4	2148	12.3	1323	0.0	0	5122	18760	929	YES				
N/S A	PAAR RD (E/W #4)	BECKER RD	2	NB	1080	12422	503	IN	7.2	5702	0.0	0	0	11	1156	11.1	1183	11.1	3907	16329	661	YES	
	SR	1080	12422	615	OUT	7.2	5702	0.0	0	0	0	0	0	11	1156	11.1	1183	11.1	3907	16329	808	YES	
N/S B	MARSHALL PKWY (E/W #3)	PAAR RD (E/W #4)	4	NB	2100	7377	365	IN	11.0	8711	10.4	1066	10.2	1767	20.5	2206	5.2	547	2836	10213	506	YES	
	SR	2100	7377	299	OUT	11.0	8711	10.4	1066	10.2	1767	20.5	2206	5.2	547	2836	10213	414	YES				
N/S B	PAAR RD (E/W #4)	BECKER RD	4	NB	2100	9632	321	IN	13.0	10295	11.2	1937	25.9	2735	21.0	3811	8.2	882	3232	11184	453	YES	
	SR	2100	9632	364	OUT	13.0	10295	11.2	1937	25.9	2735	25.9	2735	21.0	3811	8.2	882	3232	11184	554	YES		
MARSHALL PKWY (E/W #3)	MARSHALL PKWY (E/W #3)	PAAR RD (E/W #4)	4	NB	2100	13833	586	OUT	25.7	18789	30.4	5258	30.9	3283	30.0	5300	0	0	9036	20889	1034	YES	
	SR	2100	13833	479	IN	25.7	18789	30.4	5258	30.4	5258	30.9	3283	30.0	5300	0	0	9036	20889	896	YES		
RANGE LINE RD	PAAR RD (E/W #4)	BECKER RD	4	NB	2100	7367	365	IN	17.0	13463	0.0	0	0	0	30.6	5300	15.8	1700	13075	20392	1009	YES	
	SR	2100	7367	298	OUT	17.0	13463	0.0	0	0	0	0	0	30.6	5300	15.8	1700	13075	20392	826	YES		
MARSHALL PKWY (E/W #3)	RANGE LINE RD	N/S A	2	EB	924	6069	246	IN	4.9	3880	0.0	0	0	0	20.5	2206	12.3	1293	0	5688	230	YES	
	WB	924	6069	300	OUT	4.9	3880	0.0	0	0	0	0	0	20.5	2206	12.3	1293	0	5688	282	YES		
E/W 4 Paar Dr	N/S A	N/S B	4	EB	2100	12957	525	IN	7.2	5702	0.0	0	0	0	30.8	3314	17.5	1839	0.0	549	12408	503	YES
	WB	2100	12957	641	OUT	7.2	5702	0.0	0	0	0	0	0	30.8	3314	17.5	1839	0.0	549	12408	614	YES	
RANGE LINE RD	N/S B	COMMUNITY BLVD	4	EB	2100	24689	1000	OUT	21.0	16630	20.8	3597	21.6	2281	21.2	2281	20.8	2186	8323	30364	1230	YES	
	WB	2100	24689	1221	IN	21.0	16630	20.8	3597	21.6	2281	21.6	2281	21.2	2281	20.8	2186	8323	30364	1503	YES		
N/S A	RANGE LINE RD	N/S A	4	EB	2100	3381	137	IN	9.3	7365	12	2075	26.6	2899	0	0	17.8	1915	580	3971	165	YES	
	WB	2100	3381	167	OUT	9.3	7365	12	2075	26.6	2899	26.6	2899	0	0	17.8	1915	580	3971	397	YES		
N/S B	PAAR RD (E/W #4)	BECKER RD	4	EB	2100	12495	506	IN	25.5	20194	42.4	7333	42.4	4477	11.8	2044	27.4	2948	-3479	11016	446	YES	
	WB	2100	12495	619	OUT	25.5	20194	42.4	7333	42.4	4477	42.4	4477	11.8	2044	27.4	2948	-3479	11016	545	YES		
RANGE LINE RD	N/S B	COMMUNITY BLVD	4	EB	2100	13507	547	OUT	11.7	9265	0	0	11.5	1214	11.8	2044	11.6	1248	43	13550	549	YES	
	WB	2100	13507	669	IN	11.7	9265	0	0	0	0	11.5	1214	11.8	2044	11.6	1248	43	13550	671	YES		
BECKER RD	RANGE LINE RD	N/S A	4	EB	2100	11295	457	IN	10.7	8474	5.2	899	12.2	1288	23.1	4001	0	0	6997	18292	741	YES	
	WB	2100	11295	539	OUT	10.7	8474	5.2	899	12.2	1288	23.1	4001	0	0	23.2	9283	6997	18292	905	YES		
N/S A	PAAR RD (E/W #4)	BECKER RD	4	EB	2100	18475	748	IN	29.2	23124	24.4	4220	24.5	2587	22.6	3915	8.2	882	15370	33845	1371	YES	
	WB	2100	18475	915	OUT	29.2	23124	24.4	4220	24.5	2587	24.5	2587	22.6	3915	8.2	882	15370	33845	1675	YES		

(1) From WATS 3.0
 (2) Caltrans Linking 11th Edition

2025 Daily volumes from WATS

adjustment factor (K) = 0.890
 adjustment factor (D) = 0.530
 Proposed Trips =

In = 79182
 Out = 79182

10559
 10510

10759
 10759

17985
 17985

13321
 13321

40015
 40015

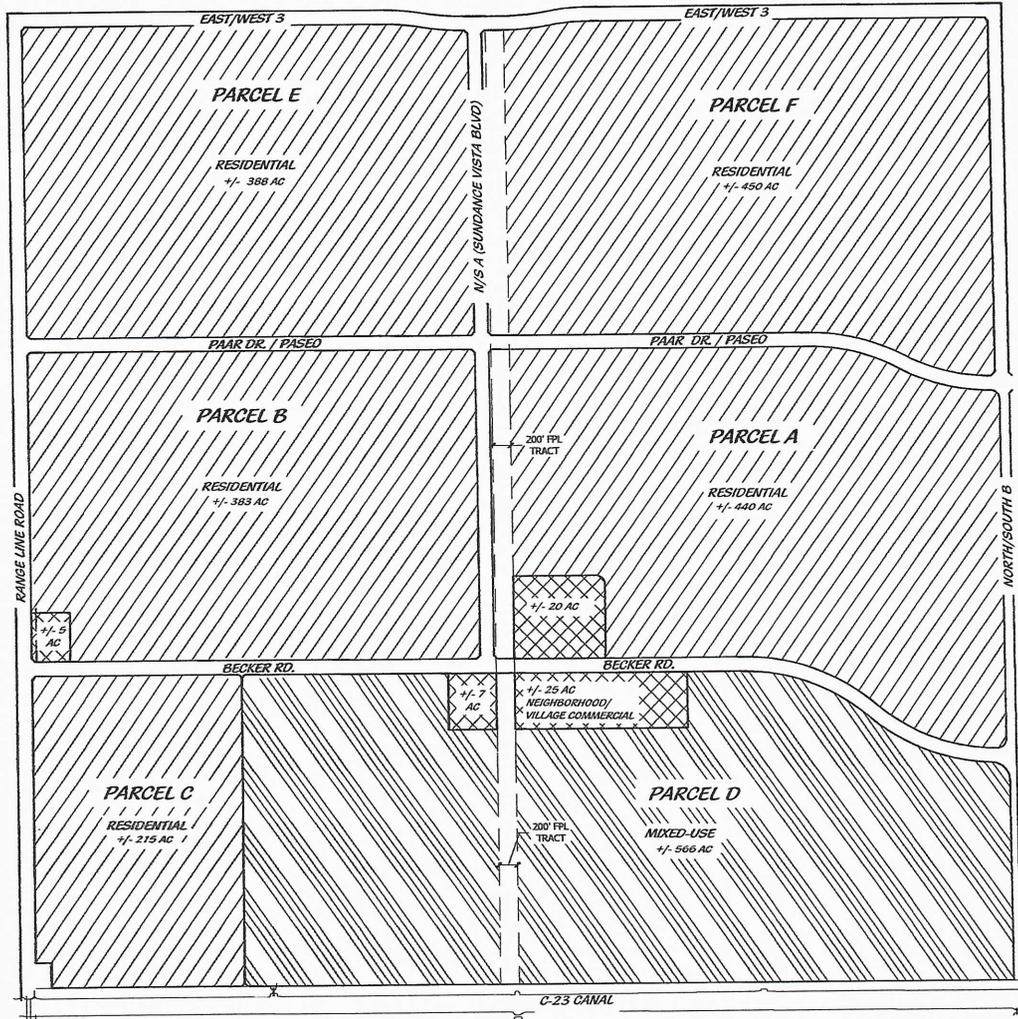
Appendix A

Approved Map H
Proposed Map H

FIGURE 1-6

WILSON GROVE

Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL	1876 AC
*(INCLUDES ROW ACREAGE)	96 AC
*(INCLUDES FPL ACREAGE)	30 AC
NEIGHBORHOOD/ VILLAGE COMMERCIAL	57 AC
MIXED-USE	566 AC
*(INCLUDES FPL ACREAGE)	15 AC
TOTAL AREA	2,499 AC

*PROPOSED ACREAGES OF SUBDISTRICTS HAVE BEEN ROUNDED TO THE NEAREST +/- 1 ACRE.

LEGEND

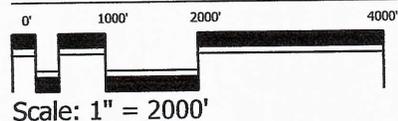
- RESIDENTIAL**
INCLUDING NEIGHBORHOODS OF HOUSING, WHICH NEIGHBORHOOD MAY ALSO CONTAIN SCHOOLS, PARKS, PLACES OF WORSHIP AND CIVIC FACILITIES ESSENTIAL TO THE DAILY LIFE OF THE RESIDENTS
- NEIGHBORHOOD / VILLAGE COMMERCIAL**
INCLUDING COMMERCIAL AND OFFICE USES, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENTS, INSTITUTIONAL USES, PUBLIC FACILITIES, PARKS, PLAYGROUNDS, AND OTHER SIMILAR SERVICES
- MIXED USE**
INCLUDING COMMERCIAL AND OFFICE USES, HOSPITAL AND MEDICAL USES, RESTAURANTS, THEATERS, HOTELS, INSTITUTIONAL USES, PUBLIC FACILITIES (INCLUDING UTILITIES), LIGHT INDUSTRIAL, WAREHOUSE/DISTRIBUTION, RESIDENTIAL AND OTHER SIMILAR SERVICES

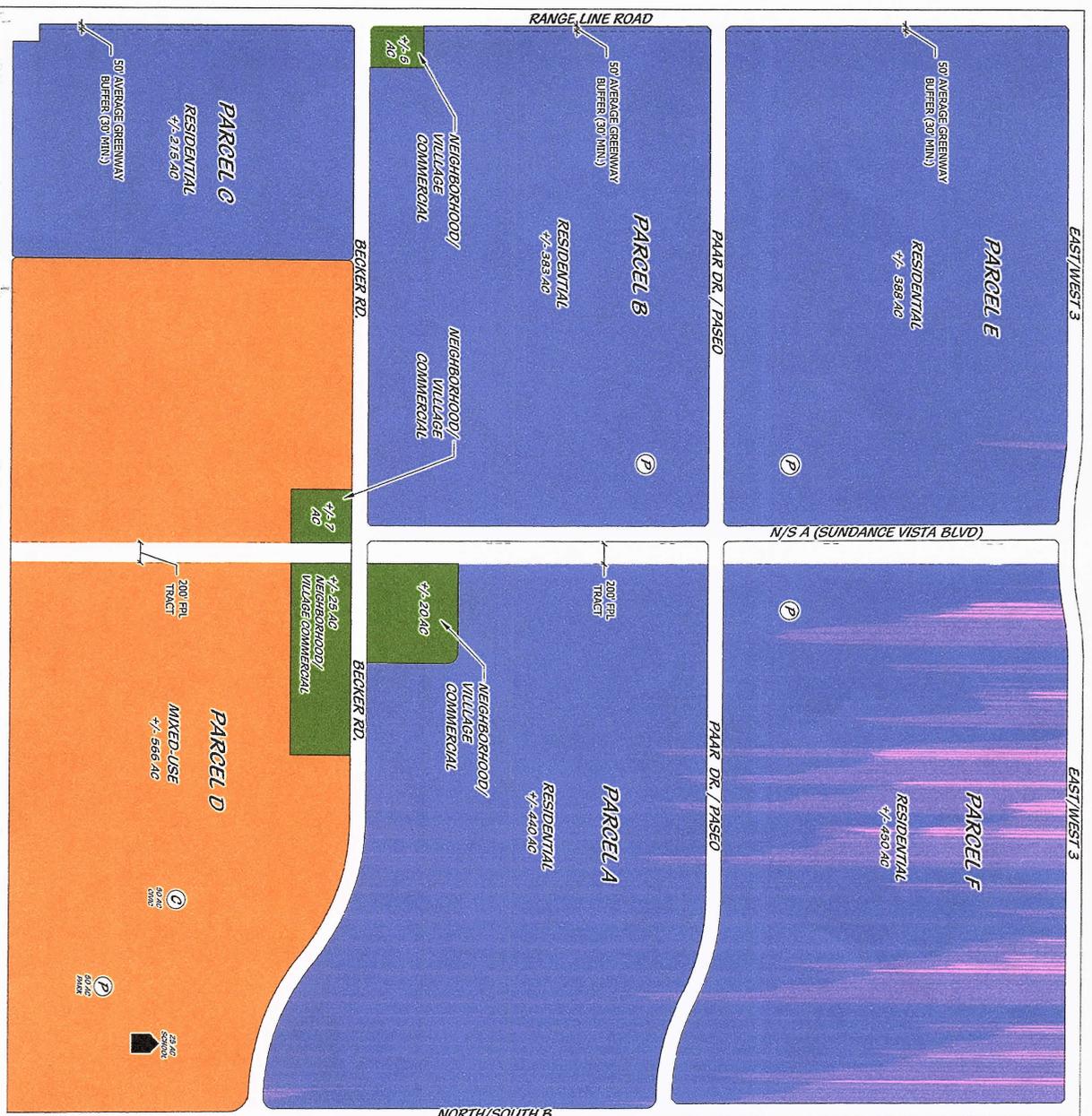
*LOCATION AND CONFIGURATION OF ALL DEVELOPMENT PARCELS INCLUDING ACCESS LOCATIONS, LAKES, OPEN SPACE, RESIDENTIAL AND NON-RESIDENTIAL USES WILL BE FULLY DELINEATED DURING THE ZONING AND OR PLATTING PROCESS.

Cofleur & Hearing
Landscape Architects
Landscape Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6298 • Fax 747.747.1377
www.cofleurandhearing.com
Lic# LC-000229

COMPREHENSIVE LAND USE PLAN

WILSON GROVE





LEGEND

- RESIDENTIAL
- NEIGHBORHOOD / VILLAGE COMMERCIAL
- MIXED USE
- PARK
- K-8 SCHOOL

PROPOSED LAND USES

RESIDENTIAL	1895 AC
NEIGHBORHOOD / VILLAGE COMMERCIAL	57 AC
MIXED USE	566 AC
PARK	15 AC
K-8 SCHOOL	2,499 AC
TOTAL AREA	2,499 AC

NOTES

1. LOCATION AND CONFIGURATION OF ALL REDEVELOPMENT PARCELS INCLUDING ACCESS LOCATIONS, LINES, OPEN SPACE, AND ADJACENT LANDS SHALL BE SHOWN ON THIS PLAN. THE 50-ACRE RECREATION PARK SITE TO BE PROVIDED ADJACENT TO C-23 CANAL AND EAST PROPERTY LINE. CONFIGURATION OF PARK SITE TO BE DETERMINED AT THE TIME OF WARD PLAN APPROVAL.

2. LOW SPEED VEHICLES AS DEFINED BY FLORIDA STATUTE (FS) 320.01(4) SHALL BE RESTRICTED ALONG PARKWAYS, BEYOND THE 50' BUFFER AND 50' ROW. ROWWAY CROSSINGS WITHIN THE FOLLOWING CITY OWNED RIGHTS OF WAY: BECKER RD, N/S A (SUNDANCE VISTA BLVD) AND RANGE LINE ROAD SHALL BE RESTRICTED TO ONE-WAY TRAFFIC. THE ROBERTY OWNER AND LOCAL DESIGN PROFESSIONAL FIRMS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE SOLUTIONS WITHIN THE LIMITED TIME FRAME AND BUDGETED RESOURCES TO PROVIDE ECONOMICALLY VIABLE AND SAFER COMMUNITARIAN DEVELOPMENT AS WELL AS THE ENVIRONMENTAL PROTECTION OF THE SPECIFIC ENVIRONMENT AND PROTECTED HISTORICAL LANDMARKS. THE DESIGN PROFESSIONAL FIRMS SHALL PROVIDE A DETAILED ENGINEERING REPORT, WHICH SHALL SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE DESIGN PROFESSIONAL FIRMS SHALL PROVIDE A DETAILED ENGINEERING REPORT, WHICH SHALL SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE DESIGN PROFESSIONAL FIRMS SHALL PROVIDE A DETAILED ENGINEERING REPORT, WHICH SHALL SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

LOCATION MAP



PSLUSD# 11-681-00
PSL# p21-128
MAP H
MASTER PLAN

Scale: 1" = 500'

North

Cottler & Hearing
Landmark Architects
Environmental Consultants
1924 Commercial Lane
Unit 1, Fort St. Lucie, Florida 34989
888.747.6288 Fax 772.717.1377
www.cottlerhearing.com
Lic# C-0000239

WILSON GROVE

Port St. Lucie, Florida

Appendix B

- Approved WATS 2006 Trip Generation, B-1
- Trip Generation for Approved Uses by TAZ – ITE 11th Edition
- Trip Generation for Proposed Uses by TAZ – ITE 11th Edition

Transportation Methodology Wilson Groves DRI

Wilson Groves DRI is a proposed mixed-use development to be located within the western portion of the City of Port St. Lucie. The property is located east of and adjacent to Range Line Road north of the C-23 canal, immediately southwest of and contiguous to the Riverland/Kennedy DRI property. The project is to be built in four phases with buildout in the year 2025. The following table summarizes cumulative development for each phase:

Land Use	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Single-Family – d.u.	2,000	5,075	5,775	5,775
Multi-Family – d.u.	200	1,219	1,925	1,925
Industrial – s.f.	136,125	544,500	952,875	1,361,249
Commercial – s.f.	210,000	330,000	590,000	765,000
Office/Service – s.f.	136,125	606,500	1,094,875	1,583,249
Civic – s.f.	0	0	40,347	80,695
Institutional – s.f.	0	50,638	185,727	302,177
Schools - students	0	820	2,220	2,220
Parks - acres	50	58	93	130*

d.u. – dwelling units
s.f. – square feet

* adjusted
to 50 acres

Traffic Study

The Wilson Groves DRI traffic impact was evaluated as part of the Western Annexation Traffic Study (WATS). The *WATS Final Report* for this study is included as Appendix I. Information included here is specific to the Wilson Groves DRI and is not described in any detail in the *WATS Final Report*.

In order to perform the traffic study, the project was divided into Traffic Analysis Zones (TAZs). Figure TR-1 includes all TAZs within the Western Annexation Area. TAZs 389 through 395 correspond to Wilson Groves. Land uses associated with each TAZ are presented in detail in Exhibit TR-1. It is imperative that the project develops consistent with the land uses allocated within the TAZs as presented in the exhibit.

Trip Generation, distribution and Assignment

Trip generation characteristics of the proposed development were determined using rates and equations included in the *Institute of Transportation Engineers (ITE) Trip Generation Report, 7th Edition*. The following table summarizes the daily and p.m. peak hour gross trip generation for each development phase:

Gross Trip Generation	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Daily				
Total	37,619	86,186	124,233	141,794
In	18,809	43,093	62,116	70,897
Out	18,810	43,093	62,117	70,897
PM Peak Hour				
Total	3,704	8,651	12,613	14,711
In	1,946	4,464	6,142	6,802
Out	1,758	4,187	6,471	7,909

Given the mixed use nature of the development, a portion of the identified gross trips generated have the potential to be satisfied on site, and will have no impact to the external roadway network. These trips are referred to as internal capture. Internal capture was estimated within each TAZ and among all TAZs. In addition, reductions for pass-by were applied to the retail portion of the development based on methodology developed for the WATS. The following table presents the daily and p.m. peak hour net trip generation for each development phase:

Net Trip Generation	Phase 1 (2010)	Phase 2 (2015)	Phase 3 (2020)	Phase 4 (2025)
Daily				
Total	25,833	61,492	83,762	96,188
In	12,941	30,746	41,881	48,094
Out	12,942	30,746	41,881	48,094
PM Peak Hour				
Total	2,573	6,247	8,650	10,182
In	1,380	3,261	4,166	4,543
Out	1,193	2,986	4,484	5,639

The Florida Standard Urban Transportation Model Structure (FSUTMS) was used for the WATS. This model was used to evaluate future traffic along roadways west of I-95 as well as to determine traffic distribution and assignment for each of the developments.

Significant Impact

Roadway improvements were determined based on the Department of Community Affairs's Transportation Standard Rule for DRI's (Rule 9J-2.045, F.A.C.). Based on the rule, roadway improvements are recommended for roadway sections significantly impacted by project traffic which meet the following two criteria:

- Project traffic is five percent (5%) or more of the adopted peak-hour/peak direction level of service, and
- Total traffic exceeds the adopted level of service.

Tables TR-1 through TR-4 present project traffic assignment as well as the determination of significant impact for each development phase.

Western Annexation Study
Daily Trip Generation Summary - By Project
Phase 4

Project	TAZ	Gross Trips (Trip Generation)	External Trips (Internal Capture)	Net External Trips (Pass-By)	% Internal Among Proj. TAZ	Total Net External Trips (Internal Among TAZs)	Trips External to WASA	External/Gross
Western Grove	371							
	372	62,378	53,076	50,729	7.4%	46,975	-	-
	373							
Southern Grove	381							
	382							
	383							
	384	214,401	188,782	181,245	10.0%	163,121	113,800	53%
	385							
	386							
	387							
388								
Riverland	380							
	396							
	379							
	398							
	378							
	375	182,479	167,762	162,509	13.8%	140,083	66,900	37%
	399							
	376							
	400							
	374							
397								
377								
Wilson Groves	393							
	394							
	392							
	391	141,794	128,090	124,274	22.6%	96,188	45,500	32%
	395							
	389							
390								

Trip Generation for Approved Uses
by TAZ – ITE 11th Edition

Table 2a - Trip Generation - Map H - Daily- Approved - Phase 4 Buildout - TAZ 648

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	In	Out	In	Out	In	Out	In	Out	In
Age Restricted	251	-	DU	$\text{Ln}(D) = 0.85\text{Ln}(X) + 2.47$	50%	50%	-	-	-	-	-	-	-	-	-	-	
Single-Family Detached Housing	210	-	DU	$\text{Ln}(D) = 0.92\text{Ln}(X) + 2.68$	50%	50%	-	-	-	-	-	-	-	-	-	-	
Multi-Family Housing (Mid-Rise)	221	-	DU	$T = -1.54(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-	
General Office	710	1,361,250	SR	$\text{Ln}(D) = 0.87\text{Ln}(X) + 3.05$	50%	50%	5,625	5,624	11,249	-	5,625	5,624	11,249	-	5,625	5,624	
Civic Use	-	-	SR	$T = 54.51(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-	
Institutional Use	-	-	SR	$T = 30.49(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-	
Industrial Park	130	1,361,250	SR	$T = 3.37(X)$	50%	50%	2,294	2,293	4,587	-	2,294	2,293	4,587	-	2,294	2,293	
General Commercial	820	-	SR	$T = 37.01(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-	
Regional Park	417	-	Acres	$T = 4.57(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-	
Elementary School	520	-	Students	$T = 2.27(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-	
Junior High School	522	-	Students	$T = 2.10(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-	
Total							7,919	7,917	15,836		7,919	7,917	15,836		7,919	7,917	15,836

Source: Trip Generation Manual 11th Edition

Table 2c - Trip Generation - Map H - 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	In	Out	In	Out	In	Out	In	Out	Total
Age Restricted	251	-	DU	$\text{Ln}(D) = 0.78\text{Ln}(X) + 0.20$	61%	39%	-	-	-	-	-	-	-	-	-	-	
Single-Family Detached Housing	210	-	DU	$\text{Ln}(D) = 0.94\text{Ln}(X) + 0.27$	63%	37%	-	-	-	-	-	-	-	-	-	-	
Multi-Family Housing (Mid-Rise)	221	-	DU	$T = 0.39(X) + 0.34$	61%	39%	-	-	-	-	-	-	-	-	-	-	
General Office	710	1,361,250	SR	$T = 1.44(X)$	17%	83%	333	1,627	1,960	-	333	1,627	1,960	-	333	1,627	
Civic Use	-	-	SR	$T = 5.55(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-	
Institutional Use	-	-	SR	$T = 3.05(X)$	40%	60%	-	-	-	-	-	-	-	-	-	-	
Industrial Park	130	1,361,250	SR	$T = 0.34(X)$	22%	78%	102	361	463	-	102	361	463	-	102	361	
General Commercial	820	-	SR	$\text{Ln}(D) = 0.72\text{Ln}(X) + 3.02$	48%	52%	-	-	-	-	-	-	-	-	-	-	
Regional Park	417	-	Acres	$T = 0.26(X)$	44%	56%	-	-	-	-	-	-	-	-	-	-	
Elementary School	520	-	Students	$T = 0.16(X)$	46%	54%	-	-	-	-	-	-	-	-	-	-	
Junior High School	522	-	Students	$T = 0.15(X)$	48%	52%	-	-	-	-	-	-	-	-	-	-	
Total							435	1,988	2,423		435	1,988	2,423		435	1,988	2,423

Source: Trip Generation Manual 11th Edition

Table 2a - Trip Generation - Map H - Daily-Approved - Phase 4 Buildout - TAZ 652

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	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total			
Age Restricted	251	-	DU	$\ln(T) = 0.85 \ln(X) + 2.17$	50%	50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Single-Family Detached Housing	210	1,272	DU	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	5,236	5,236	240	349	589	5.6%	4,996	4,887	9,883	-	-	-	-	-			
Multi-Family Housing (Low-Rise)	220	488	DU	$T = 6.41(X) + 75.31$	50%	50%	1,602	1,601	73	107	180	5.6%	1,529	1,494	3,023	-	-	-	-	-			
Multi-Family Housing (Mid-Rise)	221	487	DU	$T = 4.54(X)$	50%	50%	1,106	1,105	51	74	125	5.7%	1,055	1,031	2,086	-	-	-	-	-			
General Office	710	142,000	SH	$\ln(T) = 0.87 \ln(X) + 3.05$	50%	50%	787	787	63	236	299	19.0%	724	551	1,275	-	-	-	-	-			
Civic Use	-	40,347	SH	$T = 54.51(X)$	50%	50%	1,100	1,099	88	330	418	19.0%	1,012	769	1,781	-	-	-	-	-			
Institutional Use	-	30,000	SH	$T = 50.49(X)$	50%	50%	458	457	36	137	173	18.9%	422	320	742	-	-	-	-	-			
Industrial Park	130	-	SH	$T = 3.37(X)$	50%	50%	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-			
General Commercial	820	195,000	SH	$T = 37.01(X)$	50%	50%	3,609	3,608	7,217	990	2,211	16.8%	2,619	3,387	6,006	1,021	1,021	2,042	34.0%	1,598	2,366	3,964	
Regional Park	417	50	Acres	$T = 4.57(X)$	50%	50%	115	114	229	-	-	0.0%	115	114	229	-	-	-	0.0%	115	114	229	
Elementary School	520	2,420	Students	$T = 2.27(X)$	50%	50%	2,747	2,746	5,493	317	404	721	13.1%	2,430	2,342	4,772	-	-	-	0.0%	2,430	2,342	4,772
Junior High School	522	-	Students	$T = 2.10(X)$	50%	50%	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	0.0%	-	-	-
Total							16,760	16,753	33,513	1,853	1,858	3,716	11.1%	14,902	14,895	29,797	1,021	1,021	2,042	6.5%	13,881	13,874	27,755

Source: Trip Generation Manual 11th Edition

Table 2c - Trip Generation - Map H - 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					
Age Restricted	251	-	DU	$\ln(T) = 0.85 \ln(X) + 2.17$	61%	39%	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Single-Family Detached Housing	210	1,272	DU	$\ln(T) = 0.92 \ln(X) + 2.68$	63%	37%	684	401	1,083	95	56	151	13.9%	589	345	934	-	-	-	-	-		
Multi-Family Housing (Low-Rise)	220	488	DU	$T = 6.41(X) + 75.31$	63%	37%	145	83	230	20	12	32	13.9%	125	73	198	-	-	-	-	-		
Multi-Family Housing (Mid-Rise)	221	487	DU	$T = 4.54(X)$	61%	39%	116	74	190	17	10	27	14.8%	99	64	163	-	-	-	-	-		
General Office	710	142,000	SH	$T = 1.44(X)$	17%	83%	35	169	204	11	17	28	13.7%	24	152	176	-	-	-	-	-		
Civic Use	-	40,347	SH	$T = 5.45(X)$	50%	50%	110	110	220	12	18	30	13.6%	98	92	190	-	-	-	-	-		
Institutional Use	-	30,000	SH	$T = 3.05(X)$	40%	60%	37	55	92	5	7	12	13.0%	32	48	80	-	-	-	-	-		
Industrial Park	130	-	SH	$T = 0.34(X)$	22%	78%	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-		
General Commercial	820	195,000	SH	$\ln(T) = 0.72 \ln(X) + 3.02$	48%	52%	438	475	913	89	160	249	27.3%	349	315	664	112	114	226	34.0%	237	201	438
Regional Park	417	50	Acres	$T = 0.26(X)$	44%	56%	6	7	13	2	2	4	30.8%	4	5	9	-	-	-	0.0%	4	5	9
Elementary School	520	2,420	Students	$T = 0.16(X)$	46%	54%	178	209	387	38	9	47	12.1%	140	200	340	-	-	-	0.0%	140	200	340
Junior High School	522	-	Students	$T = 0.15(X)$	48%	52%	-	-	-	289	291	580	17.4%	1,460	1,294	2,754	112	114	226	8.2%	1,348	1,180	2,528
Total							1,749	1,685	3,334	289	291	580	17.4%	1,460	1,294	2,754	112	114	226	8.2%	1,348	1,180	2,528

Source: Trip Generation Manual 11th Edition

Table 2a - Trip Generation - Map H - Daily-Approved - Phase 4 Buildout - TAZ 647

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	In	Out	Total	%	In	Out	Total	%	In	Out	Total	%	In	Out	Total
Age Restricted	231	-	DU	$\ln(T) = 0.85 \ln(X) + 2.47$	50%	50%	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	-	-	
Single-Family Detached Housing	210	1,294	DU	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	5,320	5,319	10,639	127	153	280	2.0%	5,193	5,166	10,359	-	-	-	0.0%	5,193	5,166	10,359
Multi-Family Housing (Low-Rise)	220	275	DU	$T = 6.41(X) + 75.31$	50%	50%	919	919	1,838	22	27	49	2.7%	897	892	1,789	-	-	-	0.0%	897	892	1,789
Multi-Family Housing (Mid-Rise)	221	275	DU	$T = 4.54(X)$	50%	50%	625	624	1,249	15	18	33	2.6%	610	606	1,216	-	-	-	0.0%	610	606	1,216
General Office	710	80,000	SR	$\ln(T) = 0.87 \ln(X) + 3.05$	50%	50%	478	478	956	24	141	165	17.3%	454	337	791	-	-	-	0.0%	454	337	791
Civic Use	-	-	SR	$T = 54.51(X)$	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Institutional Use	-	116,450	SR	$T = 30.49(X)$	50%	50%	1,776	1,775	3,551	89	526	615	17.3%	1,687	1,249	2,936	-	-	-	0.0%	1,687	1,249	2,936
Industrial Park	130	-	SR	$T = 3.37(X)$	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Commercial	820	105,000	SR	$T = 37.01$	50%	50%	1,943	1,943	3,886	797	209	1,006	25.9%	1,146	1,734	2,880	490	489	979	34.0%	656	1,245	1,901
Regional Park	417	40	Acres	$T = 4.57(X)$	50%	50%	92	91	183	-	-	-	0.0%	92	91	183	-	-	-	0.0%	92	91	183
Elementary School	520	-	Students	$T = 2.27(X)$	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Junior High School	522	-	Students	$T = 2.10(X)$	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Total							11,153	11,149	22,302	1,074	1,074	2,148	9.6%	10,079	10,075	20,154	490	489	979	4.9%	9,589	9,586	19,175

Source: Trip Generation Manual 11th Edition

Table 2c - Trip Generation - Map H - 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		
Age Restricted	231	-	DU	$\ln(T) = 0.78 \ln(X) + 0.20$	59%	39%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Single-Family Detached Housing	210	1,294	DU	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	695	408	1,103	70	38	108	9.8%	625	370	995	-	-	-	0.0%	625	370	995
Multi-Family Housing (Low-Rise)	220	275	DU	$T = 0.43(X) + 20.55$	63%	37%	88	51	139	9	5	14	10.1%	79	46	125	-	-	-	0.0%	79	46	125
Multi-Family Housing (Mid-Rise)	221	275	DU	$T = 0.39(X) + 0.34$	61%	39%	66	42	108	7	4	11	10.2%	59	38	97	-	-	-	0.0%	59	38	97
General Office	710	80,000	SR	$T = 1.44(X)$	17%	83%	20	95	115	6	7	13	11.3%	14	88	102	-	-	-	0.0%	14	88	102
Civic Use	-	-	SR	$T = 5.45(X)$	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Institutional Use	-	116,450	SR	$T = 3.05(X)$	40%	60%	142	213	355	18	21	39	11.0%	124	192	316	-	-	-	0.0%	124	192	316
Industrial Park	130	-	SR	$T = 0.34(X)$	22%	78%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Commercial	820	105,000	SR	$\ln(T) = 0.72 \ln(X) + 3.02$	48%	52%	281	304	585	51	86	137	23.4%	230	218	448	75	77	152	34.0%	155	141	296
Regional Park	417	40	Acres	$T = 0.26(X)$	44%	56%	4	6	10	1	2	3	30.0%	3	4	7	-	-	-	0.0%	3	4	7
Elementary School	520	-	Students	$T = 0.16(X)$	46%	54%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Junior High School	522	-	Students	$T = 0.15(X)$	48%	52%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Total							1,296	1,119	2,415	162	163	325	13.5%	1,134	956	2,090	75	77	152	7.3%	1,059	1,059	1,938

Source: Trip Generation Manual 11th Edition

Table 2a - Trip Generation - Map H - Daily- Approved - Phase 4 Buildout - TAZ 654

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	In	Out	In	Out	In	Out	In	Out
					%	%	Total	Total	Total	Total	Total	Total	%	%	Total	Total
Age Restricted	251	-	DU	$\text{Ln}(T) = 0.85 \text{Ln}(X) + 2.47$	50%	50%	-	-	-	-	-	-	-	-	-	-
Single-Family Detached Housing	210	977	DU	$\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.68$	50%	50%	4,108	4,107	113	138	3,995	3,969	-	-	3,995	3,969
Multi-Family Housing (Mid-Rise)	221	-	DU	$T = 4.54(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-
General Office	710	-	SR	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 3.05$	50%	50%	-	-	-	-	-	-	-	-	-	-
Civic Use	-	-	SR	$T = 54.51(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-
Institutional Use	101,277	-	SR	$T = 30.49(X)$	50%	50%	1,544	1,544	-	-	1,544	1,544	-	-	1,544	1,544
Industrial Park	130	-	SR	$T = 3.37(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-
General Commercial	820	155,000	SR	$T = 37.01(X)$	50%	50%	2,869	2,868	555	144	2,314	2,724	508	856	1,457	1,868
Regional Park	417	-	Acres	$T = 4.57(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-
Elementary School	520	-	Students	$T = 2.7(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-
Junior High School	522	-	Students	$T = 2.1(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-
Total							8,521	8,519	668	282	7,853	8,237	856	1,713	6,496	14,377

Source: Trip Generation Manual 11th Edition

Table 2c - Trip Generation - Map H - 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	In	Out	In	Out	In	Out	In	Out
					%	%	Total	Total	Total	Total	Total	Total	%	%	Total	Total
Age Restricted	251	-	DU	$\text{Ln}(T) = 0.78 \text{Ln}(X) + 0.20$	61%	39%	-	-	-	-	-	-	-	-	-	-
Single-Family Detached Housing	210	977	DU	$\text{Ln}(T) = 0.94 \text{Ln}(X) + 0.27$	63%	37%	534	313	109	50	425	263	-	-	425	263
Multi-Family Housing (Mid-Rise)	221	-	DU	$T = 0.59(X) + 0.34$	61%	39%	-	-	-	-	-	-	-	-	-	-
General Office	710	-	SR	$T = 1.44(X)$	17%	83%	-	-	-	-	-	-	-	-	-	-
Civic Use	-	-	SR	$T = 5.55(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-
Institutional Use	101,277	-	SR	$T = 3.05(X)$	40%	60%	124	185	-	-	124	185	-	-	124	185
Industrial Park	130	-	SR	$T = 0.34(X)$	22%	78%	-	-	-	-	-	-	-	-	-	-
General Commercial	820	155,000	SR	$\text{Ln}(T) = 0.72 \text{Ln}(X) + 3.02$	48%	52%	372	402	67	113	305	289	100	102	205	187
Regional Park	417	-	Acres	$T = 0.26(X)$	44%	56%	-	-	-	-	-	-	-	-	-	-
Elementary School	520	-	Students	$T = 0.16(X)$	46%	54%	-	-	-	-	-	-	-	-	-	-
Junior High School	522	-	Students	$T = 0.15(X)$	48%	52%	-	-	-	-	-	-	-	-	-	-
Total							1,030	900	176	163	854	737	102	202	754	1,389

Source: Trip Generation Manual 11th Edition

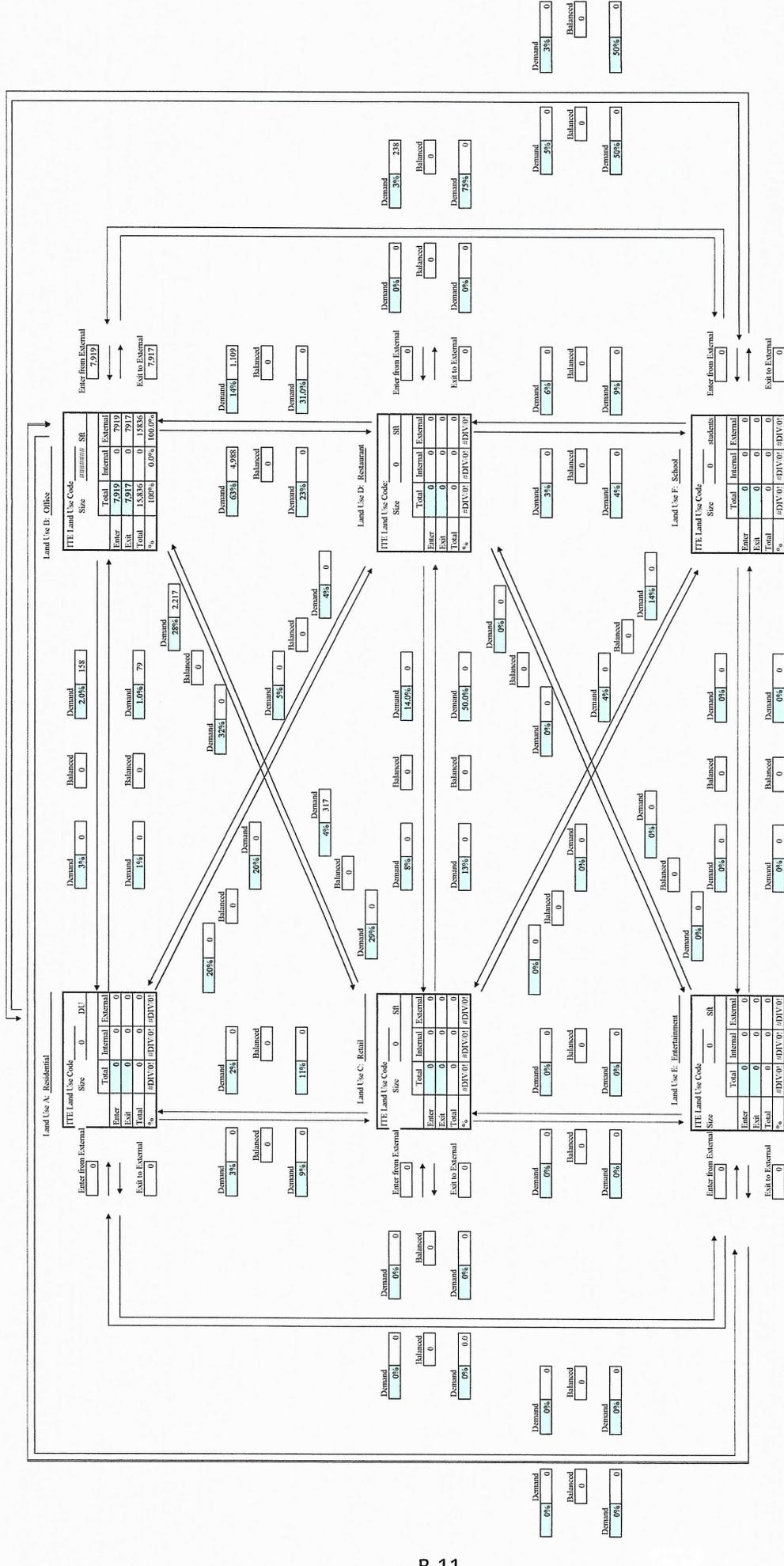
TABLE 1: Daily Internal Traffic - Approved - Phase 4 Buildout - TAZ 648

PROJECT
TRIP INTERNALIZATION - Daily

Analyst _____
Date _____

Name of Developer _____
Time Period _____

PROJECT
Daily Peak Hour



Net External Trips for Multi-Use Development

Land Use	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total
Enter	0	0	0	0	0	0	0
Exit	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
Simplex Use Trip Gen Estimate	0	0	0	0	0	0	0
	15836	15836	15836	15836	15836	15836	15836
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

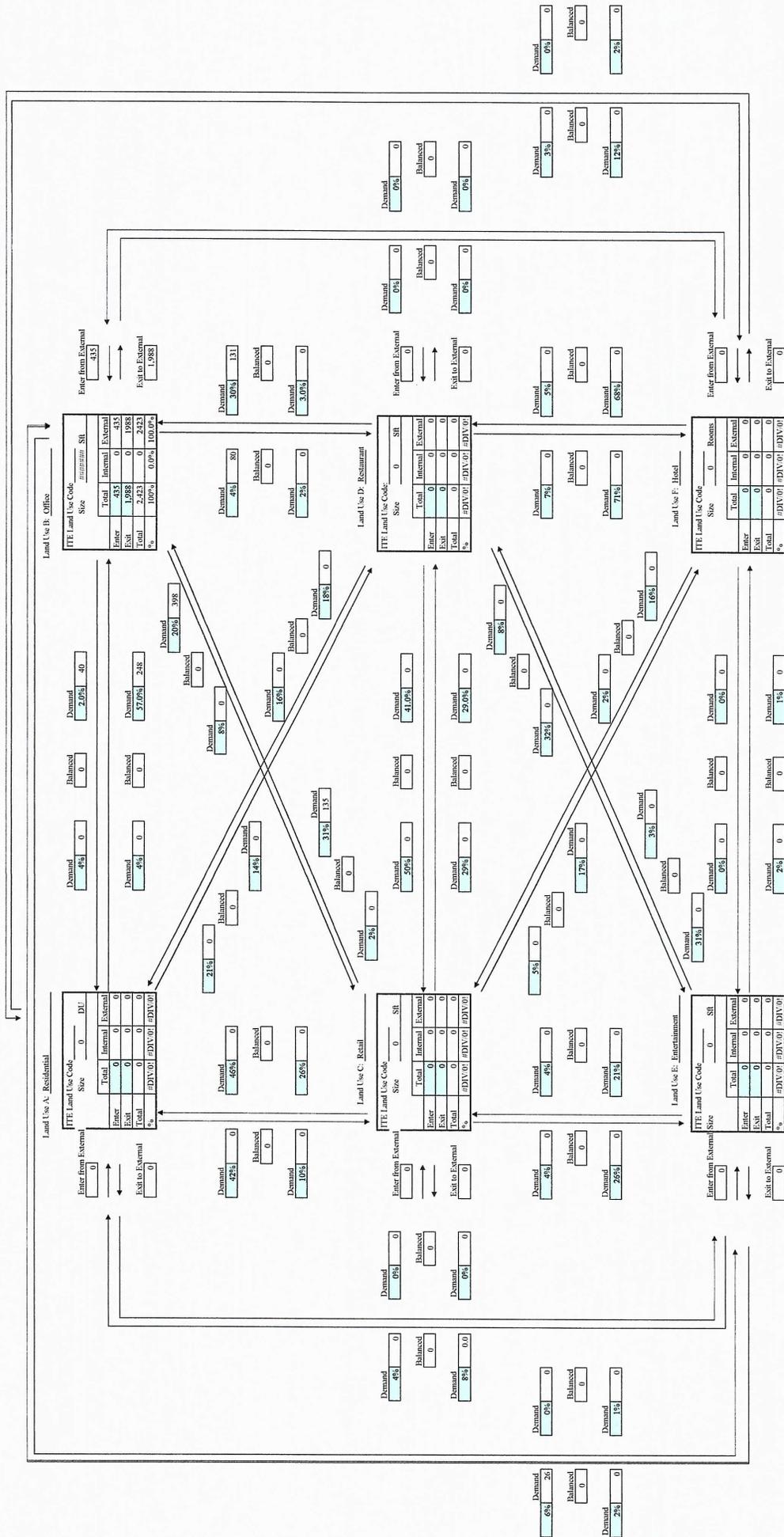
Source: based on precedences from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: PM Internal Traffic - Approved - Phase 4 Buildout - TAZ 648

PROJECT
TRIP INTERNALIZATION - PM

Analyst _____
Date _____

Name of Daylight
Time Period
PROJECT
PM Peak Hour



Net External Trips for Multi-Use Development

Land Use	Enter	Exit	Total
A	0	0	0
B	0	0	0
C	0	0	0
D	0	0	0
E	0	0	0
F	0	0	0
Total	0	0	0

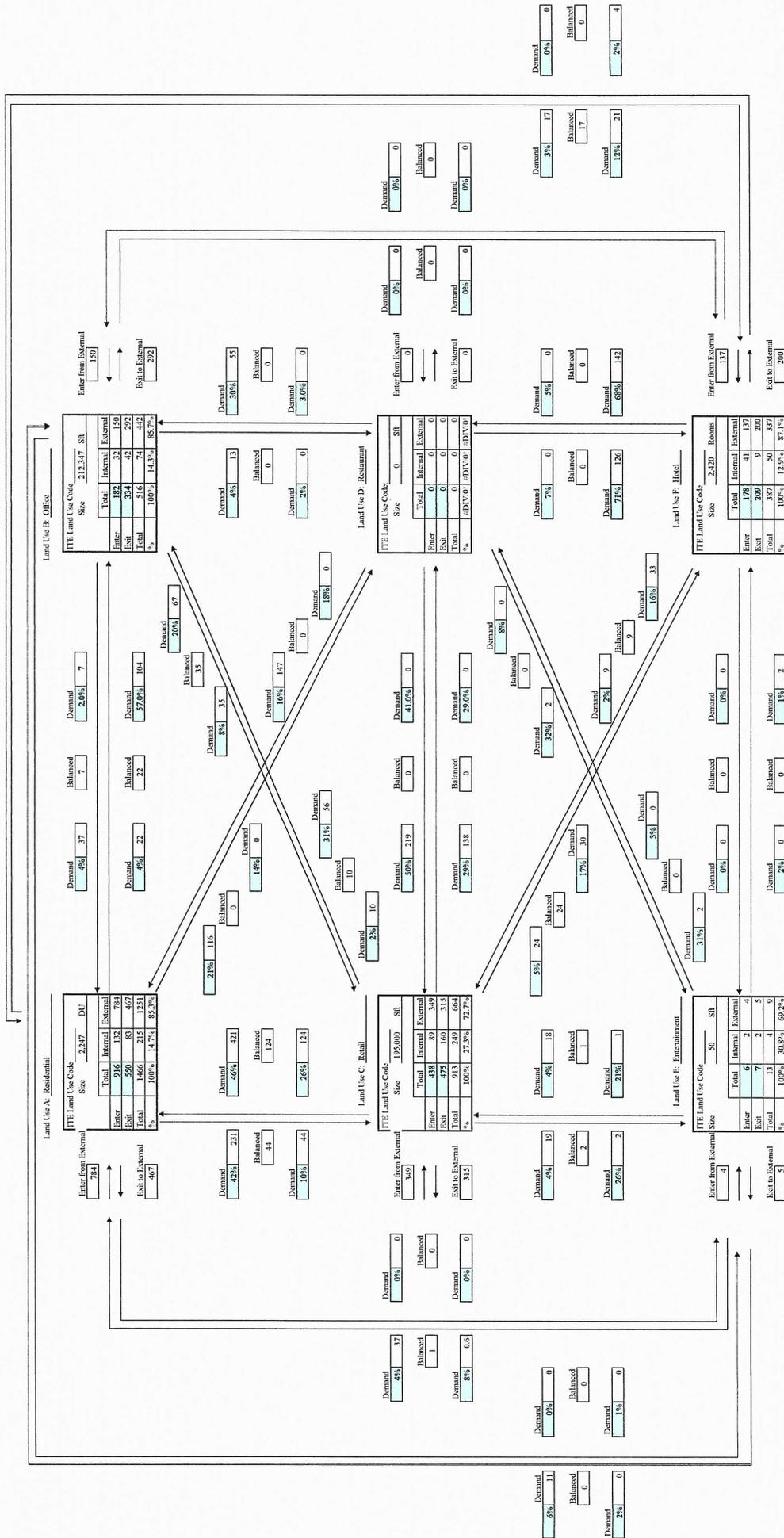
Simple Use Trip Gen Estimate
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: PM Internal Traffic - Approved - Phase 4 Buildout - TAZ 652

PROJECT
TRIP INTERNALIZATION - PM

Analyst: _____
Date: _____

Name of Descrip: _____
Time Period: _____



Net External Trips for Multi-Use Development

Land Use	Land Use	Land Use	Land Use	Land Use	Land Use	Land Use	Land Use
Enter	784	146	109	4	137	200	152
Exit	467	292	315	0	200	337	170
Total	1,251	1251	664	0	337	2703	2703
Simplest Use Trip Gen Estimate	1466	516	913	0	13	387	3294
							18.6%

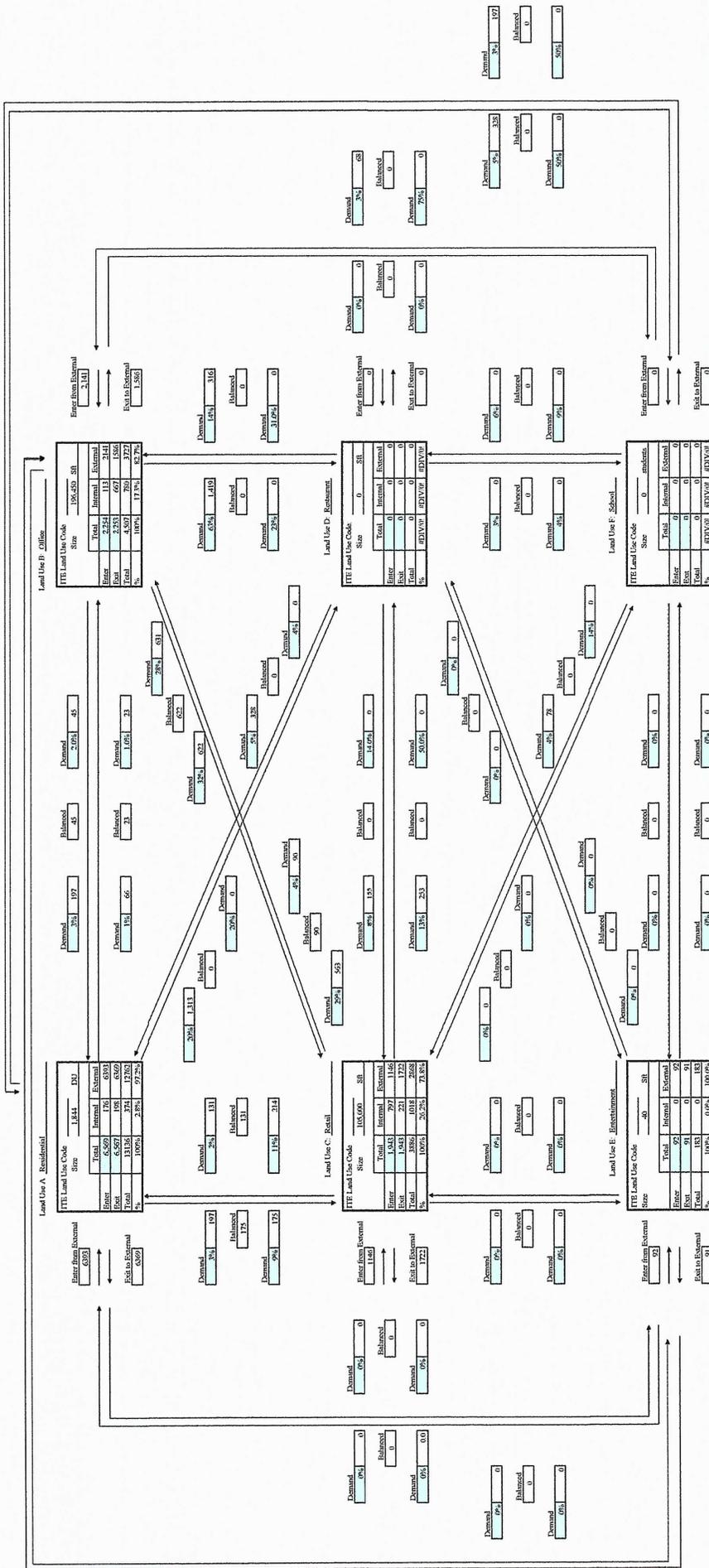
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: Daily Internal Traffic - Approved - Phase 4 Buildout - TAZ 647

PROJECT
TRIP INTERNALIZATION - Daily

Name of Developer
Time Period

Analysis Date



Net External Trips for Multi-Use Development

Land Use	Land Use B	Land Use C	Land Use D	Land Use E	Total
Residential	6,935	1,146	0	92	8,173
Office	6,979	1,722	0	91	8,792
Retail	1,282	2,888	0	183	4,353
Entertainment	1,033	3,277	0	183	4,493
Total	16,229	8,033	0	348	24,610

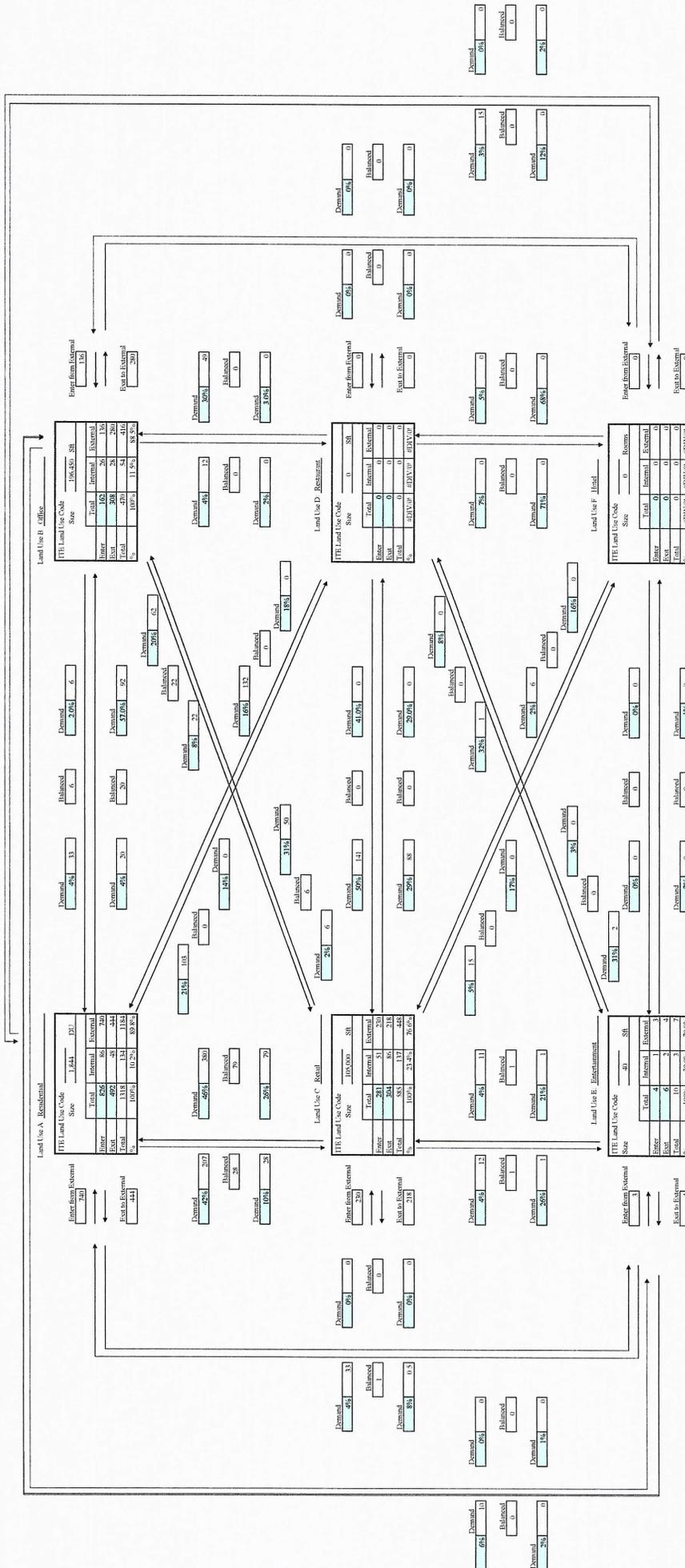
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: PM Internal Traffic - Approved - Phase 4 Buildout - TAZ 647

PROJECT
TRIP INTERNALIZATION - PM

Name of Developer: _____
 Date: _____

PROJECT
 Date: _____



Net External Trip for Multi-Use Development

Land Use	A	B	C	D	E	F	Total
Enter	740	136	230	0	3	0	1,109
Exit	1,177	218	448	0	4	0	1,847
Net	437	82	218	0	3	0	740

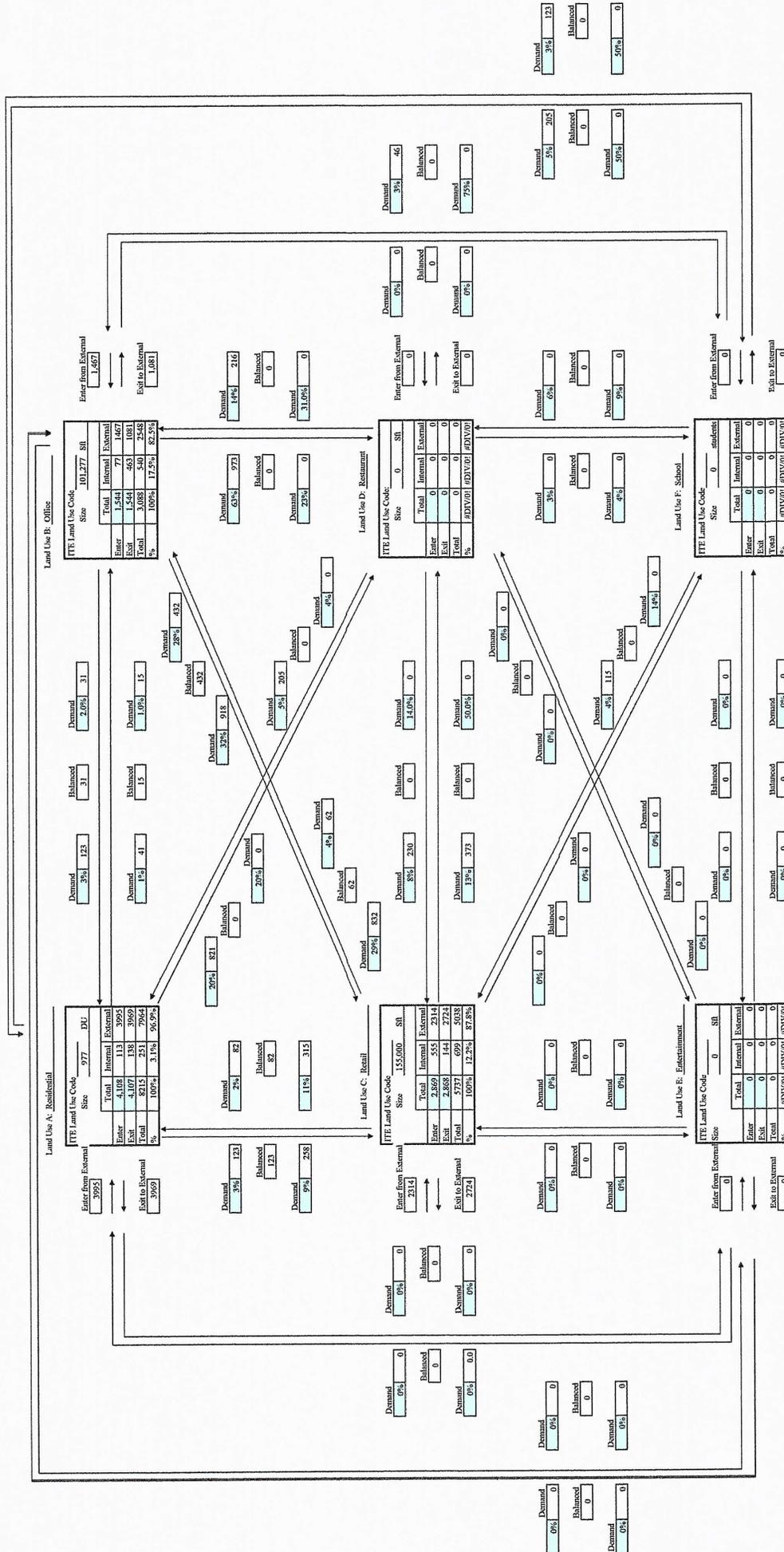
Source: Based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: Daily Internal Traffic - Approved - Phase 4 Buildout - TAZ 654

PROJECT
TRIP INTERNALIZATION - Daily

Name of Develop
Time Period PROJECT
Daily Peak Hour

Analyst
Date



Net External Trips for Multi-Use Development

Land Use	A	B	C	D	E	F	Total
Enter	3995	1467	2314	0	0	0	7776
Exit	3969	1081	2724	0	0	0	7774
Total	7964	2548	5038	0	0	0	15550
Single-Use Trip Gen Estimate	8213	2688	5727	0	0	0	17040
Internal Capture							8.7%

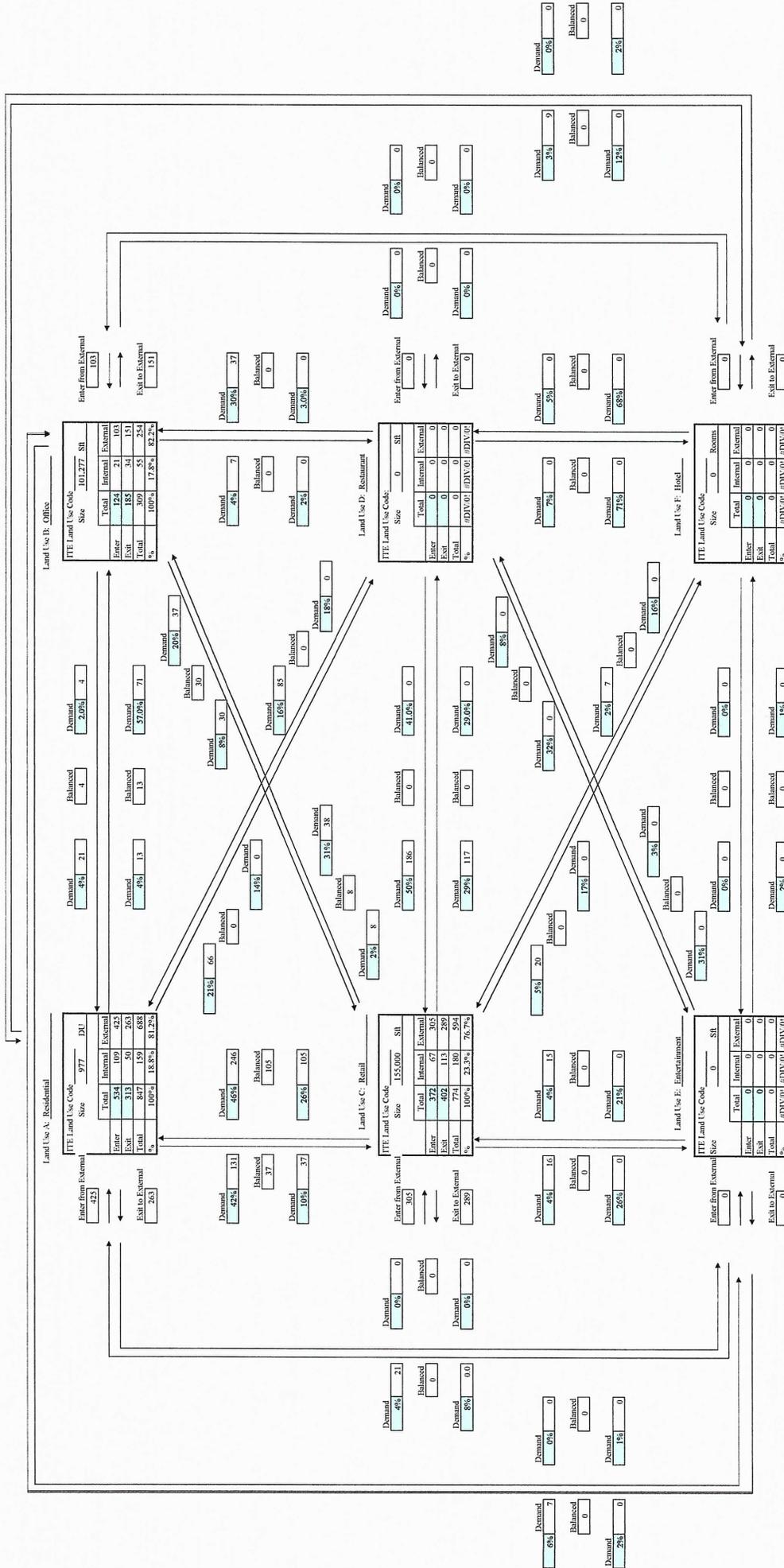
Source: Based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: PM Internal Traffic - Approved - Phase 4 Buildout - TAZ 654

PROJECT
TRIP INTERNALIZATION - PM

Name of Developer: PROJECT
Time Period: PM Peak Hour

Analyst: _____
Date: _____



Net External Trips for Multi-Use Development

Land Use	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total
Enter	425	103	305	0	0	0	833
Exit	483	119	300	0	0	0	892
Net	40	16	5	0	0	0	61
Simplex Use Trip Gen Estimator	847	809	774	0	0	0	1930
Internal							20.4%

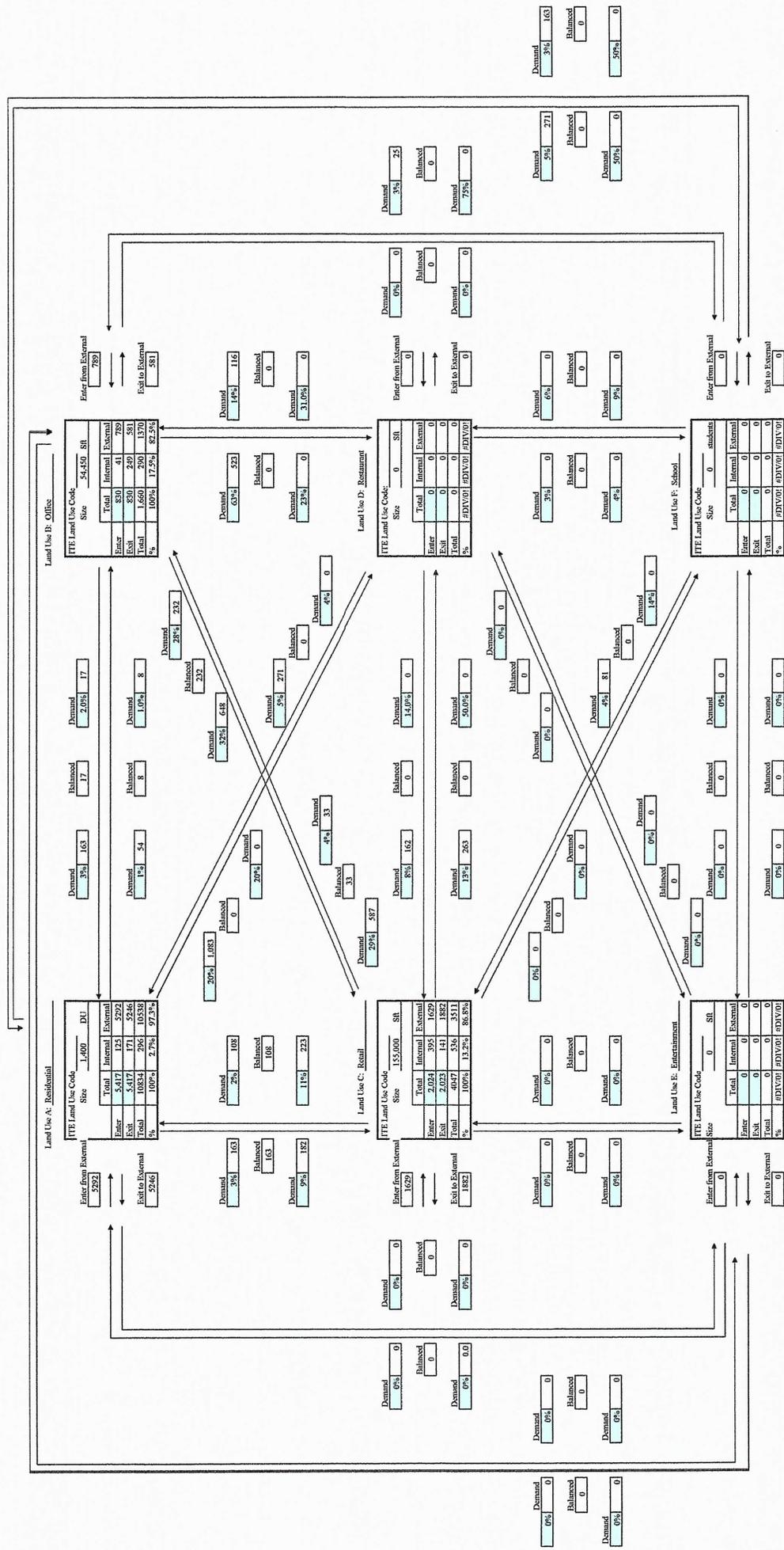
Source: based on procedures from the FTE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: Daily Internal Traffic - Approved - Phase 4 Buildout - TAZ 653

PROJECT
TRIP INTERNALIZATION - Daily

Name of Develop
Time Period

PROJECT
Daily Peak Hour



Net External Trips for Multi-Use Development

Land Use	Use A	Use B	Use C	Use D	Use E	Use F	Total
Enter	5246	789	1629	0	0	0	7710
Exit	5246	581	1882	0	0	0	7709
Total	10538	1370	3511	0	0	0	15419
Single-Use Trip Gen Estimate	10834	1650	4097	0	0	0	16541
Internal Capture							6.8%

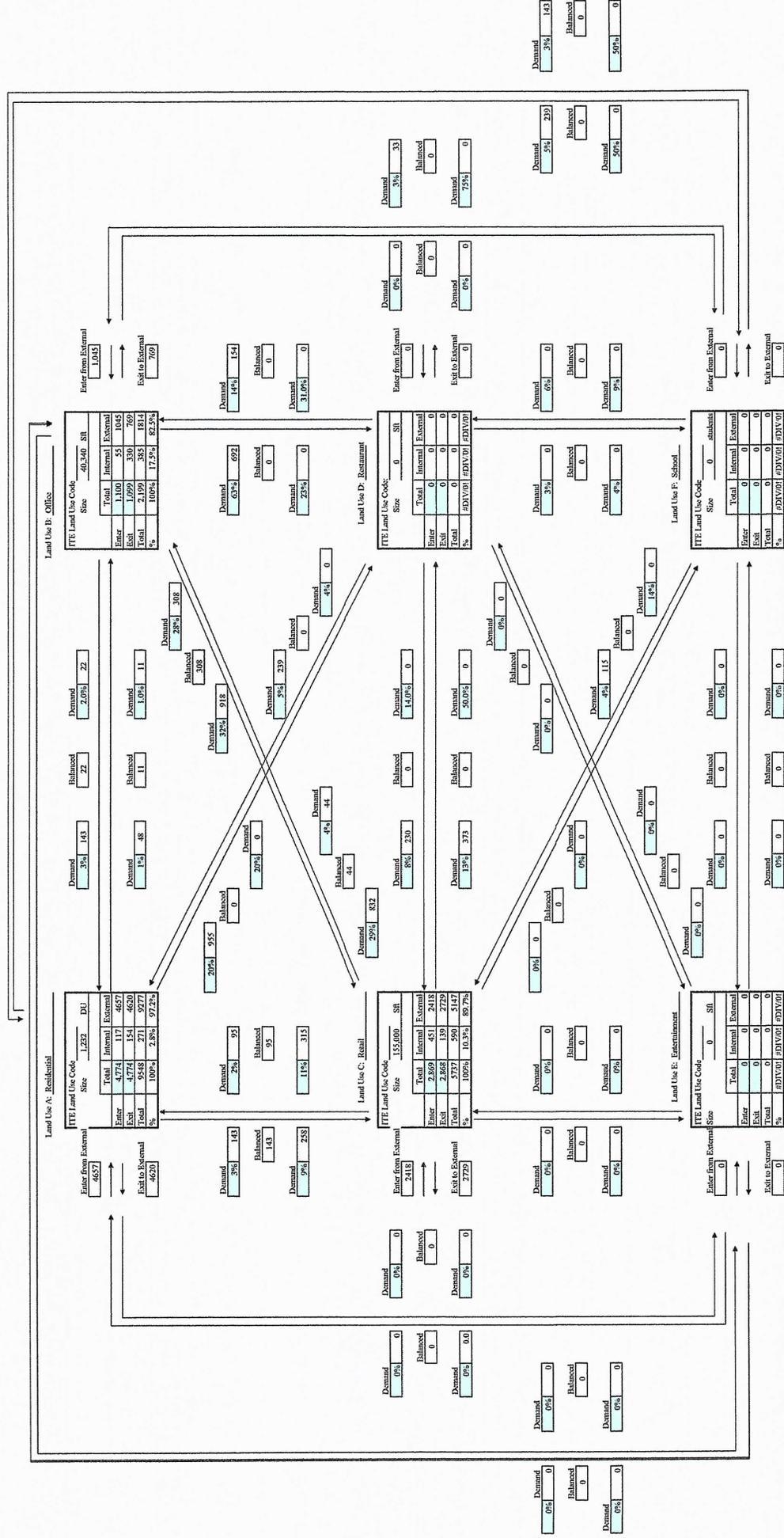
Source: based on procedures from the TTE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: Daily Internal Traffic - Approved - Phase 4 Buildout - TAZ 861

**PROJECT
TRIP INTERNALIZATION - Daily**

Analyst _____
Date _____

PROJECT _____
Name of Develop _____
Time Period _____



Net External Trips for Multi-Use Development

Land Use	A	B	C	D	E	F	Total
Enter	4657	1045	2418	0	0	0	8120
Exit	4620	769	2729	0	0	0	8118
Total	9277	1814	5147	0	0	0	16238
Capture	9548	2199	5757	0	0	0	17484
Internal							8118
Capture							16238
%							7.1%

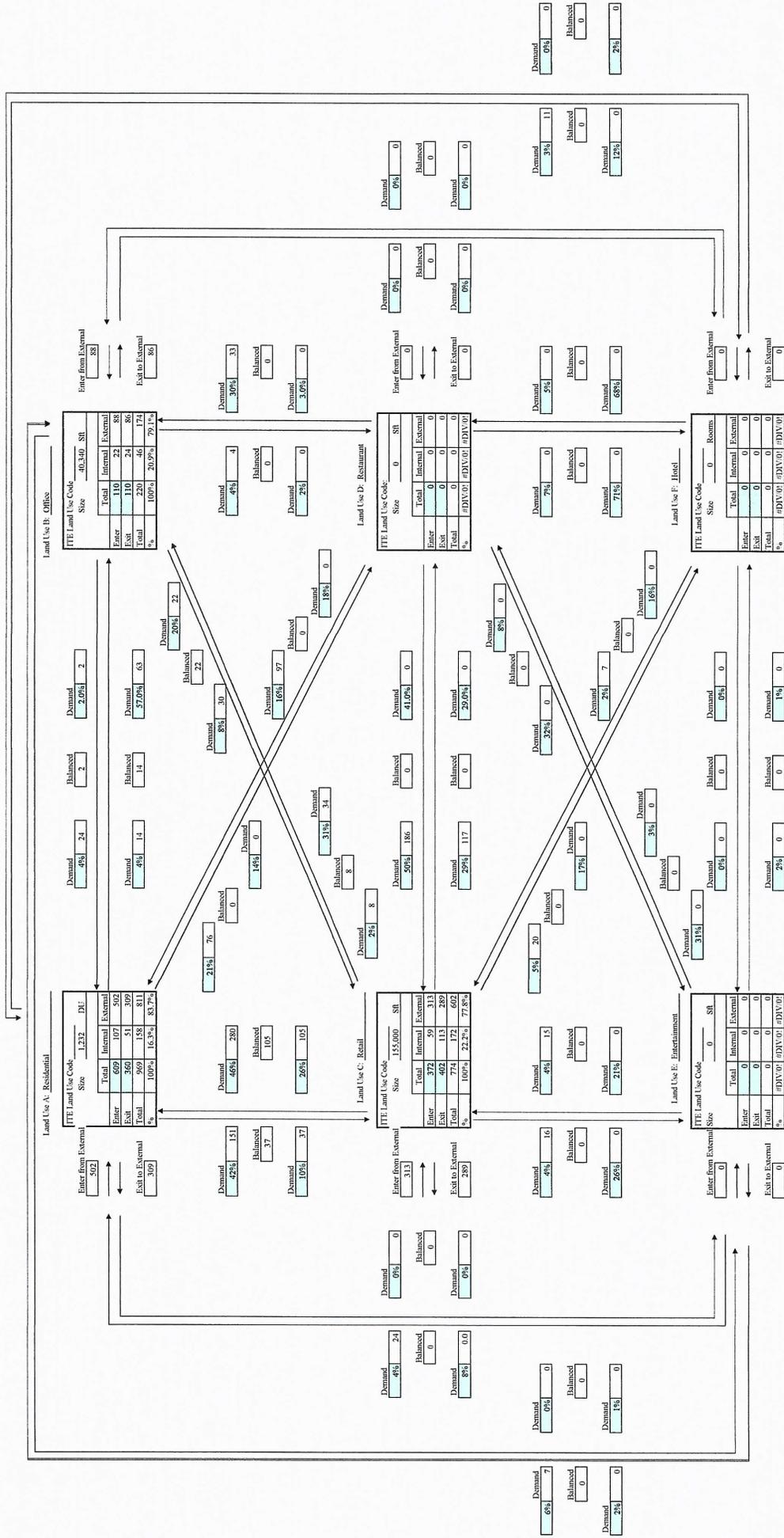
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: PM Internal Traffic - Approved - Phase 4 Buildout - TAZ 861

PROJECT
TRIP INTERNALIZATION - PM

Analyst _____
Date _____

PROJECT
EM Peak Hour _____
Time Period _____



Net External Trips for Multi-Use Development

Land Use	A	B	C	D	F	Total
Enter	305	13	0	0	0	318
Exit	257	0	0	0	0	257
Total	811	174	602	0	0	1587
Simple Use Trip Gen Estimate	969	220	774	0	0	1963
Internal Capture						19.2%

Source: based on procedures from the ITE: Trip Generation Handbook, Chapter 7, March 2001

Trip Generation for Proposed Uses
by TAZ – ITE 11th Edition

Table 2a - Trip Generation - Map H - Daily, Proposed - Phase 4 Buildout - TAZ 652

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	%	In	Out	Total	In	Out	Total
Age Restricted	251	-	DU	$\text{Ln}(T) = 0.831 \text{Ln}(X) + 2.47$	50%	50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Simple-Family Detached Housing	210	1,242	DU	$\text{Ln}(T) = 0.921 \text{Ln}(X) + 2.68$	50%	50%	102	154	256	2.5%	2.5%	5,021	4,968	9,989	-	-	-	-	-	-	-	-
Multi-Family Housing (Mid-Rise)	221	-	DU	$T = 4.54(X)$	50%	50%	-	-	-	0.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
General Office	710	-	SR	$\text{Ln}(T) = 0.871 \text{Ln}(X) + 3.05$	50%	50%	-	-	-	0.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
Civic Use	-	-	SR	$T = 54.51(X)$	50%	50%	-	-	-	0.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
Institutional Use	-	-	SR	$T = 30.49(X)$	50%	50%	-	-	-	0.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
Industrial Park	130	-	SR	$T = 3.37(X)$	50%	50%	-	-	-	0.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
General Commercial	820	306,000	Acres	$T = 37.01(X)$	50%	50%	154	102	256	2.3%	2.3%	5,509	5,560	11,069	1,882	1,881	3,763	34.0%	34.0%	3,627	3,679	7,306
Regional Park	417	-	Acres	$T = 4.57(X)$	50%	50%	-	-	-	0.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
Elementary School	520	-	Students	$T = 2.27(X)$	50%	50%	-	-	-	0.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
Junior High School	522	-	Students	$T = 2.10(X)$	50%	50%	-	-	-	0.0%	0.0%	-	-	-	-	-	-	-	-	-	-	-
Total							10,786	10,784	21,570	2.5%	2.5%	512	2,442	2,954	1,882	1,881	3,763	17.9%	17.9%	8,647	8,647	17,294

Source: Trip Generation Manual 11th Edition

Table 2c - Trip Generation - Map H - 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	%	In	Out	Total	In	Out	Total	
Age Restricted	251	-	DU	$\text{Ln}(T) = 0.78 \text{Ln}(X) + 0.20$	61%	39%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Simple-Family Detached Housing	210	1,242	DU	$\text{Ln}(T) = 0.94 \text{Ln}(X) + 0.27$	63%	37%	668	393	1,061	171	61	232	21.9%	497	332	829	-	-	-	-	-	-	-
Multi-Family Housing (Mid-Rise)	221	-	DU	$T = 0.39(X) + 0.34$	61%	39%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	
General Office	710	-	SR	$T = 1.44(X)$	17%	83%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	
Civic Use	-	-	SR	$T = 5.45(X)$	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	
Institutional Use	-	-	SR	$T = 3.05(X)$	40%	60%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	
Industrial Park	130	-	SR	$T = 0.34(X)$	72%	28%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	
General Commercial	820	306,000	Acres	$\text{Ln}(T) = 0.72 \text{Ln}(X) + 3.02$	48%	52%	606	657	1,263	61	171	232	18.4%	545	486	1,031	176	351	34.0%	34.0%	370	310	680
Regional Park	417	-	Acres	$T = 0.26(X)$	44%	56%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	-
Elementary School	520	-	Students	$T = 0.16(X)$	46%	54%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	-
Junior High School	522	-	Students	$T = 0.15(X)$	48%	52%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	-
Total							1,274	1,650	2,924	232	364	20.0%	1,442	818	1,860	175	351	18.9%	18.9%	867	642	1,509	

Source: Trip Generation Manual 11th Edition

Table 2a - Trip Generation - Map H - Daily- Proposed - Phase 4 Buildout - IAZ 654

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	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
					50%	50%	In	Out	%	%	%	%	%	%	%	%	%	%	%	%	%	
Age Restricted	251	-	DU	$\text{Ln}(T) = 0.85\text{Ln}(X) + 2.47$	61%	39%	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Single-Family Detached Housing	210	850	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.68$	63%	37%	3,614	3,413	7,227	93	118	211	2.9%	3,495	7,016	-	-	-	-	-	-	
Multi-Family Housing (Mid-Rise)	221	-	DU	$T = 1.54(X)$	61%	39%	-	-	-	-	-	-	0.0%	3,521	-	-	-	-	-	-	-	
General Office	710	-	SR	$\text{Ln}(T) = 0.87\text{Ln}(X) + 3.05$	17%	83%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	
Civic Use	-	-	SR	$T = 54.51(X)$	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	
Institutional Use	130	67,628	SR	$T = 30.49(X)$	40%	60%	1,031	1,031	2,062	51	-	51	2.4%	980	1,031	-	-	-	-	-	-	
Industrial Park	820	76,500	SR	$T = 37.01(X)$	22%	78%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	
General Commercial	417	-	Acres	$T = 4.37(X)$	44%	56%	1,416	1,415	2,831	397	113	510	18.0%	1,019	1,302	394	789	34.0%	654	908	1,532	
Regional Park	520	-	Students	$T = 2.27(X)$	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	
Elementary School	522	-	Students	$T = 2.10(X)$	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	
Junior High School	-	-	Students	-	-	-	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	
Total							6,061	6,659	12,120	541	231	772	6.4%	5,520	5,628	395	394	789	7.0%	5,125	5,434	10,559

Sources: Trip Generation Manual 11th Edition

Table 2c - Trip Generation - Map H - 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					
					61%	39%	In	Out	%	%	%	%	%	%	%	%	%	%	%	%			
Age Restricted	251	-	DU	$\text{Ln}(T) = 0.78\text{Ln}(X) + 0.20$	61%	39%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Single-Family Detached Housing	210	850	DU	$\text{Ln}(T) = 0.94\text{Ln}(X) + 0.27$	63%	37%	468	275	743	65	33	98	13.2%	403	242	645	-	-	-	-	-		
Multi-Family Housing (Mid-Rise)	221	-	DU	$T = 0.39(X) + 0.34$	61%	39%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-		
General Office	710	-	SR	$T = 1.44(X)$	17%	83%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-		
Civic Use	-	-	SR	$T = 5.45(X)$	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-		
Institutional Use	130	67,628	SR	$T = 3.05(X)$	40%	60%	82	124	206	16	-	16	7.8%	66	124	-	-	-	-	-	-		
Industrial Park	820	76,500	SR	$T = 0.34(X)$	22%	78%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-		
General Commercial	417	-	Acres	$\text{Ln}(T) = 0.72\text{Ln}(X) + 3.02$	48%	52%	223	242	465	40	68	108	23.2%	183	174	357	60	61	121	34.0%	123	236	
Regional Park	520	-	Students	$T = 0.26(X)$	46%	54%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	
Elementary School	522	-	Students	$T = 0.16(X)$	48%	52%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	
Junior High School	-	-	Students	$T = 0.15(X)$	-	-	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	
Total							773	641	1,414	121	101	222	15.7%	652	540	1,192	60	61	121	10.2%	592	479	1,071

Sources: Trip Generation Manual 11th Edition

Table 2a - Trip Generation - Map H - Daily - Proposed - Phase 4 Buildout - TAZ 648

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	In	Out	Total	%	In	Out	Total	%	In	Out	Total	%	In	Out
Age Restricted	251	-	DU	$\ln(T) = 0.85 \ln(X) + 2.17$	50%	50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Single-Family Detached Housing	210	-	DU	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Multi-Family Housing (Low-Rise)	220	963	DU	$T = 6.41(X) + 73.31$	50%	50%	3,124	6,248	104	115	219	3,596	3,020	3,009	6,029	-	-	-	-	-	-	
Multi-Family Housing (Mid-Rise)	221	962	DU	$T = 4.54(X)$	50%	50%	2,183	4,367	72	81	153	3,596	2,112	2,102	4,214	-	-	-	-	-	-	
General Office	710	1,583,230	SR	$\ln(T) = 0.87 \ln(X) + 3.05$	50%	50%	6,415	12,829	462	1,104	1,566	12,236	5,933	5,310	11,263	-	-	-	-	-	-	
Civic Use	80,695	-	SR	$T = 5.51(X)$	50%	50%	2,200	4,399	138	379	517	12,236	2,042	1,820	3,862	-	-	-	-	-	-	
Institutional Use	-	-	SR	$T = 30.49(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Industrial Park	130	1,361,230	SR	$T = 3.77(X)$	50%	50%	2,294	4,587	207	495	702	15,336	3,885	1,798	3,885	-	-	-	-	-	-	
General Commercial	820	306,000	SR	$T = 37.01(X)$	50%	50%	5,663	11,325	210	480	2,864	22,896	3,559	5,182	8,741	1,486	1,486	2,972	34.0%	2,073	3,696	5,769
Regional Park	417	50	Acres	$T = 4.57(X)$	50%	50%	115	229	-	-	-	114	229	-	-	-	-	-	-	-	-	-
Elementary School	520	2,420	Students	$T = 2.77(X)$	50%	50%	2,747	5,493	109	620	729	13,336	2,638	2,126	4,764	-	-	-	-	-	-	-
Junior High School	522	-	Students	$T = 2.10(X)$	50%	50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total							24,742	24,735	49,477	3,216	6,490	13,196	21,526	21,461	42,987	1,486	1,486	2,972	6.9%	2,073	3,696	5,769

Source: Trip Generation Manual 11th Edition

Table 2c - Trip Generation - Map H - 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		
Age Restricted	251	-	DU	$\ln(T) = 0.79 \ln(X) + 0.20$	61%	39%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Single-Family Detached Housing	210	-	DU	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Multi-Family Housing (Low-Rise)	220	963	DU	$T = 0.43(X) + 20.45$	63%	37%	274	161	435	62	38	100	23.0%	212	123	335	-	-	-	-	-		
Multi-Family Housing (Mid-Rise)	221	962	DU	$T = 0.39(X) + 0.34$	61%	39%	229	147	376	33	86	22.9%	176	114	290	-	-	-	-	-	-		
General Office	710	1,583,230	SR	$T = 1.44(X)$	17%	83%	388	1,892	2,280	14	41	55	2.4%	374	1,851	2,225	-	-	-	-	-		
Civic Use	80,695	-	SR	$T = 5.45(X)$	50%	50%	220	220	440	3	8	11	2.5%	217	212	429	-	-	-	-	-		
Institutional Use	-	-	SR	$T = 3.05(X)$	40%	60%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Industrial Park	130	1,361,230	SR	$T = 0.34(X)$	23%	78%	102	361	463	3	10	13	2.8%	99	351	450	-	-	-	-	-		
General Commercial	820	306,000	SR	$\ln(T) = 0.72 \ln(X) + 3.02$	48%	52%	606	657	1,263	122	150	272	21.5%	484	307	991	168	169	337	34.0%	316	338	654
Regional Park	417	50	Acres	$T = 0.26(X)$	44%	56%	6	7	13	2	2	4	30.8%	4	5	9	-	-	-	-	-	-	-
Elementary School	520	2,420	Students	$T = 0.16(X)$	46%	54%	178	209	387	34	12	46	11.9%	144	197	341	-	-	-	-	-	-	-
Junior High School	522	-	Students	$T = 0.15(X)$	48%	52%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total							2,003	3,654	5,657	293	294	587	10.4%	1,710	3,360	168	169	337	6.6%	1,542	3,191	4,733	

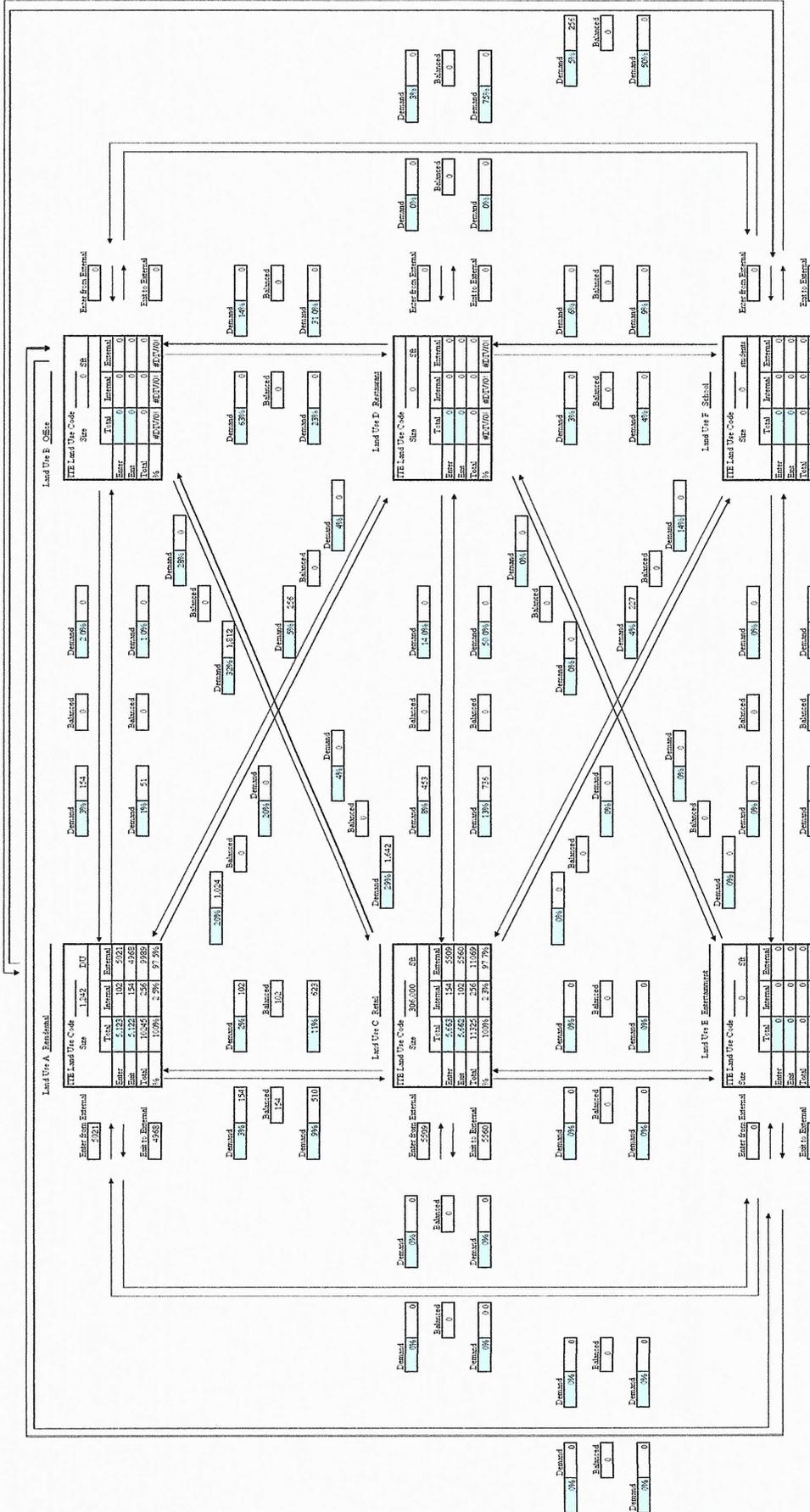
Source: Trip Generation Manual 11th Edition

TABLE 1: Daily Internal Traffic - Proposed - Phase 4 Buildout - TAZ 652

PROJECT
TRIP INTERVALIZATION - Daily

Name of Project: _____
Date: _____
Time Period: _____
Daily Peak Hour: _____

Analyst: _____
Date: _____



Net External Trips for Multi-Use Development

ITE Land Use Code	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total
Entertainment	102	0	0	0	0	0	102
Residential	308	0	0	0	0	0	308
Office	308	0	0	0	0	0	308
Retail	472	0	0	0	0	0	472
School	0	0	0	0	0	0	0
Total	1,190	0	0	0	0	0	1,190

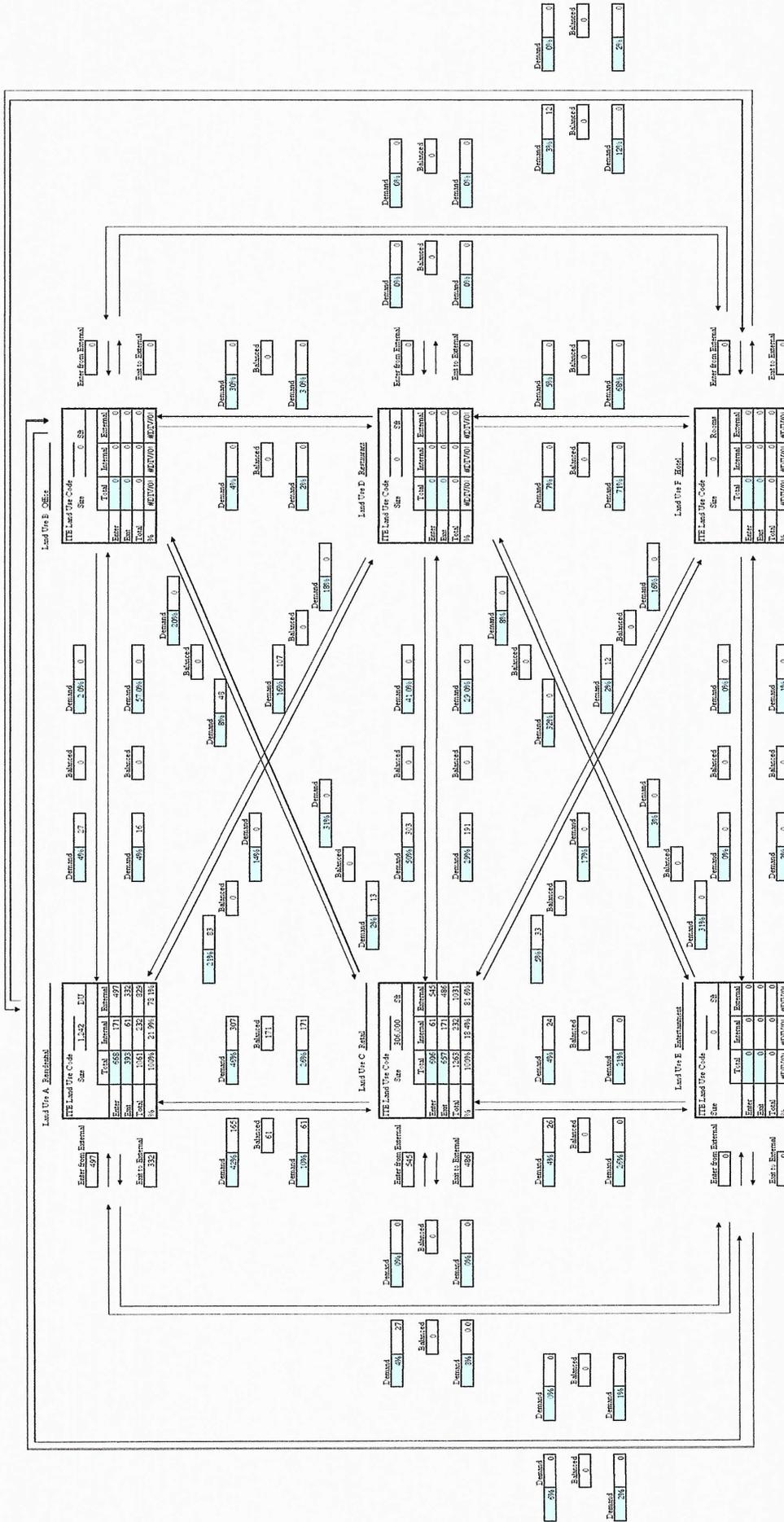
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: PM Internal Traffic - Proposed - Phase 4 Buildout - TAZ 652

PROJECT
TRIP INTERNALIZATION - PM

Name of Project: PROJECT
Time Period: PM Peak Hour

Ambyrt
Date:



Net External Trips for Multi-Use Development

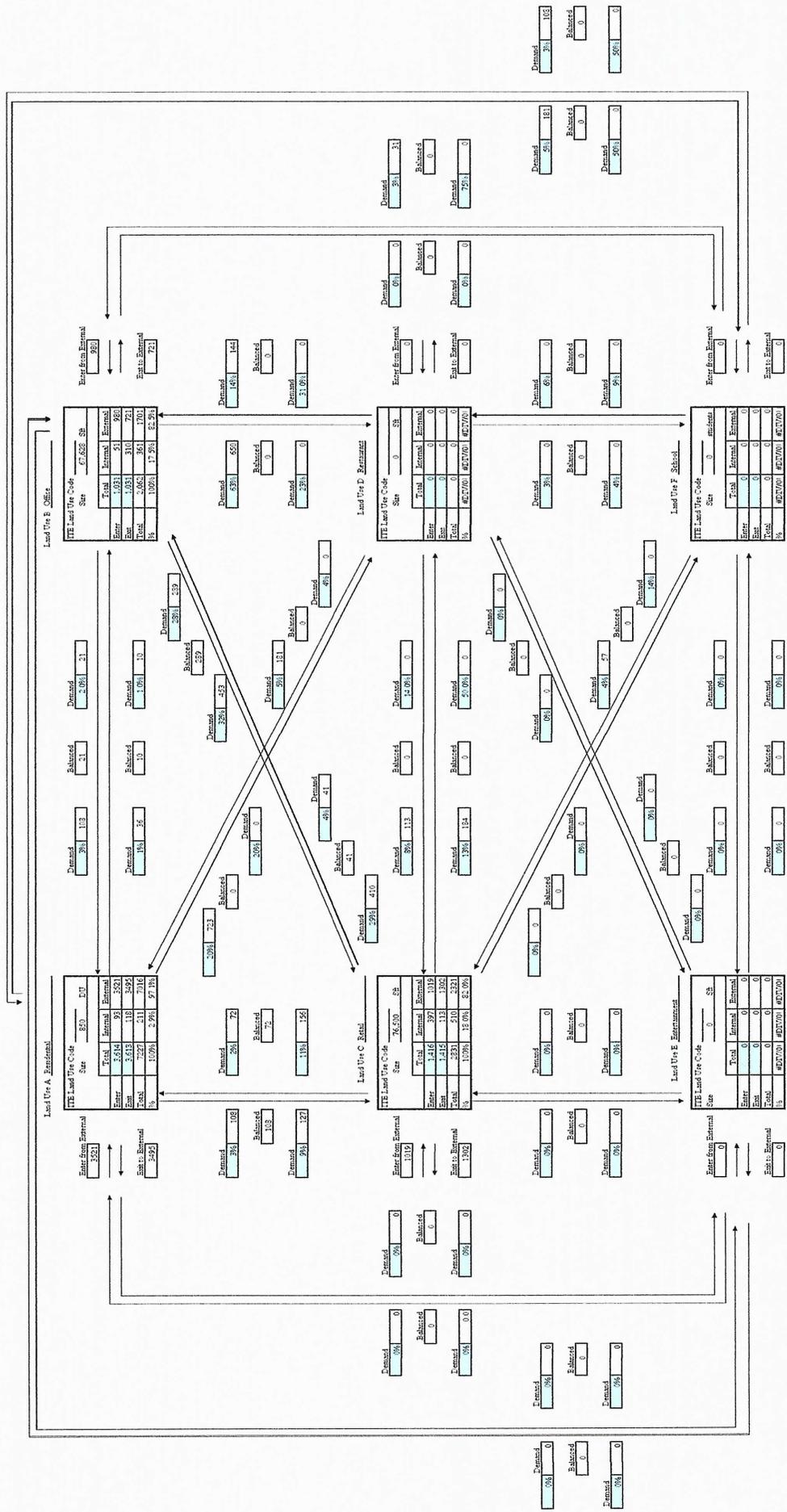
Land Use	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total
Enter	497	0	0	0	0	0	497
Exit	0	0	0	0	0	0	0
Net	497	0	0	0	0	0	497
Source: based on procedure from the TTE Trip Generation Handbook, Chapter 7, March 2011							

TABLE 1: Daily Internal Traffic - Proposed - Phase 4 Buildout - TAZ 654

PROJECT
TRIP INTERVALIZATION - Daily

Name of Project: PROJECT
Date: DATE

Analyst: ANALYST
Date: DATE



No External Trips for Multi-Use Development

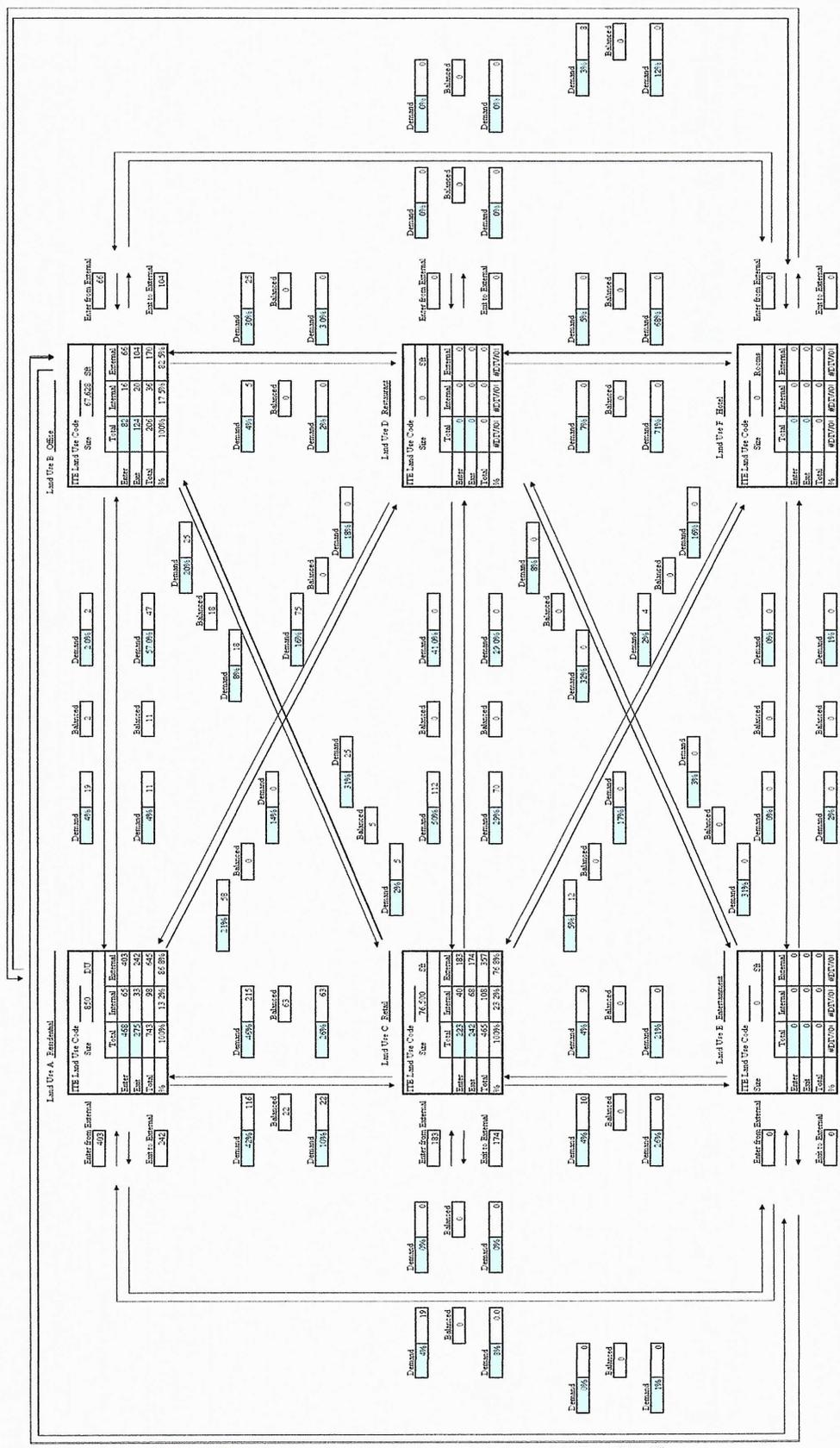
	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total
Enter	3521	21	1416	0	0	0	5558
Exit	3521	21	1397	0	0	0	5558
Total	7042	42	2813	0	0	0	10297
Demand	3521	21	1416	0	0	0	5558
Balanced	3521	21	1397	0	0	0	5558
Source: based on spreadsheet from the Trip Generation Handbook, Chapter 7, March 2011							8.6%

TABLE 1: PM Internal Traffic - Proposed 4 Buildout - TAZ 654

PROJECT
TRIP INTERNALIZATION - PM

Name of Project: PM Peak Hour
Time Period:

Analyst:
Date:



Net External Trips for Multi-Use Development

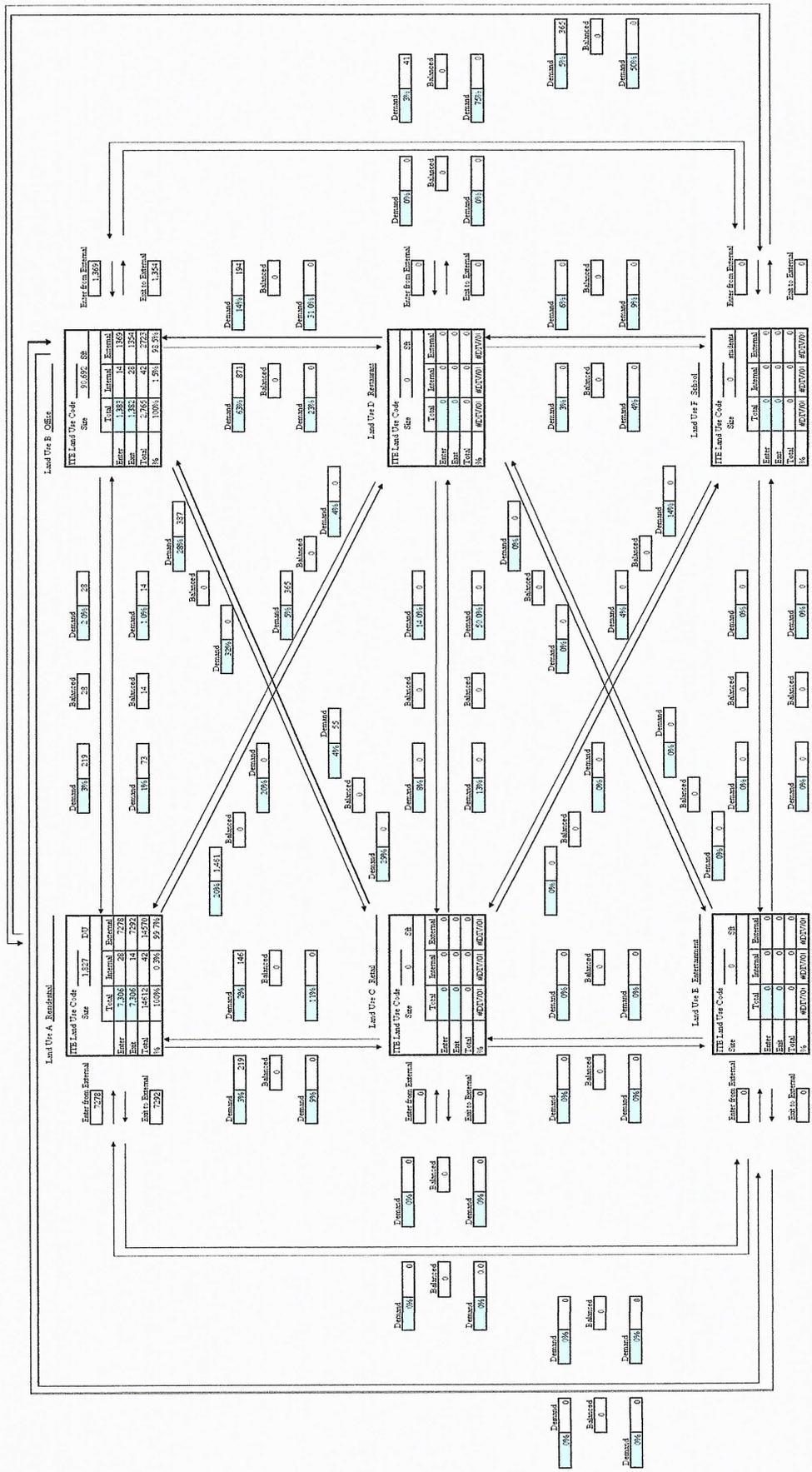
Land Use	A	B	C	D	E	F	Total
Enter	493	65	315	183	53	3	1112
Exit	493	65	315	183	53	3	1112
Net	0	0	0	0	0	0	0
Source: based on procedure from the Trip Generation Handbook, Chapter 7, March 2011							17,196

TABLE 1: Daily Internal Traffic - Proposed - Phase 4 Buildout - TAZ 647

PROJECT
TRIP INTERNALIZATION - Daily

Name of Developer: _____
 Date: _____
 Project: _____
 Date: _____

Analyst: _____
 Date: _____



Net External Trips for Multi-Use Development

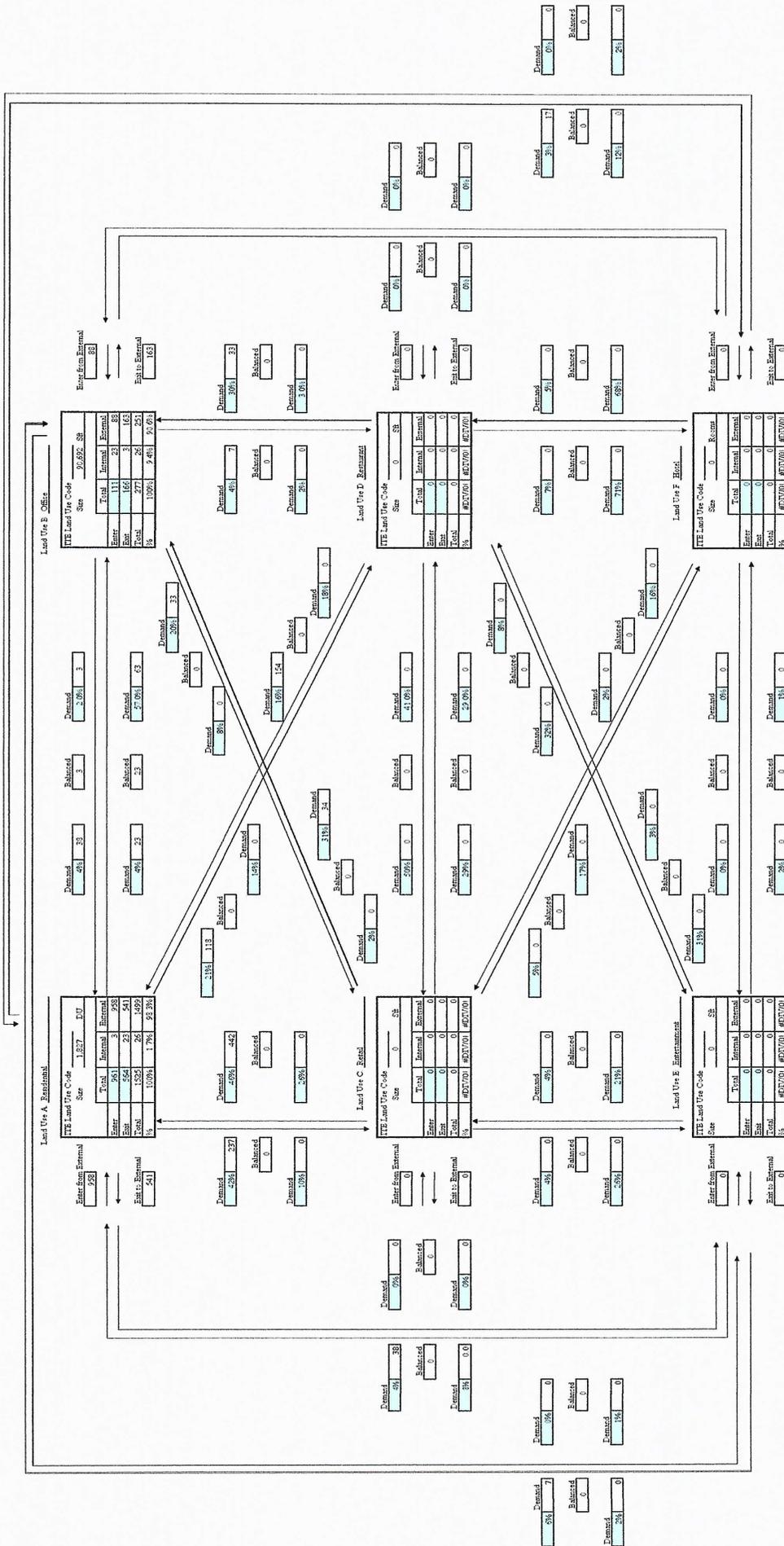
Land Use	A	B	C	D	E	F
Enter	28	14	0	0	0	0
Exit	7,350	1,348	290	98	98	0
Total	7,378	1,362	290	98	98	0
Source: based on procedure from the ITE Trip Generation Handbook, Chapter 7, March 2011						

TABLE 1: PM Internal Traffic - Proposed - Phase 4 Buildout - TAZ 647

PROJECT
TRIP INTERNALIZATION - PM

Name of Developer: _____
 Project: _____
 Time Period: _____

Analyst: _____
 Date: _____



Net External Trips for Multi-Use Development

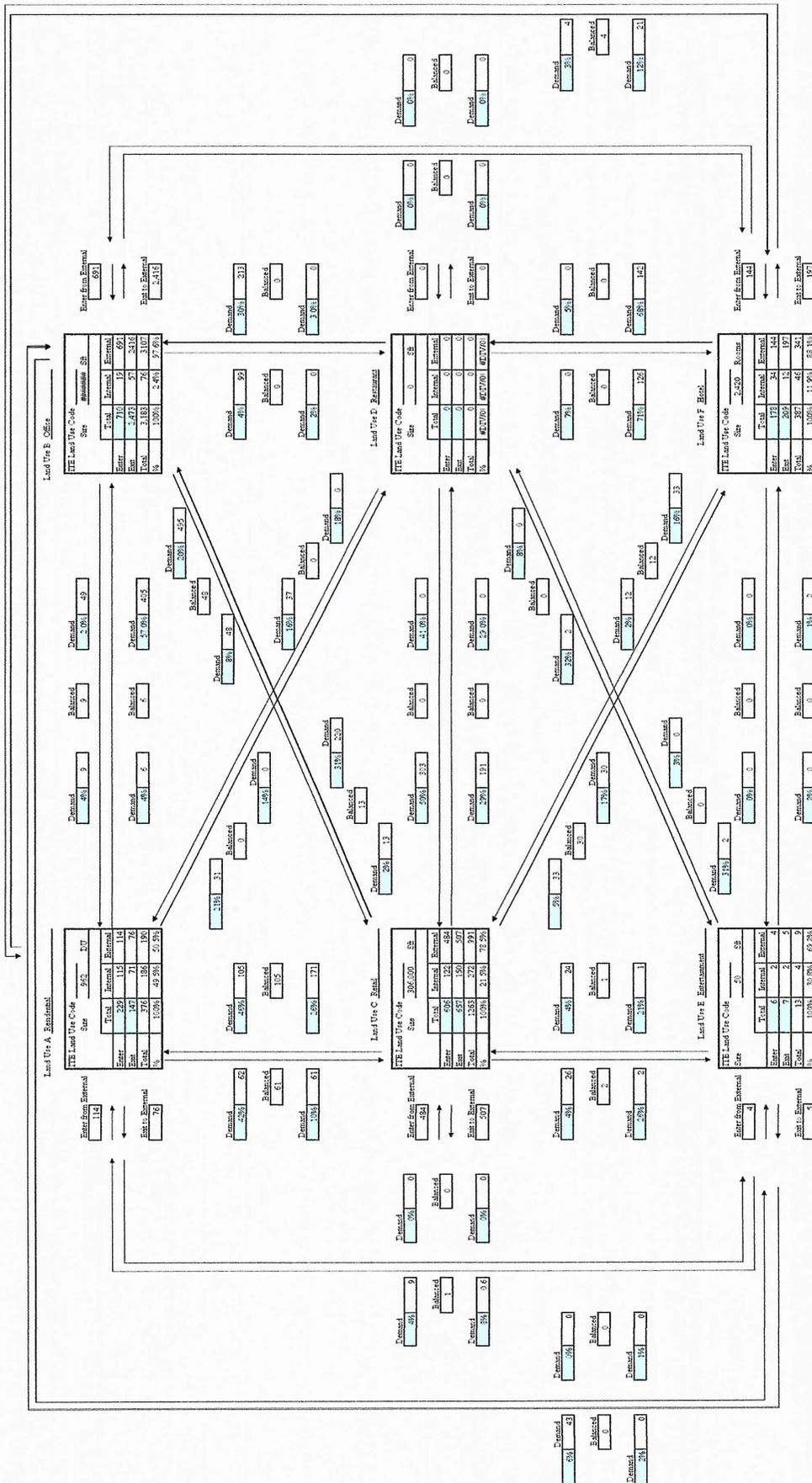
Land Use	A	B	C	D	E	F	Total
Enter	0	0	0	0	0	0	0
Exit	1,726	89	0	0	0	0	1,815
Net	1,726	89	0	0	0	0	1,815
Total	1,726	89	0	0	0	0	1,815
Source: Trip, Time, Gen. Estimate	1,726	277	0	0	0	0	1,803
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001							2,296

TABLE 1: PM Internal Traffic - Proposed - Phase 4 Buildout - TAZ 648

PROJECT
TRIP INTERNALIZATION - PM

Name of Project: PROJECT
Time Period: PM Peak Hour

Analyst: _____
Date: _____



No External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total
Enter	114	9	498	3	4	144	1,172
Exit	76	49	105	37	2	142	381
Total	38	40	393	0	2	286	1,059
%	38%	40%	39%	0%	2%	28%	38%

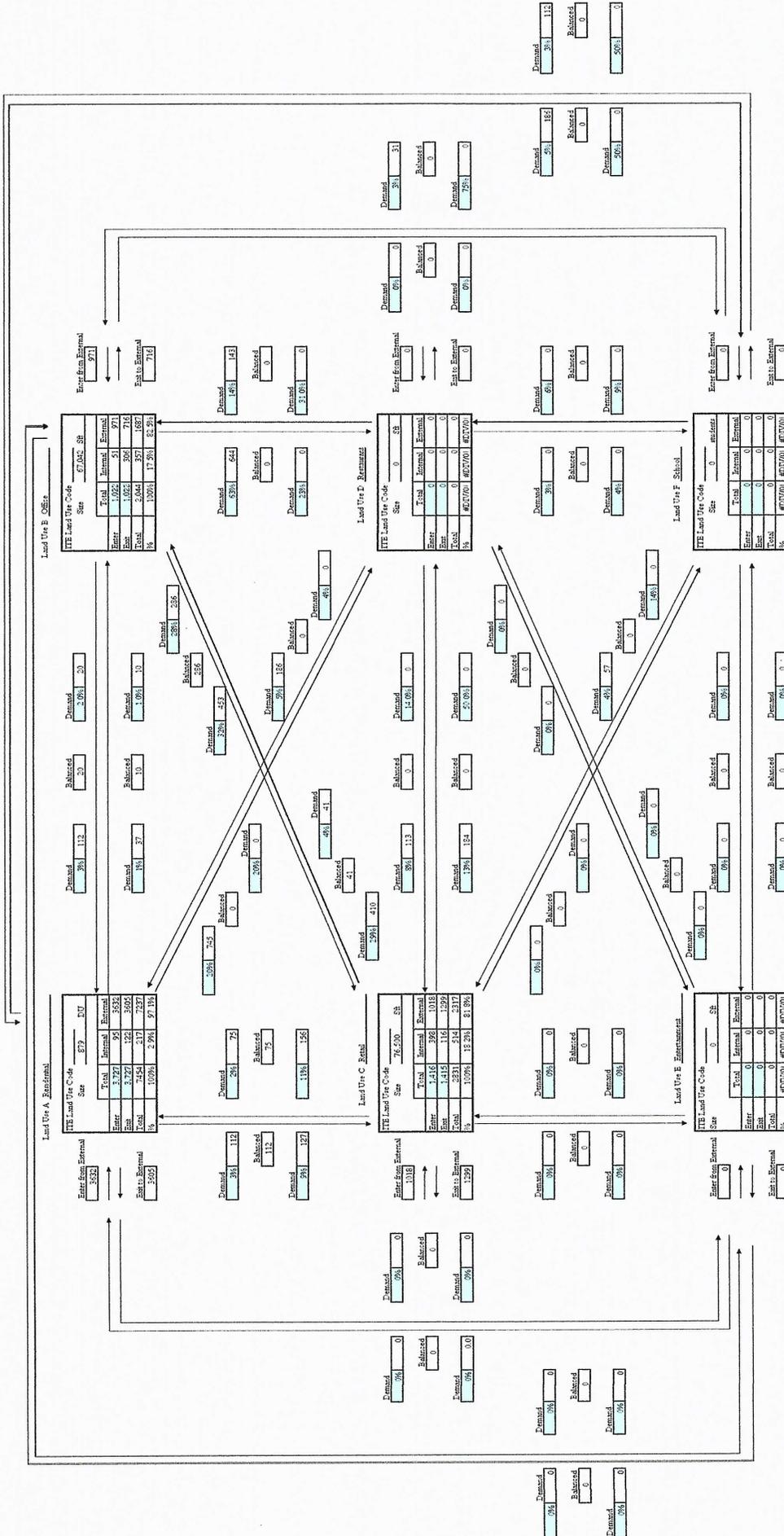
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2011.

TABLE 1: Daily Internal Traffic - Proposed - Phase 4 Buildout - TAZ 861

PROJECT
TRIP INTERNALIZATION - Daily

Analyst: _____
Date: _____

PROJECT: _____
Date: _____



Net External Trips for Multi-Use Development

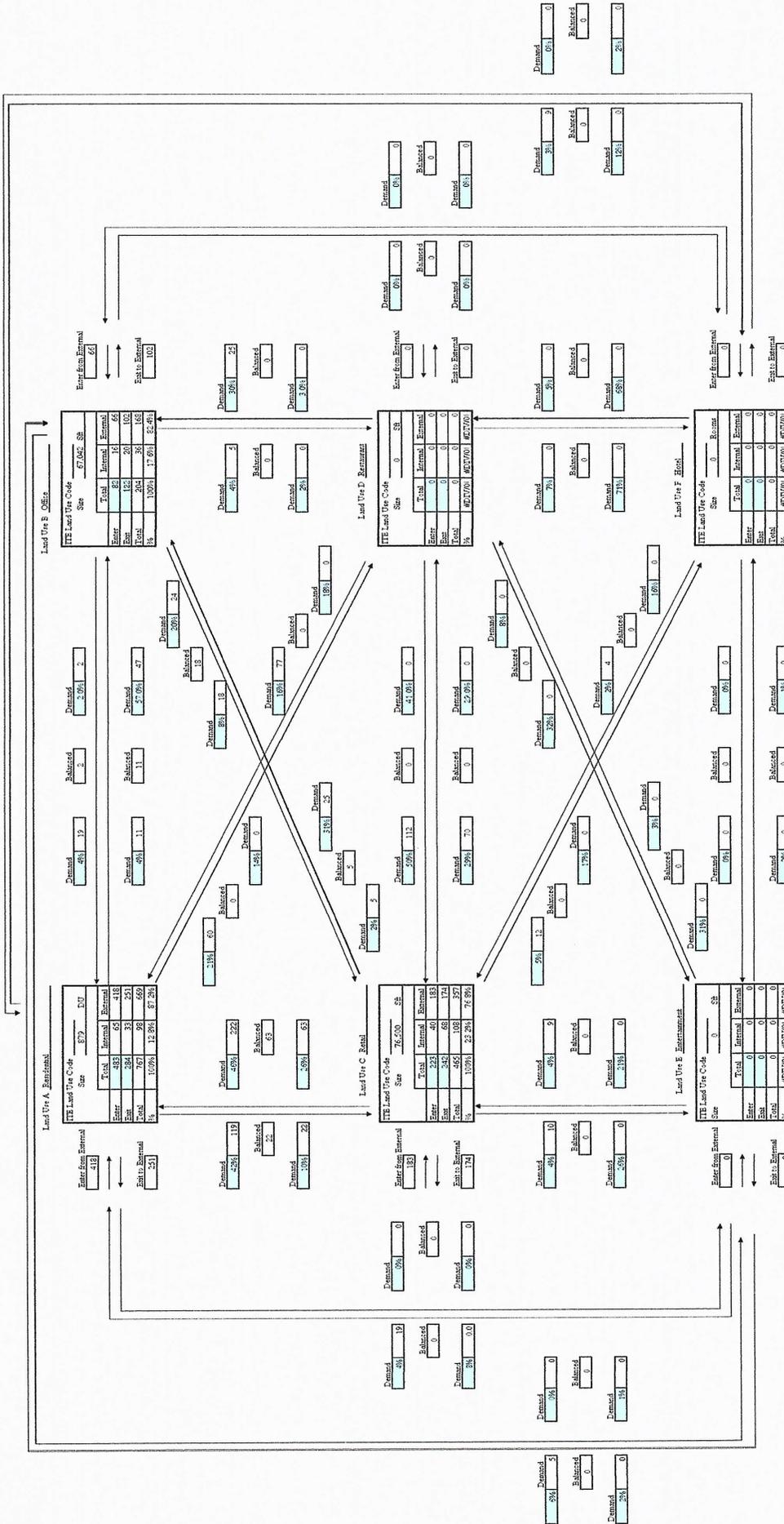
Land Use	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total
Enter	3,727	1,022	1,416	0	0	0	6,165
Exit	3,727	1,022	1,416	0	0	0	6,165
Total	7,454	2,044	2,831	0	0	0	12,329
Source	based on procedure from ITE Trip Generation Handbook, Chapter 7, March 2001						

TABLE 1: PM Internal Traffic - Proposed - Phase 4 Buildout - TAZ 861

PROJECT
TRIP INTERNALIZATION - PM

Name of Drop: PROJECT
Time Period: PM Peak Hour

Analyst:
Date:



Net External Trips for Multi-Use Development

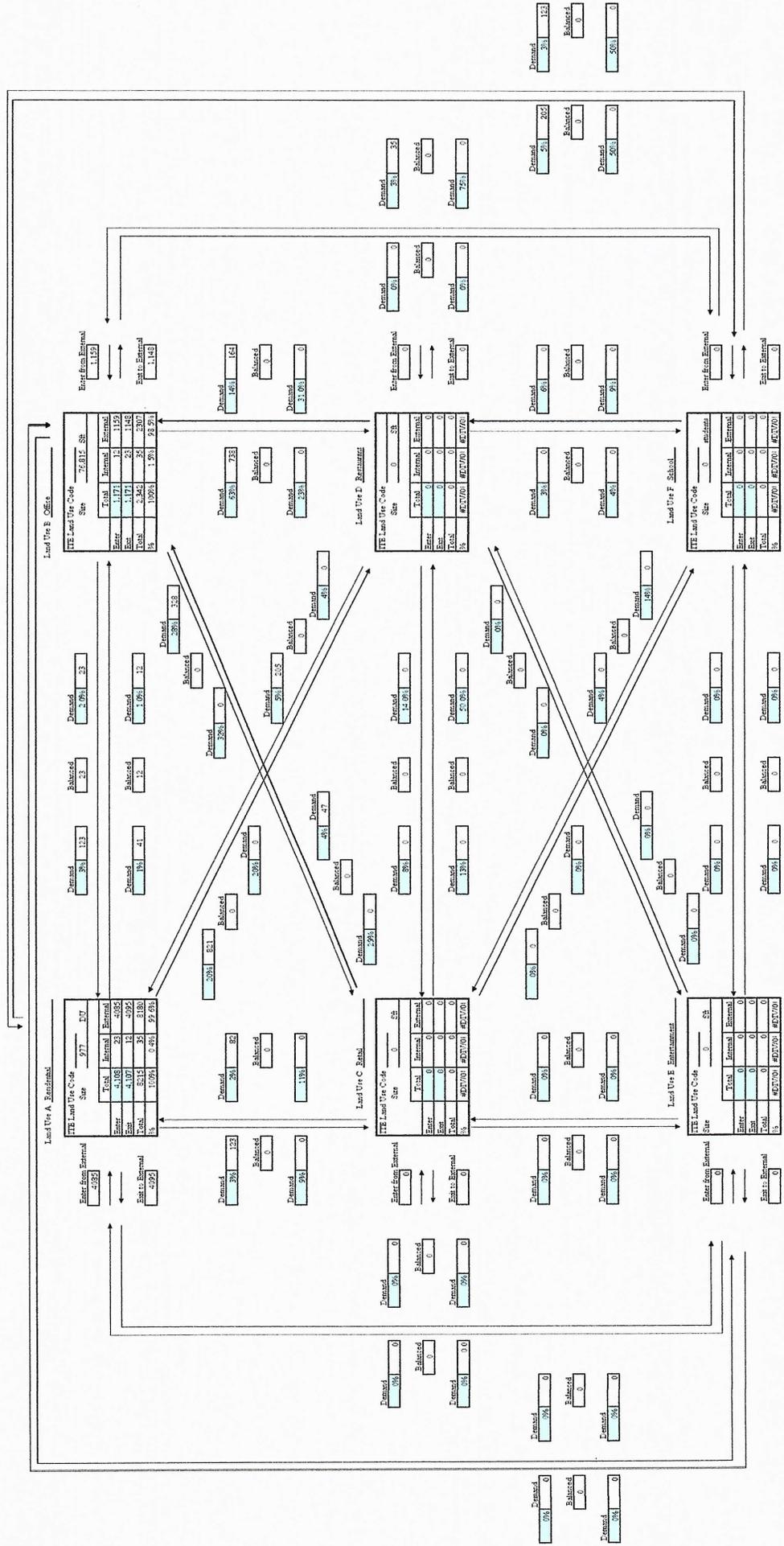
Land Use	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total
Enter	18	66	183	0	0	0	367
Exit	215	100	174	0	0	0	529
Total	233	166	357	0	0	0	1156
Source: based on procedure from the ITE Trip Generation Handbook, Chapter 7, March 2001	767	204	461	0	0	0	1432

TABLE 1: Daily Internal Traffic - Proposed - Phase 4 Buildout - TAZ 653

PROJECT
TRIP INTERNALIZATION - Daily

Name of Project: _____
 Date: _____
 PROJECT: _____
 Daily Peak Hour: _____

Author: _____
 Date: _____



Net External Trips for All ITE Land Use Developments

ITE Land Use Code	ITE Land Use Code Size	ITE Land Use Code							
A	977	B	74,815	C	42	D	82	E	68
Total	75,792	Total	75,792	Total	75,792	Total	75,792	Total	75,792
Source: Trip, Trip, Trip, Trip, Trip, Trip, Trip, Trip, Trip, Trip	5215	2542	10957	0	0	0	0	0	0
Source: Based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001									

TABLE 1: PM Internal Traffic - Proposed - Phase 4 - Buildout - TAZ 653

PROJECT
TRIP INTERNALIZATION - PM

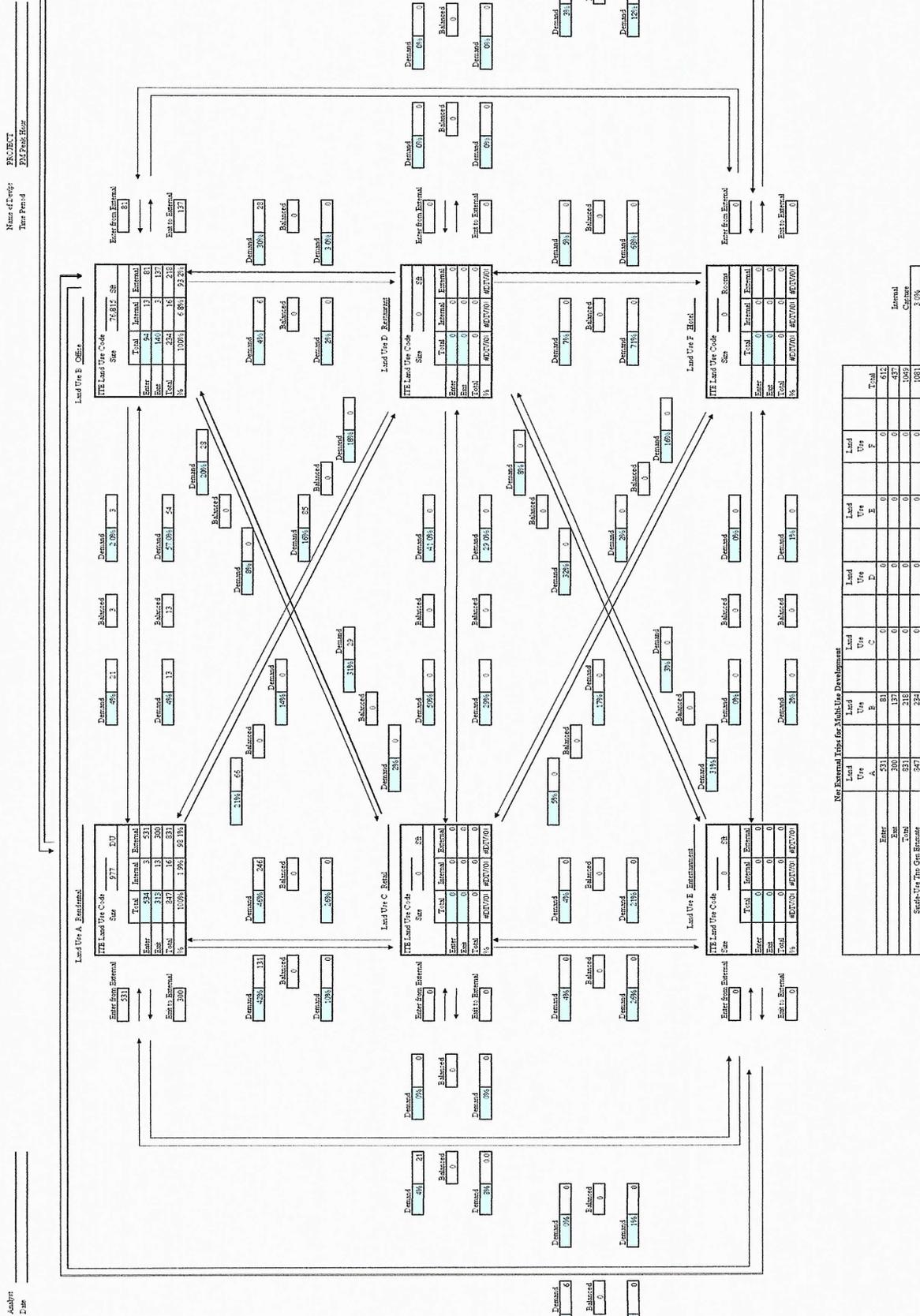


Table 3a : WATS 3.0 - Trip Gen: 2045

LAND USE	TOTAL INTENSITY	UNITS	LAND USE INTENSITY (OLD PARCEL ID)						
			A TAZ 648	B TAZ 652	C TAZ 647	D TAZ 654	E TAZ 653	F TAZ 861	
Age Restricted	0	DU							
Single Family Detached Housing	5,775	DU		1,272	1,294	977	1,200	1,032	
Multi Family Housing (Mid-Rise)	1,925	DU		975	550		200	200	
General Office	1,503,250	SF	1,361,250	142,000					
Civic Use	40,347	SF		40,347					
Institution Use	185,727	SF		30,000		101,277	54,450		
Industrial Park	1,361,250	SF	1,361,250						
General Commercial	590,000	SF		150,000	80,000	120,000	120,000	120,000	
Regional Park	135	Acres	50		35				
Elementary School	820	Students		820					
Junior High School	1,600	Students		1,600					

WAYS TAZ

390

TCRPM TAZ

648

DAILY TRIP GENERATION:

Land Use	Intensity	Unit	ITE Code	Trip Generation Rate/Equation (8th Ed)	Daily Trips
Single-Family Residential	0	d.u.	[210]	$\ln(T) = 0.92 * \ln(X) + 2.71$	
Multi-Family Residential	0	d.u.	[230]	$\ln(T) = 0.87 * \ln(X) + 2.46$	
Age-Restricted Single-Family	0	d.u.	[251]	$\ln(T) = 0.85 * \ln(X) + 2.39$	
Age-Restricted Multi-Family	0	d.u.	[252]	$T = 3.48 * (X)$	
Hotel	0	rooms	[310]	$T = 8.92 * (X)$	
Industrial Park	1,361,250	s.f.	[130]	$T = 6.96 * (X/1000)$	9,474
Commercial Retail	0	s.f.	[820]	$\ln(T) = 0.65 * \ln(X/1000) + 5.83$	
Service & Office	1,361,250	s.f.	[710]	$\ln(T) = 0.77 * \ln(X/1000) + 3.65$	9,961
Research & Development ⁽¹⁾	0	s.f.	[760]	$\ln(T) = 0.82 * \ln(X/1000) + 3.14$	
Hospital	0	beds	[610]	$T = 11.81 * (X)$	
Civic Use	0	s.f.	-	$T = 54.51 * (X/1000)$	
Institutional Use	0	s.f.	-	$T = 30.49 * (X/1000)$	
Park	50	acres	[412]	$T = 2.28 * (X)$	114
Elementary School	0	students	[520]	$T = 1.29 * (X)$	
K-8 School	0	students	[522]	$T = 1.62 * (X)$	
High School	0	students	[530]	$\ln(T) = 0.81 * \ln(X) + 1.86$	
Congregate Care Facility	0	d.u.	[253]	$T = 2.02 * (X)$	
Assisted Living Facility	0	beds	[254]	$T = 2.60 * (X)$	

(1) Equation is used for Research and Development up to 1,800,000 SF
Linear rate is used for Research and Development beyond 1,800,000 SF

Total Gross Trips =	19,549
Total Gross Residential Trips =	0
Total Gross Non-Residential Trips =	19,549
Internal Capture % among TAZ =	2.01%
Internal Capture trips among TAZ =	392

Commercial Retail Pass-By Calculation:			
Intensity =	0	s.f.	
External Trips from Matrix =	0	trips	
Pass-By Percent =	34%		
Pass-By Reduction =	0	trips	

NET NEW EXTERNAL DAILY TRIPS =	19,157
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PM PEAK HOUR TRIP GENERATION:

Land Use	Intensity	Unit	ITE Code	Trip Generation Rate/Equation	Total Trips	Inbound	Outbound
Single-Family Residential	0	d.u.	[210]	$\ln(T) = 0.90 * \ln(X) + 0.51; (63\% \text{ in})$			
Multi-Family Residential	0	d.u.	[230]	$\ln(T) = 0.82 * \ln(X) + 0.32; (67\% \text{ in})$			
Age-Restricted Single-Family	0	d.u.	[251]	$\ln(T) = 0.72 * \ln(X) + 0.58; (61\% \text{ in})$			
Age-Restricted Multi-Family	0	d.u.	[252]	$T = 0.11 * (X); (61\% \text{ in})$			
Hotel	0	rooms	[310]	$T = 0.70 * (X); (49\% \text{ in})$			
Industrial Park	1,361,250	s.f.	[130]	$T = 0.86 * (X/1000); (21\% \text{ in})$	3,171	246	925
Commercial Retail	0	s.f.	[820]	$\ln(T) = 0.67 * \ln(X/1000) + 3.37; (49\% \text{ in})$			
Service & Office ⁽²⁾	1,361,250	s.f.	[710]	$T = 1.12 * (X/1000) + 78.81; (17\% \text{ in})$	0,603	273	1,330
Research & Development ⁽¹⁾	0	s.f.	[760]	$\ln(T) = 0.82 * \ln(X/1000) + 1.09; (15\% \text{ in})$			
Hospital	0	beds	[610]	$T = 1.31 * (X); (36\% \text{ in})$			
Civic Use	0	s.f.	-	$T = 5.45 * (X/1000); (50\% \text{ in})$			
Institutional Use	0	s.f.	-	$T = 3.05 * (X/1000); (40\% \text{ in})$			
Park	50	acres	[412]	$T = 0.06 * (X); (4\% \text{ in})$	3	1	2
Elementary School	0	students	[520]	$T = 0.15 * (X); (49\% \text{ in})$			
K-8 School	0	students	[522]	$T = 0.16 * (X); (49\% \text{ in})$			
High School	0	students	[530]	$T = 0.13 * (X); (47\% \text{ in})$			
Congregate Care Facility	0	d.u.	[253]	$T = 0.05 * (X) + 2.13; (60\% \text{ in})$			
Assisted Living Facility	0	beds	[254]	$T = 0.19 * (X); (63\% \text{ in})$			

(1) Equation is used for Research and Development up to 1,800,000 SF
Linear rate is used for Research and Development beyond 1,800,000 SF

(2) Equation is used for Service & Office greater than 500,000 SF

Total Gross Trips =	2,777	520	2,257
Total Gross Residential Trips =	0	0	0
Total Gross Non-Residential Trips =	2,777	520	2,257
Internal Capture % among TAZ =	0.72%	-	-
Internal Capture trips among TAZ =	20	10	10

Commercial Retail Pass-By Calculation:			
Intensity =	0	s.f.	
External Trips from Matrix =	0	trips	
Pass-By Percent =	34%		
Pass-By Reduction =	0	trips	

	Total	Inbound	Outbound
NET NEW EXTERNAL PM PEAK HOUR TRIPS =	2,757	510	2,247

44

WATS TAZ
395

TCRPM TAZ
652

DAILY TRIP GENERATION:

Land Use	Intensity	Unit	ITE Code	Trip Generation Rate/Equation (8th Ed)	Daily Trips
Single-Family Residential	1,272	d.u.	[210]	$\ln(T) = 0.92 * \ln(X) + 2.71$	10,791
Multi-Family Residential	975	d.u.	[230]	$\ln(T) = 0.87 * \ln(X) + 2.46$	4,664
Age-Restricted Single-Family	0	d.u.	[251]	$\ln(T) = 0.85 * \ln(X) + 2.38$	
Age-Restricted Multi-Family	0	d.u.	[252]	$T = 3.48 * (X)$	
Hotel	0	rooms	[310]	$T = 8.92 * (X)$	
Industrial Park	0	s.f.	[130]	$T = 6.96 * (X/1000)$	
Commercial Retail	150,000	s.f.	[820]	$\ln(T) = 0.65 * \ln(X/1000) + 5.83$	8,839
Service & Office	142,000	s.f.	[710]	$\ln(T) = 0.77 * \ln(X/1000) + 3.65$	1,748
Research & Development ⁽¹⁾	0	s.f.	[760]	$\ln(T) = 0.82 * \ln(X/1000) + 3.14$	
Hospital	0	beds	[610]	$T = 11.81 * (X)$	
Civic Use	40,347	s.f.	-	$T = 54.51 * (X/1000)$	2,199
Institutional Use	30,000	s.f.	-	$T = 30.49 * (X/1000)$	915
Park	50	acres	[412]	$T = 2.28 * (X)$	114
Elementary School	820	students	[520]	$T = 1.29 * (X)$	1,058
K-8 School	1,600	students	[522]	$T = 1.62 * (X)$	2,592
High School	0	students	[530]	$\ln(T) = 0.81 * \ln(X) + 1.86$	
Congregate Care Facility	0	d.u.	[253]	$T = 2.02 * (X)$	
Assisted Living Facility	0	beds	[254]	$T = 2.60 * (X)$	

(1) Equation is used for Research and Development up to 1,800,000 SF
Linear rate is used for Research and Development beyond 1,800,000 SF

Total Gross Trips =	32,920
Total Gross Residential Trips =	15,455
Total Gross Non-Residential Trips =	17,465
Internal Capture % among TAZ =	16.09%
Internal Capture trips among TAZ =	5,298

Commercial Retail Pass-By Calculation:			
Intensity =	150,000	s.f.	
External Trips from Matrix =	7,278	trips	
Pass-By Percent =	34%		
Pass-By Reduction =	1,856	trips	

NET NEW EXTERNAL DAILY TRIPS =	25,766
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PM PEAK HOUR TRIP GENERATION:

Land Use	Intensity	Unit	ITE Code	Trip Generation Rate/Equation	Total Trips	Inbound	Outbound
Single-Family Residential	1,272	d.u.	[210]	$\ln(T) = 0.90 * \ln(X) + 0.51; (63% \text{ in})$	1,036	653	383
Multi-Family Residential	975	d.u.	[230]	$\ln(T) = 0.82 * \ln(X) + 0.32; (67% \text{ in})$	389	261	128
Age-Restricted Single-Family	0	d.u.	[251]	$\ln(T) = 0.72 * \ln(X) + 0.58; (61% \text{ in})$			
Age-Restricted Multi-Family	0	d.u.	[252]	$T = 0.11 * (X); (61% \text{ in})$			
Hotel	0	rooms	[310]	$T = 0.70 * (X); (49% \text{ in})$			
Industrial Park	0	s.f.	[130]	$T = 0.86 * (X/1000); (21% \text{ in})$			
Commercial Retail	150,000	s.f.	[820]	$\ln(T) = 0.67 * \ln(X/1000) + 3.37; (49% \text{ in})$	835	409	426
Service & Office ⁽²⁾	142,000	s.f.	[710]	$T = 1.49 * (X/1000); (17% \text{ in})$	212	36	176
Research & Development ⁽¹⁾	0	s.f.	[760]	$\ln(T) = 0.82 * \ln(X/1000) + 1.09; (15% \text{ in})$			
Hospital	0	beds	[610]	$T = 1.31 * (X); (36% \text{ in})$			
Civic Use	40,347	s.f.	-	$T = 5.45 * (X/1000); (50% \text{ in})$	220	110	110
Institutional Use	30,000	s.f.	-	$T = 3.05 * (X/1000); (40% \text{ in})$	92	37	55
Park	50	acres	[412]	$T = 0.06 * (X); (41% \text{ in})$	3	1	2
Elementary School	820	students	[520]	$T = 0.15 * (X); (49% \text{ in})$	123	60	63
K-8 School	1,600	students	[522]	$T = 0.16 * (X); (49% \text{ in})$	256	125	131
High School	0	students	[530]	$T = 0.13 * (X); (47% \text{ in})$			
Congregate Care Facility	0	d.u.	[253]	$T = 0.05 * (X) + 2.13; (60% \text{ in})$			
Assisted Living Facility	0	beds	[254]	$T = 0.19 * (X); (63% \text{ in})$			

(1) Equation is used for Research and Development up to 1,800,000 SF
Linear rate is used for Research and Development beyond 1,800,000 SF

(2) Equation is used for Service & Office greater than 500,000 SF

Total Gross Trips =	3,166	1,692	1,474
Total Gross Residential Trips =	1,425	914	511
Total Gross Non-Residential Trips =	1,741	778	963
Internal Capture % among TAZ =	14.72%	-	-
Internal Capture trips among TAZ =	466	233	233

Commercial Retail Pass-By Calculation:			
Intensity =	150,000	s.f.	
External Trips from Matrix =	696	trips	
Pass-By Percent =	34%		
Pass-By Reduction =	177	trips	

	Total	Inbound	Outbound
NET NEW EXTERNAL PM PEAK HOUR TRIPS =	2,523	1,371	1,152

DAILY TRIP GENERATION:

Land Use	Intensity	Unit	ITE Code	Trip Generation Rate/Equation (8th Ed)	Daily Trips
Single-Family Residential	1,294	d.u.	[210]	$\ln(T) = 0.92 * \ln(X) + 2.71$	10,963
Multi-Family Residential	550	d.u.	[230]	$\ln(T) = 0.87 * \ln(X) + 2.46$	2,835
Age-Restricted Single-Family	0	d.u.	[251]	$\ln(T) = 0.85 * \ln(X) + 2.38$	
Age-Restricted Multi-Family	0	d.u.	[252]	$T = 3.48 * (X)$	
Hotel	0	rooms	[310]	$T = 8.92 * (X)$	
Industrial Park	0	s.f.	[130]	$T = 6.96 * (X/1000)$	
Commercial Retail	80,000	s.f.	[820]	$\ln(T) = 0.65 * \ln(X/1000) + 5.83$	5,874
Service & Office	0	s.f.	[710]	$\ln(T) = 0.77 * \ln(X/1000) + 3.65$	
Research & Development(1)	0	s.f.	[760]	$\ln(T) = 0.82 * \ln(X/1000) + 3.14$	
Hospital	0	beds	[610]	$T = 11.81 * (X)$	
Civic Use	0	s.f.	-	$T = 54.51 * (X/1000)$	
Institutional Use	0	s.f.	-	$T = 30.49 * (X/1000)$	
Park	35	acres	[412]	$T = 2.28 * (X)$	80
Elementary School	0	students	[520]	$T = 1.29 * (X)$	
K-8 School	0	students	[522]	$T = 1.62 * (X)$	
High School	0	students	[530]	$\ln(T) = 0.81 * \ln(X) + 1.86$	
Congregate Care Facility	0	d.u.	[253]	$T = 2.02 * (X)$	
Assisted Living Facility	0	beds	[254]	$T = 2.60 * (X)$	

Total Gross Trips =	19,752
Total Gross Residential Trips =	13,798
Total Gross Non-Residential Trips =	5,954
Internal Capture % among TAZ =	6.47%
Internal Capture trips among TAZ =	1,278

(1) Equation is used for Research and Development up to 1,800,000 SF
 Linear rate is used for Research and Development beyond 1,800,000 SF

Commercial Retail Pass-By Calculation:		
Intensity =	80,000	s.f.
External Trips from Matrix =	5,275	trips
Pass-By Percent =	34%	
Pass-By Reduction =	1,345	trips

NET NEW EXTERNAL DAILY TRIPS =	17,129
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PM PEAK HOUR TRIP GENERATION:

Land Use	Intensity	Unit	ITE Code	Trip Generation Rate/Equation	Total Trips	Inbound	Outbound
Single-Family Residential	1,294	d.u.	[210]	$\ln(T) = 0.90 * \ln(X) + 0.51; (63% \text{ In})$	1,053	663	390
Multi-Family Residential	550	d.u.	[230]	$\ln(T) = 0.82 * \ln(X) + 0.32; (67% \text{ In})$	243	163	80
Age-Restricted Single-Family	0	d.u.	[251]	$\ln(T) = 0.72 * \ln(X) + 0.58; (61% \text{ In})$			
Age-Restricted Multi-Family	0	d.u.	[252]	$T = 0.11 * (X); (61% \text{ In})$			
Hotel	0	rooms	[310]	$T = 0.70 * (X); (49% \text{ In})$			
Industrial Park	0	s.f.	[130]	$T = 0.86 * (X/1000); (21% \text{ In})$			
Commercial Retail	80,000	s.f.	[820]	$\ln(T) = 0.67 * \ln(X/1000) + 3.37; (49% \text{ In})$	548	269	279
Service & Office ⁽²⁾	0	s.f.	[710]	$T = 1.49 * (X/1000); (17% \text{ In})$			
Research & Development ⁽¹⁾	0	s.f.	[760]	$\ln(T) = 0.82 * \ln(X/1000) + 1.09; (15% \text{ In})$			
Hospital	0	beds	[610]	$T = 1.31 * (X); (36% \text{ In})$			
Civic Use	0	s.f.	-	$T = 5.45 * (X/1000); (50% \text{ In})$			
Institutional Use	0	s.f.	-	$T = 3.05 * (X/1000); (40% \text{ In})$			
Park	35	acres	[412]	$T = 0.08 * (X); (41% \text{ In})$	2	1	1
Elementary School	0	students	[520]	$T = 0.15 * (X); (49% \text{ In})$			
K-8 School	0	students	[522]	$T = 0.16 * (X); (49% \text{ In})$			
High School	0	students	[530]	$T = 0.13 * (X); (47% \text{ In})$			
Congregate Care Facility	0	d.u.	[253]	$T = 0.05 * (X) + 2.13; (60% \text{ In})$			
Assisted Living Facility	0	beds	[254]	$T = 0.19 * (X); (63% \text{ In})$			

Total Gross Trips =	1,846	1,096	750
Total Gross Residential Trips =	1,296	826	470
Total Gross Non-Residential Trips =	550	270	280
Internal Capture % among TAZ =	6.18%	-	-
Internal Capture trips among TAZ =	114	57	57

(1) Equation is used for Research and Development up to 1,800,000 SF
 Linear rate is used for Research and Development beyond 1,800,000 SF
 (2) Equation is used for Service & Office greater than 500,000 SF

Commercial Retail Pass-By Calculation:		
Intensity =	80,000	s.f.
External Trips from Matrix =	493	trips
Pass-By Percent =	34%	
Pass-By Reduction =	126	trips

	Total	Inbound	Outbound
NET NEW EXTERNAL PM PEAK HOUR TRIPS =	1,606	976	630

DAILY TRIP GENERATION:

Land Use	Intensity	Unit	ITE Code	Trip Generation Rate/Equation (8th Ed)	Daily Trips
Single-Family Residential	977	d.u.	[210]	$\ln(T) = 0.92 * \ln(X) + 2.71$	8,465
Multi-Family Residential	0	d.u.	[230]	$\ln(T) = 0.87 * \ln(X) + 2.46$	
Age-Restricted Single-Family	0	d.u.	[251]	$\ln(T) = 0.85 * \ln(X) + 2.38$	
Age-Restricted Multi-Family	0	d.u.	[252]	$T = 3.48 * (X)$	
Hotel	0	rooms	[310]	$T = 8.92 * (X)$	
Industrial Park	0	s.f.	[130]	$T = 6.96 * (X/1000)$	
Commercial Retail	120,000	s.f.	[820]	$\ln(T) = 0.65 * \ln(X/1000) + 5.83$	7,645
Service & Office	0	s.f.	[710]	$\ln(T) = 0.77 * \ln(X/1000) + 3.65$	
Research & Development(1)	0	s.f.	[760]	$\ln(T) = 0.82 * \ln(X/1000) + 3.14$	
Hospital	0	beds	[610]	$T = 11.81 * (X)$	
Civic Use	0	s.f.	-	$T = 54.51 * (X/1000)$	
Institutional Use	101,277	s.f.	-	$T = 30.49 * (X/1000)$	3,088
Park	0	acres	[412]	$T = 2.28 * (X)$	
Elementary School	0	students	[520]	$T = 1.29 * (X)$	
K-8 School	0	students	[522]	$T = 1.62 * (X)$	
High School	0	students	[530]	$\ln(T) = 0.81 * \ln(X) + 1.86$	
Congregate Care Facility	0	d.u.	[253]	$T = 2.02 * (X)$	
Assisted Living Facility	0	beds	[254]	$T = 2.60 * (X)$	

(1) Equation is used for Research and Development up to 1,800,000 SF
 Linear rate is used for Research and Development beyond 1,800,000 SF

Total Gross Trips =	19,198
Total Gross Residential Trips =	8,465
Total Gross Non-Residential Trips =	10,733
Internal Capture % among TAZ =	11.32%
Internal Capture trips among TAZ =	2,174

Commercial Retail Pass-By Calculation:		
Intensity =	120,000	s.f.
External Trips from Matrix =	6,729	trips
Pass-By Percent =	34%	
Pass-By Reduction =	1,716	trips

NET NEW EXTERNAL DAILY TRIPS =	15,308
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PM PEAK HOUR TRIP GENERATION:

Land Use	Intensity	Unit	ITE Code	Trip Generation Rate/Equation	Total Trips	Inbound	Outbound
Single-Family Residential	977	d.u.	[210]	$\ln(T) = 0.90 * \ln(X) + 0.51; (53% \text{ in})$	817	515	302
Multi-Family Residential	0	d.u.	[230]	$\ln(T) = 0.82 * \ln(X) + 0.32; (67% \text{ in})$			
Age-Restricted Single-Family	0	d.u.	[251]	$\ln(T) = 0.72 * \ln(X) + 0.58; (61% \text{ in})$			
Age-Restricted Multi-Family	0	d.u.	[252]	$T = 0.11 * (X); (61% \text{ in})$			
Hotel	0	rooms	[310]	$T = 0.70 * (X); (49% \text{ in})$			
Industrial Park	0	s.f.	[130]	$T = 0.86 * (X/1000); (21% \text{ in})$			
Commercial Retail	120,000	s.f.	[820]	$\ln(T) = 0.67 * \ln(X/1000) + 3.37; (49% \text{ in})$	719	352	367
Service & Office(2)	0	s.f.	[710]	$T = 1.49 * (X/1000); (17% \text{ in})$			
Research & Development(1)	0	s.f.	[760]	$\ln(T) = 0.82 * \ln(X/1000) + 1.09; (15% \text{ in})$			
Hospital	0	beds	[610]	$T = 1.31 * (X); (36% \text{ in})$			
Civic Use	0	s.f.	-	$T = 5.45 * (X/1000); (50% \text{ in})$			
Institutional Use	101,277	s.f.	-	$T = 3.05 * (X/1000); (40% \text{ in})$	309	124	185
Park	0	acres	[412]	$T = 0.06 * (X); (41% \text{ in})$			
Elementary School	0	students	[520]	$T = 0.15 * (X); (49% \text{ in})$			
K-8 School	0	students	[522]	$T = 0.16 * (X); (49% \text{ in})$			
High School	0	students	[530]	$T = 0.13 * (X); (47% \text{ in})$			
Congregate Care Facility	0	d.u.	[253]	$T = 0.05 * (X) + 2.13; (60% \text{ in})$			
Assisted Living Facility	0	beds	[254]	$T = 0.19 * (X); (63% \text{ in})$			

(1) Equation is used for Research and Development up to 1,800,000 SF
 Linear rate is used for Research and Development beyond 1,800,000 SF

(2) Equation is used for Service & Office greater than 500,000 SF

Total Gross Trips =	3,845	991	854
Total Gross Residential Trips =	817	515	302
Total Gross Non-Residential Trips =	3,028	476	552
Internal Capture % among TAZ =	11.06%	-	-
Internal Capture trips among TAZ =	204	102	102

Commercial Retail Pass-By Calculation:		
Intensity =	120,000	s.f.
External Trips from Matrix =	633	trips
Pass-By Percent =	34%	
Pass-By Reduction =	162	trips

	Total	Inbound	Outbound
NET NEW EXTERNAL PM PEAK HOUR TRIPS =	1,479	808	671

DAILY TRIP GENERATION:

Land Use	Intensity	Unit	ITE Code	Trip Generation Rate/Equation (8th Ed)	Daily Trips
Single-Family Residential	1,200	d.u.	[210]	$\ln(T) = 0.92 * \ln(X) + 2.71$	10,228
Multi-Family Residential	200	d.u.	[230]	$\ln(T) = 0.87 * \ln(X) + 2.46$	1,176
Age-Restricted Single-Family	0	d.u.	[251]	$\ln(T) = 0.85 * \ln(X) + 2.38$	
Age-Restricted Multi-Family	0	d.u.	[252]	$T = 3.48 * (X)$	
Hotel	0	rooms	[310]	$T = 8.92 * (X)$	
Industrial Park	0	s.f.	[130]	$T = 6.96 * (X/1000)$	
Commercial Retail	120,000	s.f.	[820]	$\ln(T) = 0.65 * \ln(X/1000) + 5.83$	7,645
Service & Office	0	s.f.	[710]	$\ln(T) = 0.77 * \ln(X/1000) + 3.65$	
Research & Development(1)	0	s.f.	[760]	$\ln(T) = 0.82 * \ln(X/1000) + 3.14$	
Hospital	0	beds	[610]	$T = 11.81 * (X)$	
Civic Use	0	s.f.	-	$T = 54.51 * (X/1000)$	
Institutional Use	54,450	s.f.	-	$T = 30.49 * (X/1000)$	1,650
Park	0	acres	[412]	$T = 2.28 * (X)$	
Elementary School	0	students	[520]	$T = 1.29 * (X)$	
K-8 School	0	students	[522]	$T = 1.62 * (X)$	
High School	0	students	[530]	$\ln(T) = 0.81 * \ln(X) + 1.86$	
Congregate Care Facility	0	d.u.	[253]	$T = 2.02 * (X)$	
Assisted Living Facility	0	beds	[254]	$T = 2.60 * (X)$	

Total Gross Trips =	20,709
Total Gross Residential Trips =	11,404
Total Gross Non-Residential Trips =	9,305
Internal Capture % among TAZ =	11.06%
Internal Capture trips among TAZ =	2,290

(1) Equation is used for Research and Development up to 1,800,000 SF
 Linear rate is used for Research and Development beyond 1,800,000 SF

Commercial Retail Pass-By Calculation:		
Intensity =	120,000	s.f.
External Trips from Matrix =	6,729	trips
Pass-By Percent =	34%	
Pass-By Reduction =	1,716	trips

NET NEW EXTERNAL DAILY TRIPS =	16,703
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PM PEAK HOUR TRIP GENERATION:

Land Use	Intensity	Unit	ITE Code	Trip Generation Rate/Equation	Total Trips	Inbound	Outbound
Single-Family Residential	1,200	d.u.	[210]	$\ln(T) = 0.90 * \ln(X) + 0.51$; (63% in)	983	619	364
Multi-Family Residential	200	d.u.	[230]	$\ln(T) = 0.82 * \ln(X) + 0.32$; (67% in)	106	71	35
Age-Restricted Single-Family	0	d.u.	[251]	$\ln(T) = 0.72 * \ln(X) + 0.58$; (61% in)			
Age-Restricted Multi-Family	0	d.u.	[252]	$T = 0.11 * (X)$; (61% in)			
Hotel	0	rooms	[310]	$T = 0.70 * (X)$; (49% in)			
Industrial Park	0	s.f.	[130]	$T = 0.86 * (X/1000)$; (21% in)			
Commercial Retail	120,000	s.f.	[820]	$\ln(T) = 0.67 * \ln(X/1000) + 3.37$; (49% in)	719	352	367
Service & Office ⁽²⁾	0	s.f.	[710]	$T = 1.49 * (X/1000)$; (17% in)			
Research & Development ⁽²⁾	0	s.f.	[760]	$\ln(T) = 0.82 * \ln(X/1000) + 1.09$; (15% in)			
Hospital	0	beds	[610]	$T = 1.31 * (X)$; (36% in)			
Civic Use	0	s.f.	-	$T = 5.45 * (X/1000)$; (50% in)			
Institutional Use	54,450	s.f.	-	$T = 3.05 * (X/1000)$; (40% in)	166	66	100
Park	0	acres	[412]	$T = 0.06 * (X)$; (41% in)			
Elementary School	0	students	[520]	$T = 0.15 * (X)$; (49% in)			
K-8 School	0	students	[522]	$T = 0.16 * (X)$; (49% in)			
High School	0	students	[530]	$T = 0.13 * (X)$; (47% in)			
Congregate Care Facility	0	d.u.	[253]	$T = 0.05 * (X) + 2.13$; (60% in)			
Assisted Living Facility	0	beds	[254]	$T = 0.19 * (X)$; (65% in)			

Total Gross Trips =	1,974	1,108	866
Total Gross Residential Trips =	1,089	690	399
Total Gross Non-Residential Trips =	885	418	467
Internal Capture % among TAZ =	10.94%	-	-
Internal Capture trips among TAZ =	216	108	108

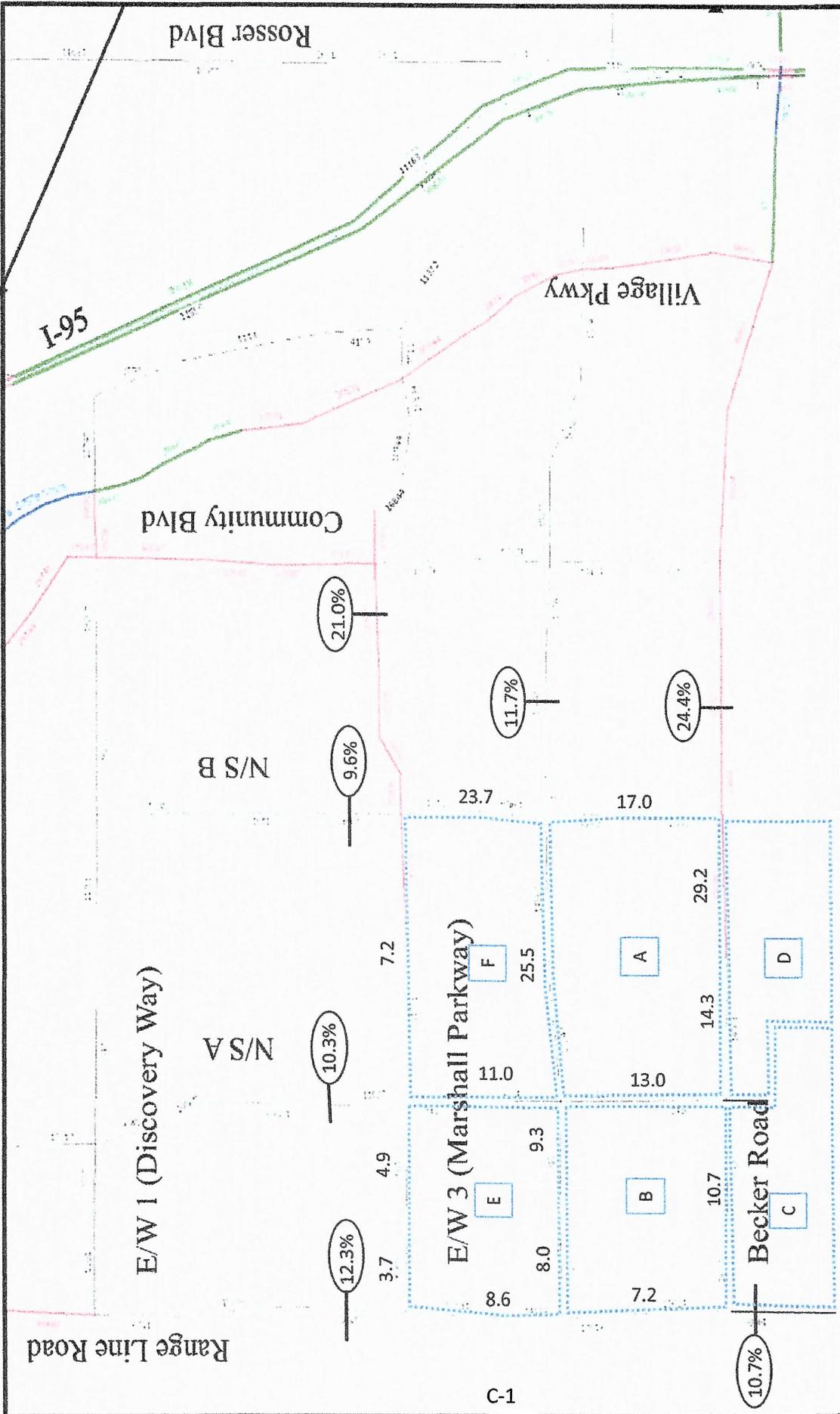
(1) Equation is used for Research and Development up to 1,800,000 SF
 Linear rate is used for Research and Development beyond 1,800,000 SF
 (2) Equation is used for Service & Office greater than 500,000 SF

Commercial Retail Pass-By Calculation:		
Intensity =	120,000	s.f.
External Trips from Matrix =	633	trips
Pass-By Percent =	34%	
Pass-By Reduction =	162	trips

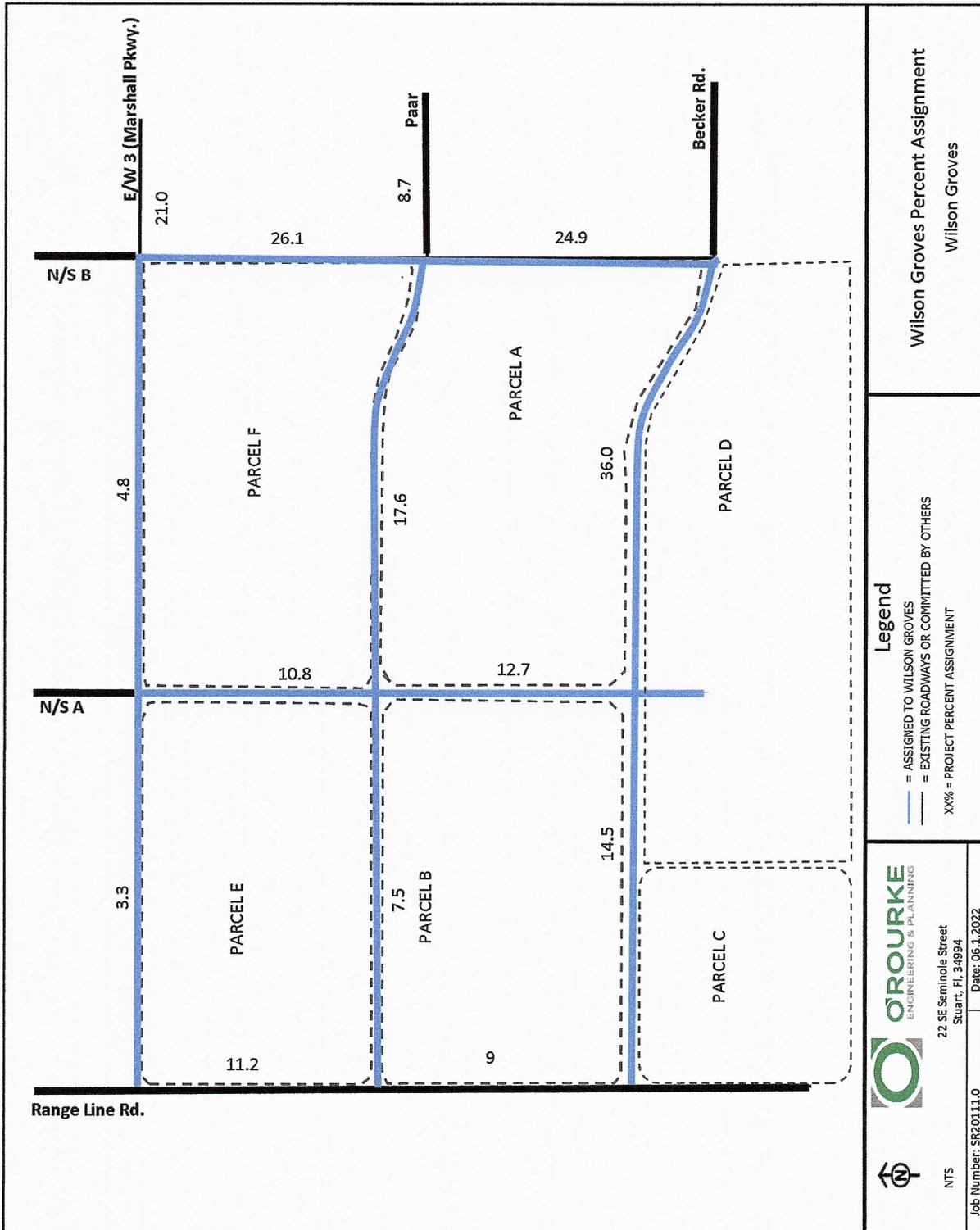
	Total	Inbound	Outbound
NET NEW EXTERNAL PM PEAK HOUR TRIPS =	1,596	919	677

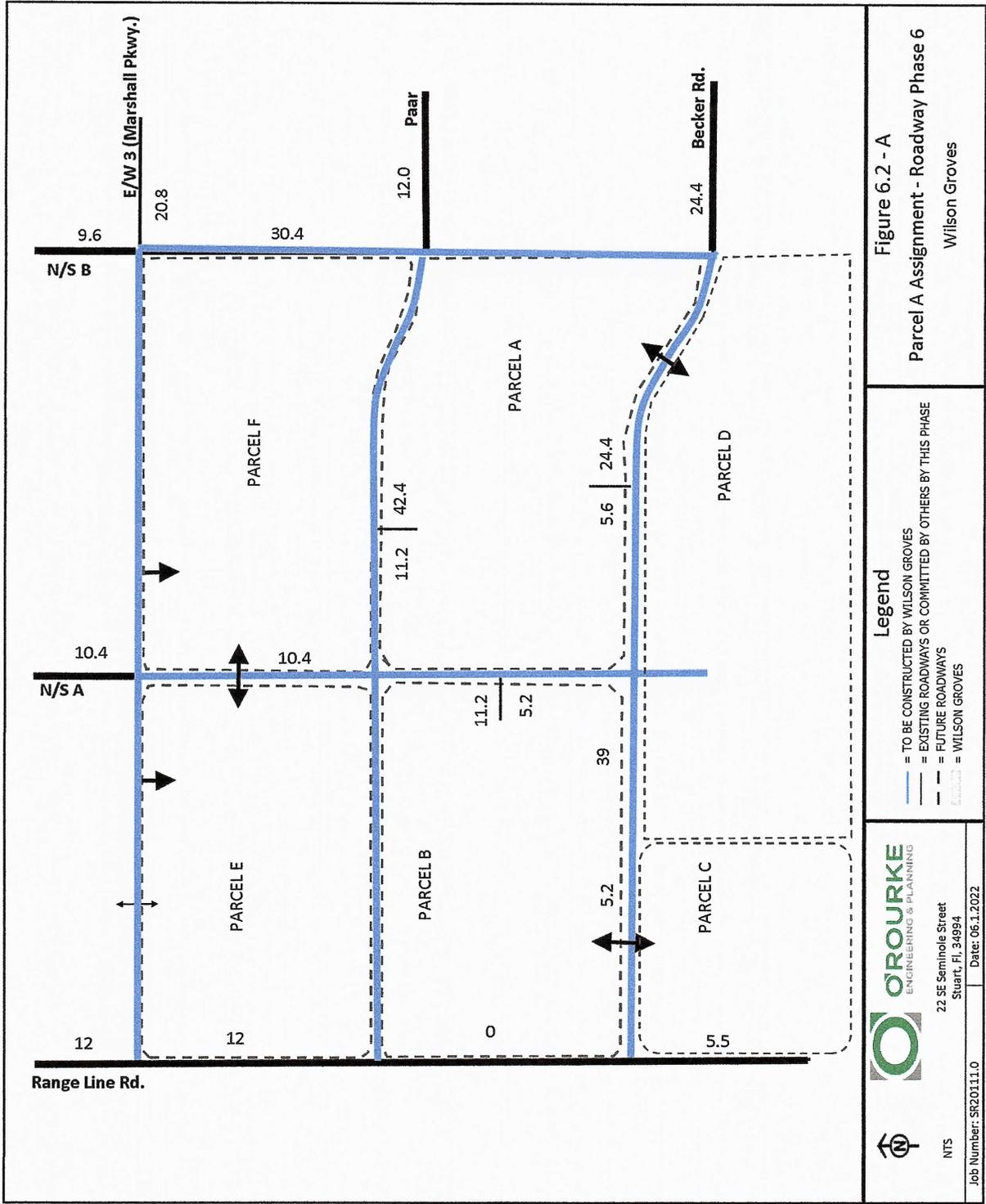
Appendix C

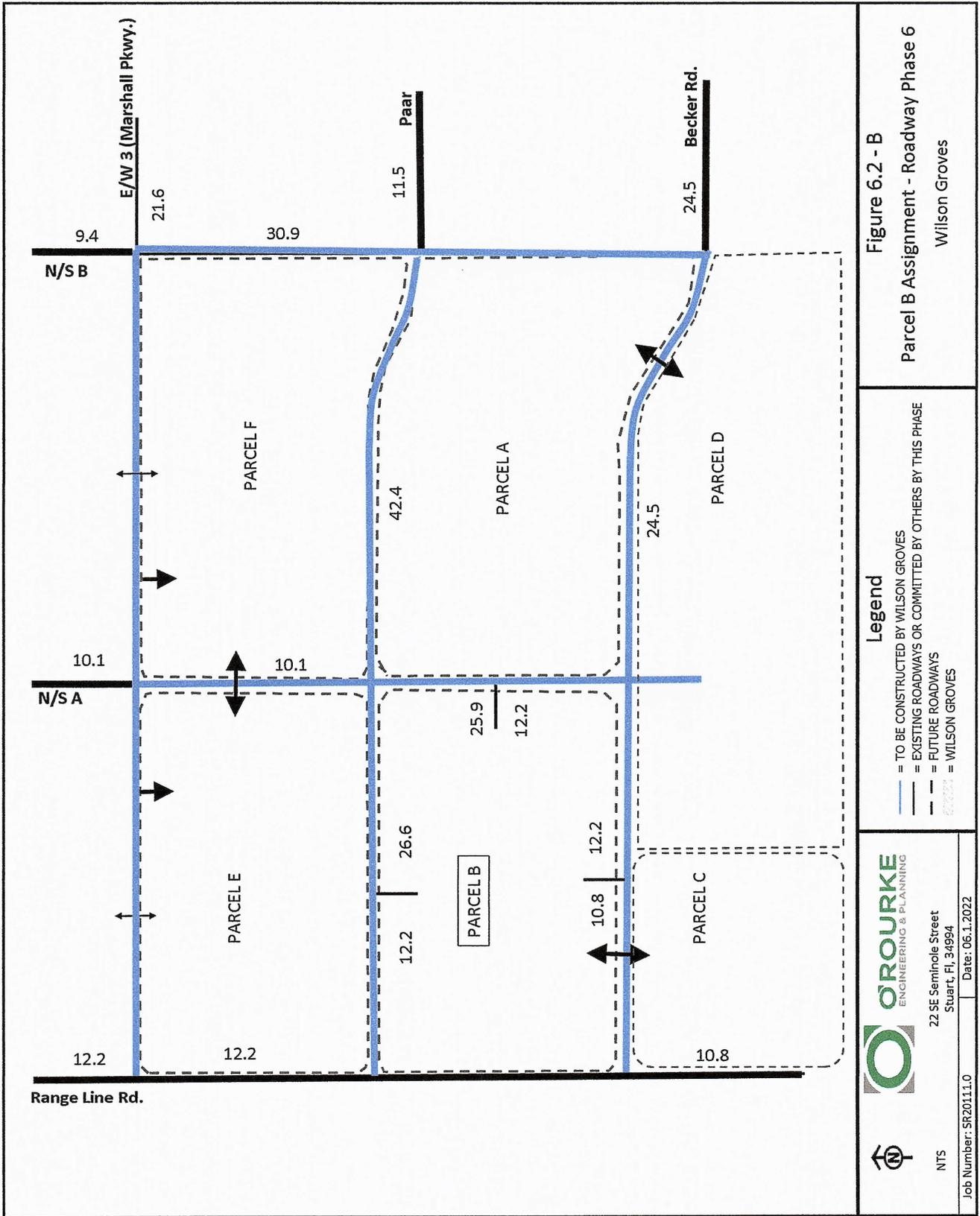
- WATS 3.0 Assignment
- Revised Assignment
 - Parcel by Parcel Assignment

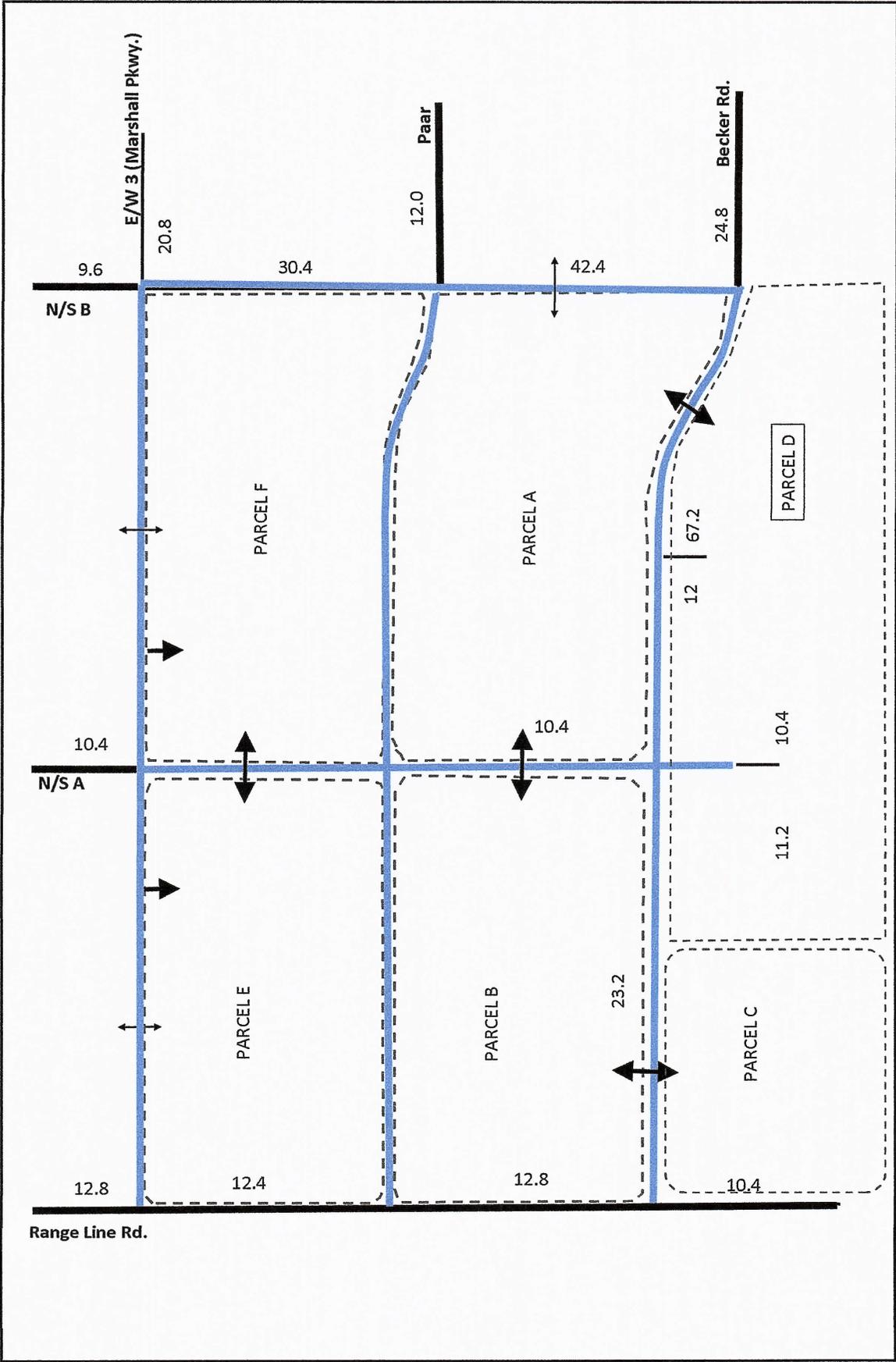


Wilson Groves WATS 3.0 - with Paar Distribution / Assignment	Legend	
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OROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, FL 34994
Date: 06.1.2022

Job Number: SR20111.0

NTS

Figure 6.2 - D
Parcel D Assignment - Roadway Phase 6
Wilson Groves

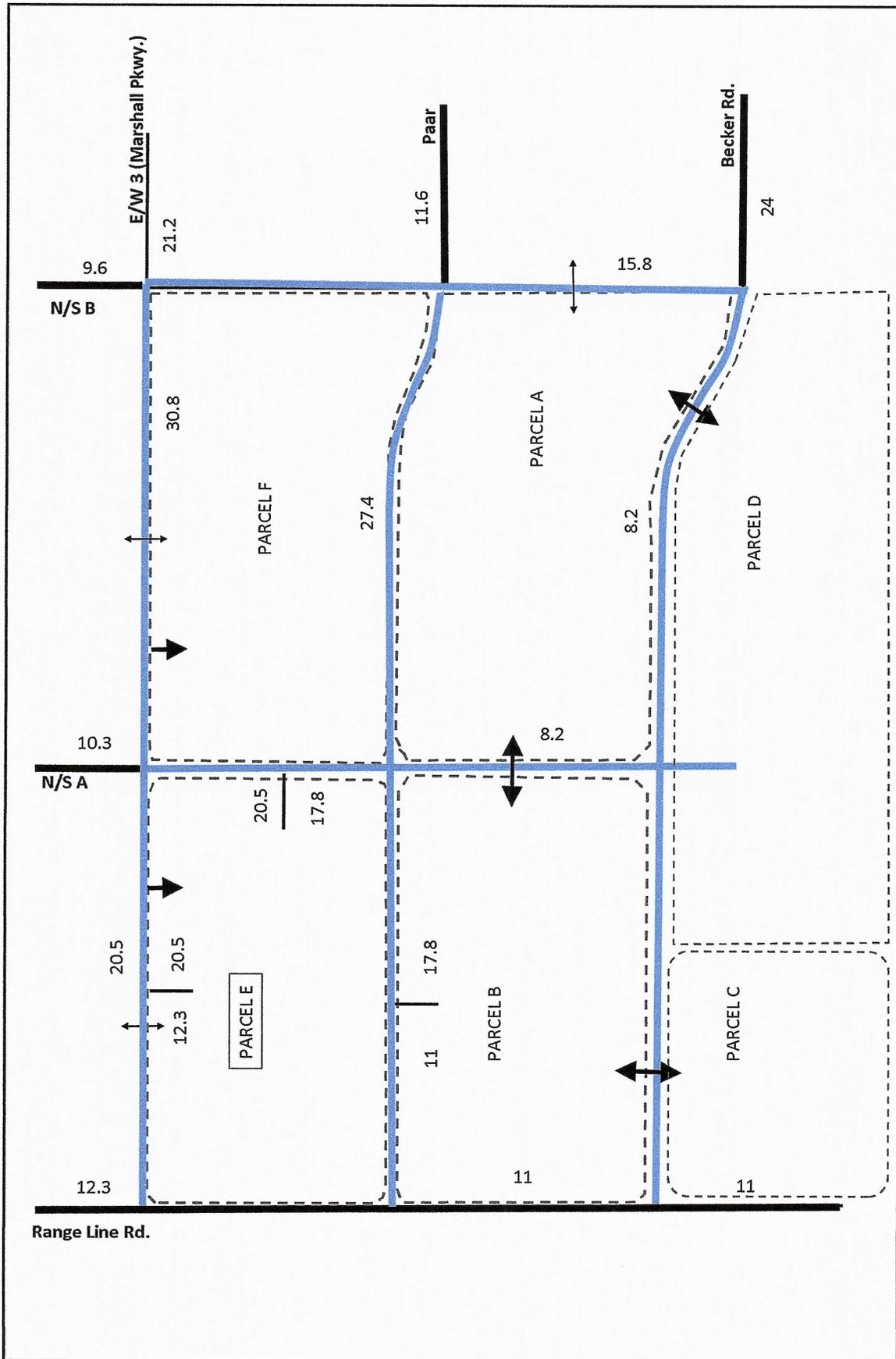


Figure 6.2 - E
Parcel E Assignment - Roadway Phase 6
 Wilson Groves

Legend

- = TO BE CONSTRUCTED BY WILSON GROVES
- = EXISTING ROADWAYS OR COMMITTED BY OTHERS BY THIS PHASE
- - - = FUTURE ROADWAYS
- = WILSON GROVES



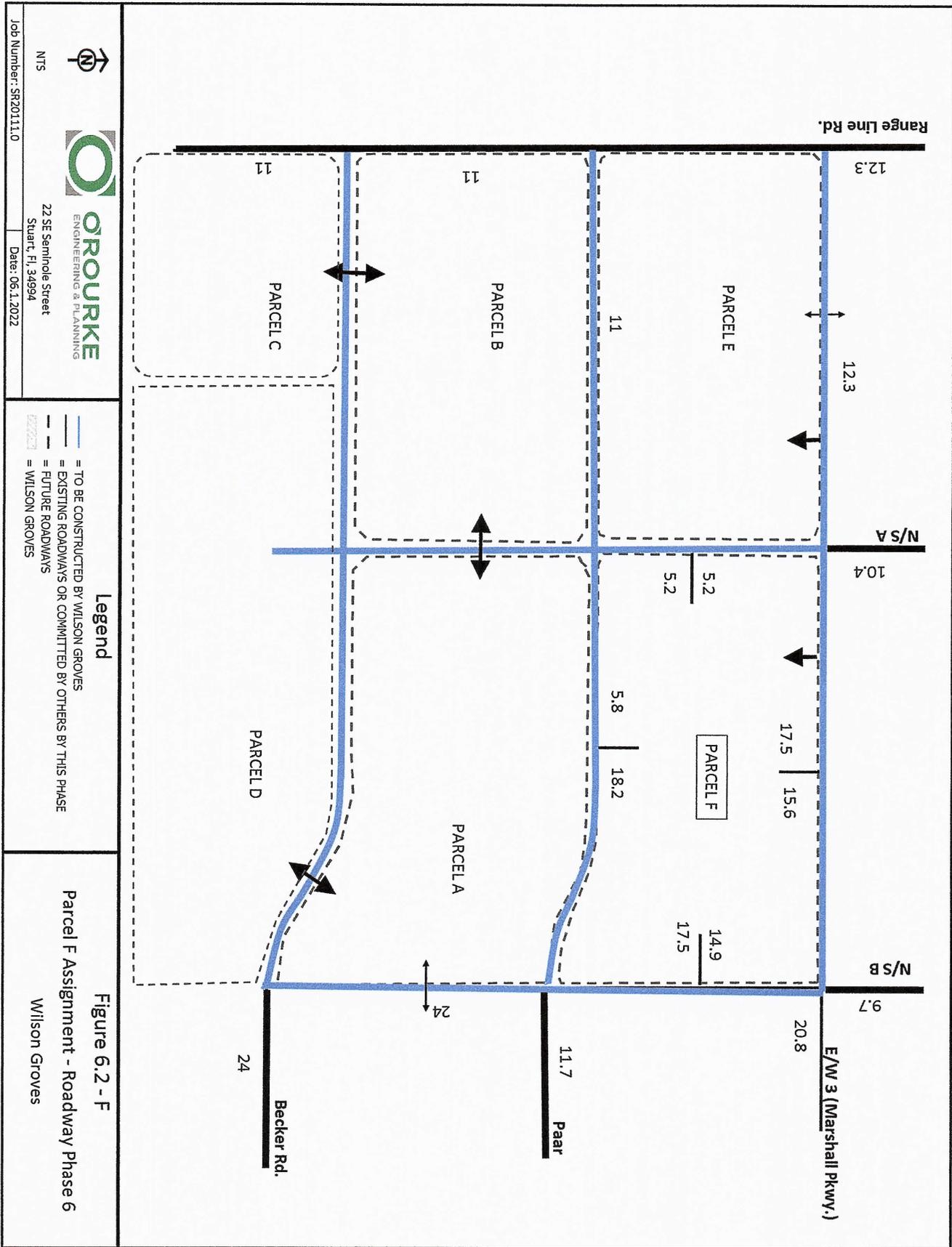
OROURKE
ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, FL 34994

Job Number: SR20111.0

NTS

Date: 06.1.2022



Return to: (enclose self-addressed stamped envelope)
Name: Mitchell A. Sherman, P.A.
Address: 7593 Boynton Beach Blvd., Suite 220
Boynton Beach, Florida 33437

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3294604 12/30/2008 at 11:19 AM
OR BOOK 3046 PAGE 2761 - 2767 Doc Type: DEED
RECORDING: \$61.00
D DOC STAMP COLLECTION: \$15221.50

This Instrument Prepared by:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Parcel ID Number:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 23rd day of December, 2008 between **ACR PROPERTIES, LLC, a Florida limited liability company**, hereinafter referred to as "Grantor", and **ACR ACQUISITION, LLC, a Delaware limited liability company**, whose address is **7593 Boynton Beach Blvd., Suite 220, Boynton Beach, Florida 33437**, hereinafter referred to as "Grantee".

WITNESSETH: that the Grantor, for and in consideration of the sum of Ten and No/100 (\$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 the said Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is subject to the following:

1. Taxes and assessments for the year of this instrument and subsequent years;
2. Zoning and other governmental regulations;
3. All easements, covenants, restrictions, limitations, declarations, reservations, agreements and conditions of record, whether set forth on the subdivision plat, common to the subdivision or otherwise of record.

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.

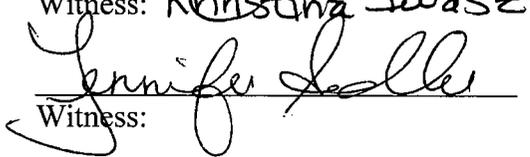
AND the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property, and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all personal claiming by, through or under the said Grantor, but against none other.

NB This document is being re-recorded to correct a scrivener's error
in the name of the Grantee

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day an year first above written.

Signed, sealed and delivered in our presence:

ACR PROPERTIES, LLC, a Florida limited liability company


Witness: Kristina Iwasz

Witness: _____

By: 
Charles Scardina, Managing Member
7593 Boynton Beach Blvd., Suite 220
Boynton Beach, FL 33437

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 23 day of December, 2008 by Charles Scardina Managing Member of ACR Properties, LLC, a Florida limited liability company. He is personally known to me.




Notary Public - State of Florida
My Commission Expires: _____

EXHIBIT A

Parcel 1: (O. R. Book 1852, page 821)

The West 1664.25 feet of Tract 11, THE ALAN WILSON GROVE, according to the plat thereof as recorded in Plat Book 12, Pages 50 and 50A, Public Records of St. Lucie County, Florida.

Parcel 2: (O. R. Book 1852, Page 821)

Tract 2, Block 6, THE ALAN WILSON GROVE, according to the plat thereof as recorded in Plat Book 12, Pages 50 and 50A, Public Records of St. Lucie County, Florida.

Parcel 3: (O. R. Book 1696, Page 2993)

The following described situate, lying and being in Saint Lucie County, Florida, to-wit:

The South 349 feet of Block 1 of ALAN WILSON GROVE PLAT, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court in and for St. Lucie County, Florida, in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida, less the West 5 feet thereof.

And

The North 660 feet of the South 2018 feet of Block 1 ALAN WILSON GROVE PLAT, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

Parcel 4: (O. R. Book 1658, Page 1628)

The following described land, situate, lying and being in ST. LUCIE County, Florida, to wit:

The North 660 feet of the South 1358 feet of Block 1, The Alan Wilson Grove Plat, according to the plat thereof recorded in Plat Book 12, Page 50, public records of St. Lucie County, Florida. LESS AND EXCEPT road rights of way of record.

Parcel 5: (O. R. Book 1637, Page 2206)

The following described land, situate, lying and being in ST. LUCIE County, Florida, to wit:

The North 349 feet of the South 698 feet of Block 1, The Alan Wilson Grove Plat, according to the plat thereof recorded in Plat Book 12, Page 50, public records of St. Lucie County, Florida. LESS AND EXCEPT however, any canal and road rights of way of record.

Parcel 6: (O. R. Book 1666, Page 2809)

The North 1980 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat) according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

The above described property may also be described as follows:

PARCEL 1:

The North 660 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

PARCEL 2:

The South 660 feet of the North 1320 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

PARCEL 3:

The South 660 feet of the North 1980 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

LESS & EXCEPTING there from the following described parcel:

The North 1/2 of the South 660 feet of the North 1320 feet of the South 3998 feet of Block 1, ALAN WILSON GROVE PLAT (sometimes and commonly referred to as Allen Wilson Grove Plat), according to the plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida; LESS the West five feet thereof.

Parcel 7: (O. R. Book 1685, Page 2153)

The following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

The South 330 feet of the North 660 feet of the South 1320 feet to the North 3662 feet of Block 4 of ALAN WILSON GROVES, as per plat thereof on file in Plat Book 12 at Page 50 of the Public Records of St. Lucie County, Florida, (less 5 feet of said described land, heretofore conveyed to the State of Florida for the use and benefit of the State Road Department).

Parcel 8: (O. R. Book 1652, Page 855)

Being all of the following parcel numbers I through VII inclusive, located and being in St. Lucie County, to wit:

Parcel No. I:

All of Block One (1), except the South Three Thousand Nine Hundred Ninety-Eight (3998) feet thereof, of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, as per plat recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida, and further except the Westerly Five (5) feet thereof.

Parcel No. II:

All of Block Four (4), except the South Three Hundred Thirty (330) feet of the North Three Thousand Two (3002) feet thereof, of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida, and also except the Westerly Five (5) feet thereof.

Parcel No. III:

Tract Four (4), Block Six (6) of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, according to plat recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida.

Parcel No. IV:

All of Block Seven (7) of the Alan Wilson Groves, in the County of St. Lucie, State of Florida, as recorded in Plat Book 12, Page 50, of the Public Records of St. Lucie County, Florida.

Parcel No. V:

Tract 1, Block 6, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

Tract 3, Block 6, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 8, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 9, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 10, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

All of Block 11, except the West 1664.25 feet thereof, of the Alan Wilson Grove, in the County of St. Lucie, State of Florida, as per plat thereof recorded in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

Parcel No. VI:

The South one-half of Section 29, less the East 2,030 feet thereof, Township 37 South, Range 39 East, also described as all of Block 3, Plat of Alan Wilson Groves, according to the plat filed in Plat Book 12, Page 50, Public Records of St. Lucie County, Florida.

Parcel No. VII:

The East ½ of Section 30 and the East ½ of Section 31, Township 37 South, Range 39 East, St. Lucie County, Florida, LESS AND EXCEPTING from said East ½ of Section 31 the right-of-way for South Florida Water Management District Canal C-23 conveyed by Special Warranty Deed from O.L. Peacock, et ux, dated May 21, 1951, recorded in Deed Book 166 at page 168 of the Public Records of St. Lucie County, Florida.

FURTHER LESS AND EXCEPTING that certain parcel conveyed to Florida Power & Light Co. by Warranty Deed dated October 24, 1991 and recorded in Official Records Book 760 at page 2258 of the Public Records of St. Lucie County, Florida, described as a portion of Sections 30 & 31, Township 37 South, Range 39 East, more particularly described as follows:

Begin at the northeast corner of said Section 30, having grid coordinate of X = 673,733.755, Y = 1,054,898.583 based on the NAD 27 Datum of the Florida State Plane Coordinate System, East Zone; then S 00° 16' 41" E, along the east boundary of said Section 30, a distance of 2678.51 feet to the East One-Quarter (E 1/4) corner of said Section; thence S 00° 25' 48" E, along said east boundary, 2728.31 feet to the southeast corner of said Section; thence S 00° 09' 38" E, along the east boundary of said Section 31, a distance of 2696.92 feet to the East One-Quarter (E1/4) corner of said Section; thence S 00° 06' 40" E, along said east boundary, 2255.08 feet to the north right-of-way line of Canal C-23 (per Deed Book 52, Page 119 and Deed Book 166, Page 168 of the Public Records of St. Lucie County, Florida); thence N 89° 54' 44" W, along said north right-of-way line, 200.00 feet to a point on a line 200.00 feet west of and parallel with said east boundary of Section 31; thence N 00° 06' 40" W, along said parallel line, 2254.30 feet; thence N 00° 09' 38" W, along said parallel line, 2696.36 feet; thence N 00° 25' 48" W, along a line 200.00 feet west of and parallel with said east boundary of section 30, a distance of 2727.84 feet; thence N 00° 16' 41" W, along said parallel line, 2679.78 feet; thence N 00° 08' 20" E, 0.66 feet to a point on the north boundary of said Section 30; thence S 89° 52' 45" E, along said north boundary, 200.00 feet to the POINT OF BEGINNING.

Together with:

A parcel of land lying in the Southeast 1/4 of Section 30, Township 37 South, Range 39 East of St. Lucie County, Florida.

Being more particularly described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of said Section 30; thence run North 00° 06' 11" West along the West line of the Southeast 1/4 of said Section 30, 301.88 feet; thence run South 88° 41' 07" East, 279.85 feet; thence run South 00° 02' 01" West, 298.25 feet to the South line of the Southeast 1/4 of said Section 30; thence run North 89° 25' 40" West along the South line of the Southeast 1/4 of said Section 30, 279.07 feet to the Point of Beginning.

Parcel 9: (O. R. Book 2052, Page 2389)

The following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

The N. ½ of the S. 660 feet of the N. 1320 feet of the S. 3998 feet of Block 1, Alan Wilson Grove Plat according to the Plat thereof recorded in Plat Book 12, Page 50 of the Public Records of St. Lucie County, Florida

Less and except from the above described parcels, the property conveyed to the city of Port St. Lucie, a Florida municipal corporation recorded in O. R. Book 2972, Page 774, Public Records of St. Lucie County, Florida.

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COUNCIL ITEM 11B
DATE 1/24/11

A RESOLUTION OF THE CITY OF PORT ST. LUCIE, FLORIDA, MAKING FINDINGS OF FACT AND DETERMINING CONCLUSIONS OF LAW PERTAINING TO THE WILSON GROVES APPLICATION FOR DEVELOPMENT APPROVAL, A DEVELOPMENT OF REGIONAL IMPACT, AND CONSTITUTING THIS RESOLUTION AS AN AMENDED AND RESTATED DEVELOPMENT ORDER BY THE CITY OF PORT ST. LUCIE IN COMPLIANCE WITH LAW; AND PROVIDING FOR AN EFFECTIVE DATE AND A TERMINATION DATE.

WHEREAS, on July 19, 2004, the City of Port St. Lucie, Florida ("City"), entered into that certain Annexation Agreement to establish the terms and conditions upon which approximately 9,451 acres of agricultural land in unincorporated St. Lucie County, Florida ("Western Annexation Area"), would be annexed into the City for the purpose of urban development; and

WHEREAS, the signatories to the Annexation Agreement included ACR Properties Acquisition, LLC, owner of 2,451.179 acres, more or less, known as Wilson Groves, located in the Western Annexation Area; and

WHEREAS, ACR Properties Acquisition, LLC, ("Developer") is a Florida Delaware limited liability company with its principal place of business in Boynton Beach, Florida; and

WHEREAS, Florida Power & Light Company ("FPL") is a Florida company is the owner of 47.566 acres, more or less, located contiguous to the property of ACR Properties Acquisition, LLC, and with whom together comprise the entirety of the properties which are the subject of that certain development known as the Wilson Groves Development of Regional Impact ("Wilson Groves DRI"); and

WHEREAS, FPL has authorized the Developer and Land Design South of Florida, Inc. a Florida corporation, ("LDS"), to pursue the Wilson Groves DRI and has further authorized LDS to act as FPL's agent in all matters including but not limited to agreeing on FPL's behalf to any conditions which result from such Wilson Groves DRI approval process, such authorization being evidenced in the subject Application for Development Approval ("ADA"); and

WHEREAS, the Wilson Groves DRI ("Project") is a proposed mixed-use development of regional impact to be located on approximately 2,498.745 acres, more or less, located in the Western Annexation Area, as more particularly described in Composite Exhibit "A" ("DRI Property"); and

WHEREAS, on August 31, 2004, the Treasure Coast Regional Planning Council ("TCRPC") convened a pre-application conference at which the Developer, LDS and various agencies addressed methodology issues and other preliminary matters concerning the Project; and

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WHEREAS, on September 13, 2005, pursuant to section 380.06, F.S., the Developer filed an Application for Development Approval ("ADA") for the Project, to be located on the DRI Property, and supplemented it with two sufficiency responses (dated March 3, and July 14, 2006, along with compendium documents on August 2, 2006) and,

WHEREAS, complete copies of these submissions and other review materials were provided to the City of Port St. Lucie ("City"); the Florida Department of Community Affairs ("DCA"); TCRPC, and other review agencies; and

WHEREAS, under contract to the City, the TCRPC prepared the Western Annexation Traffic Study (dated January, 2006) ("WATS") for the Project and other proposed developments within the Western Annexation Area, and

WHEREAS, on August 2, 2006 the application and supporting materials were determined to be sufficient for purposes of review; and

WHEREAS, notice regarding public hearings for the Application for Development Approval was provided by publication in the Port St. Lucie News on August 18, 2006; and

WHEREAS, on September 15, 2006, the TCRPC recommended approval of the Application for Development Approval with conditions; and

WHEREAS, on October 3, 2006, the Planning and Zoning Board of the City of Port St. Lucie held a public hearing on the Application for Development Approval and recommended approval with conditions; and

WHEREAS, on October 23, 2006, the City Council of the City of Port St. Lucie ("City Council") held a public hearing to consider the Project, the TCRPC regional report, and comments upon the record made at said public hearing, afforded all interested persons an opportunity to be heard and present evidence, and adopted Resolution No. 06-R104, approving the Project subject to conditions; and

WHEREAS, on July 23, 2008, the Developer submitted Notification of Proposed Change No. 1 ("NOPC No. 1") to TCRPC to amend certain conditions of approval for the Project regarding transportation, affordable housing, and dates for phases, buildout and termination, with complete copies to the City, DCA and other review agencies; and

WHEREAS, the Legislature has enacted and the Governor has signed into law Chapter 2007-204, Laws of Florida, which provides that "all phase, buildout, and expiration dates for project that are developments of regional impact and

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under active construction on July 1, 2007, are extended for 3 years regardless of any prior extensions and such extensions are not a substantial deviation and may not be considered when determining whether a subsequent extension is a substantial deviation; and

WHEREAS, on October 7, 2008, the Planning and Zoning Board of the City of Port St. Lucie held a public hearing on NOPC No. 1 and recommended approval; and

WHEREAS, on October 27, 2008, the City Council held a public hearing to consider NOPC No. 1, the TCRPC regional report, and comments upon the record made at said public hearing, and afforded all interested persons an opportunity to be heard and present evidence, and adopted Resolution No. 08-R136, approving NOPC No. 1 subject to conditions; and

WHEREAS, on July 9, 2010, the Developer submitted Notification of Proposed Change No. 2 ("NOPC No. 2") to TCRPC to amend certain conditions of approval for the Project regarding the greenway, transportation, wetlands, listed species, and parks and recreation, and Map H with complete copies to the City, DCA and other review agencies; and

WHEREAS, on January 4, 2011, the Planning and Zoning Board of the City of Port St. Lucie held a public hearing on NOPC No. 2 and recommended approval; and

WHEREAS, on January 24, 2011 the City Council held a public hearing to consider NOPC No. 2, the TCRPC comments, and comments upon the record made at said public hearing, and afforded all interested persons an opportunity to be heard and present evidence.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA:

FINDINGS OF FACT

The City Council, having considered all the documents, comments, testimony and evidence presented to it, finds as follows:

1. The above recitals are true and correct, and are incorporated into this Development Order by this reference.
2. The Project as modified is consistent with the State Comprehensive Plan.
3. The Project as modified is consistent with the Port St. Lucie Comprehensive Plan and the Port St. Lucie Land Development Regulations.

RESOLUTION 11R-01

4. The Project as modified is consistent with the TCRPC's Wilson Groves Development of Regional Impact Assessment Report dated September 2006.
5. The Project is not located in an area of critical state concern designated pursuant to section 380.05, F.S.
6. This Development Order includes adequate provisions for the public facilities needed to accommodate the impacts of the proposed development pursuant to the requirements of Section 380.06, F.S.
7. NOPC No. 4 2 and its supporting documentation were reviewed as required by Chapter 380 F.S., and the local land development regulations and are incorporated into this Development Order by this reference.
8. NOPC No. 4 2 does not constitute a substantial deviation from the Development Order adopted by the City Council on October 27, 2008 and is otherwise approved, subject to the conditions set forth in this Development Order.

CONCLUSIONS OF LAW

The City Council, having made the findings of fact set forth above, makes the following conclusions of law:

9. The City Council is the governing body with legal jurisdiction over the DRI Property and is authorized and empowered by Chapter 380, F.S., to issue this Development Order.
10. The Project as modified is approved for development pursuant to section 380.06, F.S., on the DRI Property attached as Composite Exhibit "A", subject to the conditions of approval set forth in Exhibit "B" of this Development Order and the Equivalency Matrix attached as Exhibit "C", all of which are incorporated into this Development Order by this reference.
11. Development shall be located substantially as depicted on the Master Development Plan (Map H) attached as Exhibit "D", which is incorporated into this Development Order by reference.
12. Development shall be consistent with the Port St. Lucie Comprehensive Plan, the Port St. Lucie Land Development Regulations and this Development Order.
13. Within 10 days after adoption of this Development Order, the City Clerk shall render copies of this Development Order with all attachments, certified as complete and accurate, by certified mail (return receipt

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requested) to the Developer, LDS, DCA and TCRPC as required by Rule 9J-2.025(5), F.A.C.

14. This Development Order shall take effect, following rendition, as provided by law.
15. Notice of the adoption of this Development Order or any amendment shall be recorded by the Developer, within 30 days after its effective date, in accordance with sections 28.222 and 380.06(15)(f), F.S., with the Clerk of the Circuit Court of St. Lucie County, Florida. The notice shall specify that this Development Order runs with the land and is binding on the Developer, its agents, lessees, successors or assigns. A copy of such notice shall be forwarded to the Port St. Lucie Planning and Zoning Department within seven days after recordation.
16. The Project as modified shall not be subject to down-zoning, unit density reduction or intensity reduction or other reduction of approved land uses before the expiration date of this Development Order, unless either (a) the Developer consents to such a change, or (b) the City demonstrates that a substantial change in the conditions underlying the approval of the Development Order has occurred, or that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by the City as essential to the public health, safety or welfare.
17. This Development Order shall not preclude the City from requiring the payment of impact fees and/or other fees for development or construction within the Project, provided such fees are assessed in accordance with a duly adopted ordinance and are charged to all other similarly situated developers for the same activities within all other areas of the City.
18. In the event that the Developer violates any condition of this Development Order, or otherwise fails to act in substantial compliance with this Development Order, the City may stay the effectiveness of this Development Order on the identifiable tract or parcel, or portion of the tract or parcel owned by the person or entity violating the condition, and within the DRI Property described in Exhibit "A", after a stated compliance date. The Developer shall be given a written notice of violation by the City and a reasonable period of time to cure the violation. The Developer may petition the City Council for review of the notice of violation, prior to the stated compliance date, and said review shall be conducted at a public hearing. Filing of a petition for review shall delay the effectiveness of the notice of violation until the review has been conducted. If the violation has not been cured or corrected by the stated compliance date, all further development permits, approvals and services for the development said tract or parcel, or portion of tract or parcel, shall be withheld until the

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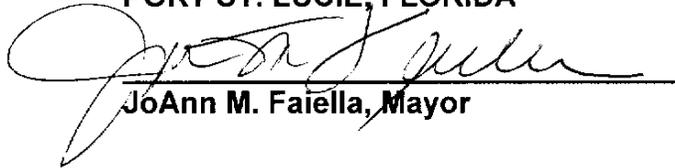
violation is corrected. For purposes of this condition, the terms "tract" and "parcel" shall mean "any quantity of land capable of being described with such definiteness that its boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit, located within the DRI Property legally described in Exhibit 'A' attached hereto and the Master Development Plan (Map H) in the ADA."

19. Upon request, and in accordance with the City's adopted certificate of concurrency fee, in the development review fee schedule, the City shall provide to the Developer a letter stating whether the portion of the Project at issue is in compliance with applicable conditions of this Development Order.
20. Pursuant to Section 380.06(5)(c), F.S., the Project shall be bound by the rules adopted pursuant to Chapters 373 and 403, F.S., in effect at the time of issuance of this Development Order.
21. Compliance with this Development Order shall be monitored through normal City permitting procedures, the procedures listed in the specific conditions of approval, and review of the biennial report. The local official responsible for assuring compliance with this Development Order is the Director of Planning and Zoning.
22. This Development Order shall be binding upon the Developer, FPL and its assigns or successors in interest. Any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created and designated as successor in interest to, or which otherwise possesses any of the powers and duties of, any referenced governmental agency in existence on the effective date of this Development Order.
23. It is declared to be the City's intent that, if any section, subsection, sentence, clause, condition or provision of this Development Order is held to be invalid by a court of competent jurisdiction, the remainder of this Development Order shall be construed as not having contained said section, subsection, sentence, clause, condition or provision and shall not be affected by such holding.

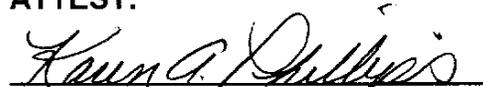
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PASSED AND ADOPTED on this 24th day of January, 2011.

CITY COUNCIL OF THE CITY OF
PORT ST. LUCIE, FLORIDA

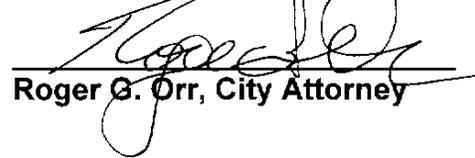

JoAnn M. Faiella, Mayor

ATTEST:


Karen A. Phillips, City Clerk



APPROVED AS TO FORM:


Roger G. Orr, City Attorney

RESOLUTION 11R-01

COMPOSITE EXHIBIT "A"

LEGAL DESCRIPTION OF DRI PROPERTY

ACR Properties, LLC Property

The Alan Wilson Grove plat, according to the plat thereof, as recorded in plat book 12, page 50, of the public records of St. Lucie County, Florida, less the west 5.00 feet thereof.

Together with:

The East one-half Sections 30 and 31, Township 37 South, Range 39 East, less the East 200.00 feet thereof.

Said lands situate in St. Lucie County, Florida. Containing 106,773,334 square feet or 2451.179 acres, more or less, subject to easements, restrictions, reservations, covenants and rights-of-way of record.

FPL Property

The East 200.00 feet of sections 30 and 31, Township 37 South, Range 39 East, St. Lucie County, Florida.

Said lands situate in St. Lucie County, Florida. containing 2,071,967 square feet/47.566 acres, more or less, subject to easements, restrictions, reservations, covenants and rights-of-way of record.

RESOLUTION 11R-01
EXHIBIT "B"
CONDITIONS OF APPROVAL

RESOLUTION 11-R

EXHIBIT "B"

CONDITIONS OF APPROVAL

Application for Development Approval

1. The Wilson Groves Development of Regional Impact Application for Development Approval is incorporated herein by reference. It is relied upon, but not to the exclusion of other available information, by the parties in discharging their statutory duties under Chapter 380, Florida Statutes. Substantial compliance with the representations contained in the Application for Development Approval, as modified by Development Order conditions, is a condition for approval.

For purposes of this Development Order, the Application for Development Approval ("ADA") shall include the following items:

- a. Application for Development Approval dated September 13, 2005;
- b. Supplemental information dated March 3, 2006; July 14, 2006; and August 2, 2006;
- c. Western Annexation Traffic Study ("WATS") Final Report dated January 2006; and
- d. Annexation Agreement dated July 19, 2004, and revised May 16, 2005, ~~and~~ July 11, 2005, and November 16, 2009, except to the extent that any term of the Annexation Agreement is subsequently amended by the parties thereto ("Annexation Agreement").

Commencement and Process of Development

2. In the event the Developer fails to commence significant physical development within three years from the effective date of the Development Order, development approval shall terminate and the development shall be subject to further Development of Regional Impact review by the Treasure Coast Regional Planning Council, Florida Department of Community Affairs, and City of Port St. Lucie pursuant to Section 380.06, Florida Statutes. However, this time period shall be tolled during the pendency of any appeal pursuant to Section 380.07, F.S. For the purpose of this paragraph, construction shall be deemed to have initiated after placement of permanent evidence of a structure (other than a mobile home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation or land clearing, such as the construction of roadways or other utility infrastructure.

RESOLUTION 11-R

EXHIBIT "B"

Phasing

3. A) The phasing of the Wilson Groves Development of Regional Impact is approved and the Developer is authorized to develop the DRI Property as follows:

Phase	Years	Residential ¹ (DU)	Retail (SF)	Office (SF)	Research & Office (SF)	Light Industrial (SF)	Institutional & Civic (SF)
1	2006-2013	2,200	210,000	<u>0</u> 136,125	136,125	136,125	0
2	2014-2018	4,096	120,000	<u>62,000</u> 470,375	408,375	408,375	50,638
3	2019-2023	1,404	260,000	<u>80,000</u> 488,375	408,375	408,375	175,436
4	2024-2028	0	175,000	<u>80,000</u> 488,375	408,375	408,375	156,798
Total	2006-2028	7,700	765,000	<u>222,000</u> 1,583,250	1,361,250	1,361,250	382,872

1. Residential units consist of 5,775 single family units and 1,925 multi-family units.

~~A) The Developer is authorized to develop the DRI Property as follows:~~

LAND USE	DENSITY / INTENSITY	ACRES
Residential (DUs) Single family Multi family	5,775 DU 1,925 DU	1,989
Retail (GSF)	765,000 GSF	87
Office (GSF)	222,000 GSF	26
Research & Office¹ (GSF) Light Industrial¹ (GSF)	1,361,250 GSF 1,361,250 GSF	125
Institutional and Civic (GSF)	382,327 GSF	44
Schools²	—	50
Recreation/Open Space Regional Park	—	50

RESOLUTION 11-R

EXHIBIT "B"

LAND USE	DENSITY / INTENSITY	ACRES
Other	—	90
TOTAL	—	2,451

NOTES:

1. ——— Research & Office and Light Industrial both located in 125-acre Employment Center.
2. ——— Schools include two K-8 schools which acreage may vary by collocation with parks per Condition 52 (a).

~~Provided, however, that~~ The development of a use in any phase may commence prior to completion of development in the preceding phase so long as all specific conditions for mitigation of transportation impacts are implemented according to the schedule in this Development Order, as it may be modified from time to time, and all other conditions of this Development Order are satisfied.

In addition to those uses described above, the Developer is authorized to develop ancillary and support uses including but not limited to adult congregate living facilities, wireless communication and cable television towers, digital network facilities, civic buildings, community centers, irrigation treatment plant and pumping facilities, libraries, places of worship, public service facilities, recreational facilities and schools as permitted within the New Community Development District.

- B) In order to accommodate changing market demands, at the Developer's request in an application for a specific development permit, and without the Developer filing a notification of proposed change pursuant to section 380.06(19), F.S., the City may increase or decrease the amount of an approved land use by applying the Equivalency Matrix attached to this Developer Order as Exhibit "C", which is incorporated into this Development Order by this reference. The use of the Equivalency Matrix shall not allow impacts to water, wastewater, solid waste, transportation or affordable housing to exceed the aggregate impacts projected in the ADA. In addition, to ensure the basic character of the project is not altered, no land use be increased by an amount which exceeds the numeric criteria in section 380.06(19)(b), F.S., and the aggregate amount of non-residential uses within the DRI Property may not be reduced below the minimum established for the DRI Property by the Annexation Agreement. The mix of land uses shall be consistent with that allowed in the Port St. Lucie Comprehensive Plan. The Developer shall report, in each biennial report required by this Development Order, use of the Equivalency Matrix in Exhibit "C" to increase the amount of one approved land use with a concurrent reduction in one or more other approved land uses.

RESOLUTION 11-R

EXHIBIT "B"

Buildout Date

4. The Wilson Groves Development of Regional Impact shall have a buildout date of December 31, 2028, unless otherwise amended pursuant to the conditions of this Development Order and Section 380.06, Florida Statutes.

Expiration and Termination Date

5. This Development Order shall expire and terminate on December 31, 2035, unless extended as provided in Section 380.06(19)(c), Florida Statutes.

Biennial Report

6. The biennial report required by subsection 380.06(18), Florida Statutes, shall be submitted every two years until the expiration of this Development Order on the anniversary date of the adoption of the Development Order to the City of Port St. Lucie, Treasure Coast Regional Planning Council, Florida Department Community Affairs, and such additional parties as may be appropriate or required by law. The contents of the report shall include those items required by this Development Order and Rule 9J-2.025(7), Florida Administrative Code. The City of Port St. Lucie Planning and Zoning Director shall be the local official assigned the responsibility for monitoring the development and enforcing the terms of the Development Order. Notice of transfer of all or portions of the DRI Property shall be filed with the City of Port St. Lucie and included in the biennial report.

General Provisions

7. Any modifications or deviation from the approved plans or requirements of this Development Order shall be made according to and processed in compliance with the requirements of Section 380.06(19), Florida Statutes and Rule 9J-2, Florida Administrative Code.
8. The definitions found in Chapter 380, Florida Statutes shall apply to this Development Order.
9. Reference herein to any governmental agency shall be construed to mean any future instrumentality that may be created or designated as a successor in interest to, or which otherwise possesses the powers and duties of, any referenced governmental agency in existence on the effective date of this Development Order.
10. This Development Order shall be binding upon the Developer and its assignees or successors in interest.

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EXHIBIT "B"

REGIONAL PLANNING

Master Development Plan

11. Prior to final approval of any zoning application in the Wilson Groves Development of Regional Impact, the City will require the Developer to prepare a conceptual master plan to provide long-term guidance and direction for the project by showing the general location of all residential and non-residential land uses, arterial and collector roads, arterial and collector potable water, wastewater and reclaimed water infrastructure, stormwater facilities, school sites, civic and institutional sites, other major facilities, major access points and multi-use trails and greenways. The conceptual master plan shall demonstrate consistency with the NCD (New Community Development) land use category. The conceptual master plan shall be consistent with the Master Development Plan (Map H) attached to this Development Order as Exhibit "D" but shall not be adopted as an amendment to this Development Order. The conceptual master plan shall be presented to the City's Planning and Zoning Board and the City Council for consideration and approval; provided, however, that notwithstanding the foregoing, the conceptual master plan shall only be a generalized reference tool which is not regulatory but rather a planning reference to provide long range guidance related to those lands being considered for development approval. The conceptual master plan shall be revised by the Developer from time to time as needed to show approved and proposed development, and the City and the Developer shall agree on the mutually acceptable process for doing so.

Greenway

12. Consistent with the City's local comprehensive plan and the Annexation Agreement, the project shall include a continuous, multi-purpose greenway along Range Line Road with an average width of 50 feet and a minimum width of 30 feet, from Range Line Road's eastern right-of-way boundary. The greenway shall be provided in each development parcel within the DRI Property which is adjacent to Range Line Road as a condition of the recording of a residential subdivision plat or final site plan approval for each such development parcel. An appropriate easement shall be placed upon this greenway in perpetuity. The easement shall allow (a) road crossings and pedestrian access; (b) sites for receiving and disposing of irrigation-quality effluent; and (c) landscaping and irrigation. In addition, within the greenway and adjacent to Range Line Road, the Developer shall grant the City a 30-foot perpetual non-exclusive utility easement; provided, however, such utility easement shall allow for (a) landscaping and irrigation, including with reclaimed water; (b) road crossings and pedestrian access; and (c) similar surface uses, with the City's written authorization, which will not interfere with efficient operation of the City's utilities or unduly hinder maintenance. Any landscaping or irrigation system within the utility easement shall be approved by the City's Utilities Systems Department prior to planting or constructing same.

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EXHIBIT "B"

TRANSPORTATION

Rights of Way

13. Wilson Groves has dedicated the following road rights-of-way within the project to the City: Becker Road (150 feet), Paar Drive (150 feet), E/W 3 (150 feet), N/S A (150 feet), N/S AB (100 feet) and N/S B (30 feet). As part of this development order, N/S AB will be eliminated and N/S B will be widened to a 150-foot corridor. The adjacent DRI, Riverland Kennedy, has dedicated 30 feet of the N/S B road right-of-way to the City. In order to provide the total corridor width, Wilson Groves shall dedicate an additional 90 feet along the western limits of N/S B. No building permits for Wilson Groves Development of Regional Impact shall be issued after July 1, 2007 until right-of-way within the project along Becker Road, E/W 3 (Road B), E/W 4 (Paar Drive), N/S A, N/S B, N/S AB, the dedication of the 90 foot road right-of-way along the existing right-of-way for N/S B and all intersections thereof, has been dedicated free and clear of all liens and material encumbrances to the City of Port St. Lucie with a reservation unto the developer or community development district, for purpose of constructing and thereafter maintaining roads and other improvements, until acceptance by the City of Port St. Lucie, subject to the requirements of the Annexation Agreement. After Wilson Groves dedicates the needed right-of-way for the widening of N/S B, the City will return the previously dedicated 100-foot right-of-way for N/S AB to Wilson Groves. Should the adjacent DRI to the east, Riverland/Kennedy, submit a request to revise their DRI to the City prior to the construction of N/S B between Becker Road and Paar Drive, the City will negotiate to obtain 45 feet of right-of-way for N/S B from Riverland/Kennedy, and if successful, the City will return 45 feet of the right-of-way for N/S B to Wilson Groves.
14. In addition to the aforementioned roadway networks, the Developer shall further enhance the transportation network by providing a system which shall include but not be limited to public collector roads. The roads identified herein shall not include internal networks for gated communities.

Monitoring

15. A) At any time, the Developer may undertake monitoring to ascertain the level of service on facilities where Wilson Groves Development of Regional Impact has significant impact (project is estimated to contribute an amount of traffic equal to or greater than 5% of the maximum service volume under the adopted level of service standard) in order to determine whether the date or trip threshold by which a transportation improvement required by this Development Order may be extended. If the monitoring demonstrates that the facility or facilities will operate at the adopted level of service standard without the improvement at the date or trip threshold by which this Development Order would otherwise require such improvement, then notwithstanding any other provision of this Development Order the date by which such improvement is required shall be extended on terms

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approved pursuant to the procedure in Condition 1716. The methodology of the monitoring shall be agreed upon by the City of Port St. Lucie, Florida Department of Transportation, and Treasure Coast Regional Planning Council. In the event that a methodology cannot be agreed upon among all parties, the City of Port St. Lucie shall be the final arbiter. No new mitigation measures and/or modifications to the roadway network shall be required on account of such monitoring.

B) The City of Port St. Lucie may require the Developer to undertake monitoring to ascertain the level of service on transportation facilities within the DRI as specified in Table 1 and/or Table 2 ~~properties that participated in the WATS ("WATS Area")~~ in order to determine whether the date or trip threshold by which a transportation improvement ~~within the WATS Area~~ required by this Development Order, should be accelerated. If the monitoring demonstrates that a facility or facilities will operate below the adopted level of service standard prior to the date or trip threshold by which this Development Order would otherwise require such improvement, then the date by which such improvement is required shall be accelerated on terms approved pursuant to the procedure in Condition 1716. If the monitoring demonstrates that a facility or facilities will operate below the adopted level of service standard prior to the date or trip threshold by which this Development Order would otherwise require such improvement, then the date or trip threshold for such improvement shall be accelerated based on the results of such monitoring, provided that the accelerated schedule for the improvement shall allow 24 months for engineering, permitting and construction of the improvement. The methodology of the monitoring shall be agreed upon by the City of Port St. Lucie, Florida Department of Transportation, and Treasure Coast Regional Planning Council. In the event that a methodology cannot be agreed upon among all parties, the City of Port St. Lucie shall be the final arbiter. No new mitigation measures and/or modifications to the road network ~~within the WATS Area~~ identified in Tables 1 and 2 shall be required on account of such monitoring.

16. In accordance with Section 380.06(15)(c)5, Florida Statutes, changes to roadway improvement conditions which are subject to the monitoring program outlined in Condition 15 shall not be subject to the substantial deviation determination/notice of proposed change process, unless otherwise required by the criteria listed in Section 380.06(b), Florida Statutes. Changes to roadway improvements conditions shall be transmitted for approval to the Florida Department of Transportation, Florida Department of Community Affairs, and Treasure Coast Regional Planning Council. The agencies should complete the review within 90 days after submittal by the Developer.

17. A trip generation analysis shall be prepared by the applicant and approved by the City of Port St. Lucie prior to each site plan or residential subdivision plat approval. The trip generation analysis shall present calculations for the p.m. peak hour and shall be performed using trip generation rates included in the latest available Institute of Transportation Engineers Trip Generation Report as well as land uses included in the application for development approval. The trip generation analysis shall include

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internal capture and passer-by, if appropriate, to determine net trips generated by the development. The trip generation shall be cumulative and include all previous site plan and residential subdivision plat approvals. Development order conditions shall be evaluated using the trip generation analysis to determine triggering of any transportation conditions.

Access Road Improvements

18. No building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold or residential units identified in Table 1, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 1 under "Required Improvement"; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; or 3) the improvement is scheduled in the first three years of the applicable jurisdiction's Capital Improvements Program of FDOT's adopted work program.

Table 1

Access Road Improvements

<u>Road</u>	<u>From</u>	<u>To</u>	<u>Trip Threshold*</u>	<u>Residential Units</u>	<u>Required Improvement</u>
<u>Phase 1</u>					
<u>Becker Rd</u>	<u>Village Pkwy</u>	<u>N/S B</u>	<u>0</u>	<u>0</u>	<u>2L</u>
<u>Secondary Emergency Access Road between Becker Rd at N/S B and Rangeline Road</u>			<u>0</u>	<u>0</u>	<u>Emergency Access Road</u>
<u>Becker Rd</u>	<u>N/S B</u>	<u>Range Line Rd</u>	<u>2,573</u>	<u>2,200</u>	<u>2L</u>
<u>Phase 2</u>					
<u>Becker Rd</u>	<u>N/S B</u>	<u>Range Line Rd</u>	<u>4,148</u>	<u>3,955</u>	<u>Widen to 4L D</u>

*Wilson Groves Cumulative Total Net External DRI p.m. Peak Hour Trips

Internal Road Improvements

19. No building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold or residential units identified in Table 2, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 2 under "Required Improvement"; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; or 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the applicable jurisdiction's Capital Improvements Program or FDOT's adopted work program.

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Table 2

Internal Road Improvements

<u>Road</u>	<u>From</u>	<u>To</u>	<u>Trip Threshold*</u>	<u>Residential Units</u>	<u>Required Improvement</u>
<u>Phase 1</u>					
<u>N/S A</u>	<u>Becker Rd</u>	<u>E/W 3</u>	<u>2,573</u>	<u>2,200</u>	<u>2L</u>
<u>E/W 3</u>	<u>Rangeline Rd</u>	<u>N/S A</u>	<u>2,573</u>	<u>2,200</u>	<u>2L</u>
<u>E/W 3</u>	<u>N/S A</u>	<u>N/S B</u>	<u>2,573</u>	<u>2,200</u>	<u>2L</u>
<u>Phase 2</u>					
<u>Paar Dr</u>	<u>N/S A</u>	<u>N/S B</u>	<u>4,152</u>	<u>3,960</u>	<u>2L</u>
<u>N/S B</u>	<u>Becker Rd</u>	<u>E/W 3</u>	<u>4,397</u>	<u>4,233</u>	<u>2L</u>
<u>Phase 3</u>					
<u>N/S A</u>	<u>Becker Rd</u>	<u>E/W 3</u>	<u>6,708</u>	<u>6,564</u>	<u>Widen to 4L D</u>
<u>Paar</u>	<u>N/S A</u>	<u>N/S B</u>	<u>7,148</u>	<u>6,821</u>	<u>Widen to 4L D</u>
<u>Paar</u>	<u>Rangeline Rd</u>	<u>N/S A</u>	<u>7,449</u>	<u>6,997</u>	<u>2L</u>

*Wilson Groves Cumulative Total Net External DRI p.m. Peak Hour Trips

External Roadways Improvements – West of I-95

1720. Based on the results of the Western Annexation Traffic Study, no building permits shall be issued for development that generates more than the total net external p.m. peak hour trips indicated in Table 3 or after December 31 of the indicated year in Table 3, 2010 whichever comes last, until: 1) contracts have been let to build the following roadways with the lane geometry presented below; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the City’s adopted Capital Improvements Program or FDOT’s adopted work program. For improvements constructed by the Developer, surety or other acceptable evidence shall be provided to the satisfaction of the City of Port St. Lucie that sufficient funds will be available to complete the following roadways as shown in Table 3:

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Table 3

External Roadway Improvements – West of I-95

<u>Year</u>	<u>*Trip Threshold</u>	<u>Road</u>	<u>From</u>	<u>To</u>	<u>Required Improvement</u>	<u>Status</u>
2010	7,449	Tradition Pkwy	Village Pkwy	I-95	6L D	Satisfied
2010	8,650	Village Pkwy	Tradition Pkwy)	Crosstown Pkwy	4 L D	Satisfied
2010	8,650	Tradition Pkwy	Community Blvd.	Village Pkwy	4L D	Satisfied
2010	8,650	Community Blvd.	Tradition Pkwy	Westcliffe Lane	2L	Satisfied
2010	8,650	Westcliffe Lane	N/S A	Village Pkwy	2L	
2014	8,650	Crosstown Pkwy	N/S A	Village Pkwy	4L D	
2014	8,650	Crosstown Pkwy	Village Pkwy	Commerce Center Dr	Widen to 6L D	
2014	8,650	Tradition Pkwy	N/S A	Village Pkwy	4L D	
2014	8,650	N/S A	Crosstown Pkwy	Glades Cut-Off Rd	2L	
2018	8,650	Crosstown Pkwy	Range Line Road	N/S A	2L D	
2020	7,810	Village Pkwy	Tradition Pkwy	SW Meeting Street	6L D	Satisfied
2020	8,650	Village Pkwy	SW Meeting St	Westcliffe Lane	Widen to 6 L D	

*Wilson Groves Cumulative Total Net External DRI p.m. Peak Hour Trips

- a) ~~Village Parkway from Tradition Parkway (Gatlin Boulevard) to Crosstown Parkway: 4 Lane divided~~
- b) ~~Tradition Parkway (Gatlin Boulevard) from Community Boulevard to Village Parkway: 4 Lane divided~~
- c) ~~Community Boulevard from Tradition Parkway (Gatlin Boulevard) to Westcliffe Lane (E/W XY): 2 Lanes~~
- d) ~~Westcliffe Lane (E/W XY) from N/S A to Village Parkway: 2 Lanes~~

~~18. Based on the results of the Western Annexation Traffic Study, no building permits shall be issued after December 31, 2014, until: 1) contracts have been let to build the following roadways with the lane geometry presented below; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed and attached as an exhibit to the Development Order; 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the City's adopted Capital Improvements Program or FDOT's adopted work program. For improvements constructed by the Developer, surety or other acceptable evidence shall be provided to the satisfaction of the City of Port St. Lucie that sufficient funds will be available to complete the following roadways:~~

- a) ~~Crosstown Parkway from N/S A to Village Parkway: 4 Lane divided~~

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- ~~b) Crosstown Parkway from Village Parkway to I-95: 6 Lane divided~~
- ~~e) Tradition Parkway (Gatlin Boulevard) from N/S A to Village Parkway: 4 Lane divided~~
- ~~d) N/S A from Crosstown Parkway to Glades Cut-Off Road: 2-Lanes~~

~~19. Based on the results of the Western Annexation Traffic Study, no building permits shall be issued after December 31, 2018, until: 1) contracts have been let to build the following roadways with the lane geometry presented below; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed and attached as an exhibit to the Development Order; 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the City's adopted Capital Improvements Program or FDOT's adopted work program. For improvements constructed by the Developer, surety or other acceptable evidence shall be provided to the satisfaction of the City of Port St. Lucie that sufficient funds will be available to complete the following roadways:~~

- ~~a) Crosstown Parkway from Range Line Road to N/S A: 2 Lane divided~~

~~20. Based on the results of the Western Annexation Traffic Study, no building permits shall be issued for development that generates more than the net external p.m. peak hour trip threshold identified in Table 1 or after December 31 of the year of failure identified in Table 1, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 1 under "Improvements"; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the City's adopted Capital Improvements Program or FDOT's adopted work program. For improvements constructed by the Developer, surety or other acceptable evidence shall be provided to the satisfaction of the City of Port St. Lucie that sufficient funds will be available to complete the roadway widening or construction projects included in Table 1.~~

**Table 1
Wilson Groves DRI
Roadway Improvements**

- Road Segment	Trip Threshold	Year of Failure	- Improvement
Tradition Parkway (Gatlin Boulevard) – Village Parkway to I-95	7,449	2010	6LD
Village Boulevard – Tradition Parkway (Gatlin Boulevard) to Westcliffe Lane (E/W XY)	7,810	2020	6LD

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External Road Improvements – East of I-95

21.A) Based on the results of the Western Annexation Traffic Study, no building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold identified in Table 2-4 or after December 31 of the year of failure identified in Table 2-4, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 2-4 under “Required Improvements”; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the City’s adopted Capital Improvements Program or FDOT’s adopted work program. For improvements constructed by the Developer, surety or other acceptable evidence shall be provided to the satisfaction of the City of Port St. Lucie that sufficient funds will be available to complete the roadway widening or construction projects included in Table 2-4. The City of Port St. Lucie will use its best efforts to undertake the road improvements in Table 2-4 by the dates and trip thresholds indicated.

Table 4

External Road Improvements – East of I-95

<u>Year</u>	<u>*Trip Threshold</u>	<u>Road</u>	<u>From</u>	<u>To</u>	<u>Required Improvement</u>	<u>Status</u>
<u>2015</u>	<u>1,271</u>	<u>Becker Road</u>	<u>I-95</u>	<u>Rosser Blvd</u>	<u>6 L D</u>	<u>Satisfied</u>
<u>2016</u>	<u>8,650</u>	<u>Paar Dr</u>	<u>Rosser Blvd</u>	<u>Savona Blvd</u>	<u>Widen to 4 L D</u>	
<u>2016</u>	<u>8,650</u>	<u>Paar Dr</u>	<u>Savona Blvd</u>	<u>Port St. Lucie Blvd</u>	<u>Widen to 4 L D</u>	
<u>2010</u>	<u>1,878</u>	<u>Becker Road</u>	<u>Florida’s Turnpike</u>	<u>Southbend Blvd</u>	<u>4L D</u>	<u>Satisfied</u>
<u>2013</u>	<u>8,650</u>	<u>Rosser Blvd</u>	<u>E/W 3</u>	<u>Gatlin Blvd</u>	<u>Widen to 4 L D</u>	
<u>2021</u>	<u>8,650</u>	<u>Port St. Lucie Blvd</u>	<u>Paar Dr</u>	<u>Darwin Blvd</u>	<u>Widen to 4 L D</u>	
<u>2011</u>	<u>8,650</u>	<u>Port St. Lucie Blvd</u>	<u>Becker Road</u>	<u>St. Lucie County Line</u>	<u>Widen to 4 L D</u>	
<u>2018</u>	<u>8,650</u>	<u>Rosser Blvd</u>	<u>Paar Dr</u>	<u>E/W 3</u>	<u>Widen to 4 L D</u>	
<u>2022</u>	<u>8,650</u>	<u>Port St. Lucie Blvd</u>	<u>Darwin Blvd</u>	<u>Gatlin Blvd</u>	<u>Widen to 6 L D</u>	
<u>2014</u>	<u>8,650</u>	<u>E/W 3</u>	<u>I-95</u>	<u>Rosser Rd</u>	<u>2L</u>	
<u>2014</u>	<u>8,650</u>	<u>Paar Dr</u>	<u>I-95</u>	<u>Rosser Rd</u>	<u>4L D</u>	
<u>2018</u>	<u>8,650</u>	<u>E/W 3</u>	<u>I-95</u>	<u>Rosser Rd***</u>	<u>Widen to 4L D</u>	
<u>2018</u>	<u>8,650</u>	<u>Paar Dr</u>	<u>I-95</u>	<u>Rosser Rd***</u>	<u>Widen to 6L D</u>	

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2022	8,650	E/W 3	I-95	Rosser Rd***	Widen to 6LD	
2020	NA	Crosstown Pkwy	I-95	Bayshore Blvd	6LD	Satisfied
2020	8,650	Crosstown Pkwy	Bayshore Blvd	U.S. 1**	6LD	
2010	NA	Becker Road	I-95	Florida's Turnpike	4LD	Satisfied

*Wilson Groves DRI Total Net External p.m Peak Hour Trips

** Based on permitability

***These segments include a bridge over I-95, provided, however, that the bridge over I-95 shall be subject to monitoring every three years, commencing for development that generates more than 8,650 total net external p.m. peak hour trips or in 2019, whichever comes later, to evaluate the need for the improvements.

Table 2
Wilson Groves DRI
External Roadway Improvements

Road Segment	Trip* Threshold	Year of Failure	Improvement
Becker Road - I-95 to Rosser Blvd.	1,274	2015	6LD
Paar Drive - Rosser Blvd. to Savona Blvd.	1,240	2016	4LD
Paar Drive - Savona Blvd. to Port St. Lucie Blvd.	1,278	2016	4LD
Becker Road - Florida's Turnpike to Southbend Blvd.	1,878	2010	4LD
Rosser Boulevard - E/W 3 to Gatlin Blvd.	3,043	2013	4LD
Port St. Lucie Boulevard - Paar Dr. to Darwin Blvd.	1,660	2021	4LD
Rosser Boulevard - Becker Rd. to Paar Dr.	3,573	2015	4LD
Port St. Lucie Boulevard - Becker Rd. to St. Lucie County Line	2,403	2011	4 Lanes
Rosser Boulevard - Paar Dr. to E/W 3	7,826	2018	4LD
Port St. Lucie Boulevard - Darwin Blvd. to Gatlin Blvd.	5,203	2022	6LD
E/W 3 - I-95 to Rosser Road *** (Asterisks to be deleted)	NA	2014	2 Lanes
Paar Drive - I-95 to Rosser Road *** (Asterisks to be deleted)	NA	2014	4LD
E/W 3 - I-95 to Rosser Road ***	NA	2018	Widen to 4LD
Paar Drive - I-95 to Rosser Road ***	NA	2018	Widen to 6LD
E/W 3 - I-95 to Rosser Road ***	NA	2022	Widen to 6LD
Crosstown Parkway - I-95 to Bayshore Blvd.	NA	2013/2020	6LD
Crosstown Parkway - Bayshore Boulevard to U.S. 1**	NA	2020	6LD
Becker Road - I-95 to Florida's Turnpike	NA	2010	4LD

*Wilson Groves DRI Net External PM Peak Hour Trips

** Based on permitability

***These segments include a bridge over I-95, provided, however, that the bridge over I-95 shall be subject to monitoring every three years, commencing at the start of Phase 3 in 2019 to evaluate the need for the improvement.

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22. A traffic re-analysis shall be undertaken by the Developer and submitted to the City, DCA, TCRPC and FDOT for any development that generates more than 8,650 total net external p.m. peak hour trips or #by December 31, 2020, whichever comes last, if the six laning of the Crosstown Parkway – Bayshore Boulevard to U.S. 1 segment is: 1) not under contract; 2) not included in a local government development agreement consistent with sections 163.3220 through 163.3243, F.S.; 3) required by the monitoring program included in Condition 15, if applicable; or 4) not scheduled in the first three years of the City’s adopted Capital Improvements Program or FDOT’s adopted work program. The traffic re-analysis shall be prepared in a manner consistent with the methodology utilized in the WATS, or at the election of the Developer, utilizing an alternative methodology acceptable to the City, DCA and FDOT. If the traffic re-analysis shows that the incomplete segment will result in additional or increased significant impacts to state or regionally significant roads external to the WATS area as identified in the WATS, no building permits shall be issued for any development that generates more than 8,650 total net external p.m. peak hour trips or after December 31, 2020, whichever comes last, until the Development Order has been amended to include mitigation to address such additional or increased significant impacts consistent with Rule 9J-2.045 F.A.C.

Road Improvements Outside the City of Port St. Lucie

23. B) Based on the results of the Western Annexation Traffic Study, no building permits shall be issued for development that generates more than the total net external p.m. peak hour trip threshold identified in Table 3- 5or after December 31 of the year of failure identified in Table 3-5, whichever comes last, until: 1) contracts have been let for the roadway widening or construction projects identified in Table 3 under “Required Improvements”; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S. has been executed; 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the applicable jurisdiction’s Capital Improvements Program or FDOT’s adopted work program.

Table 5

Roadway Improvements Outside the City of Port St.Lucie

<u>Year</u>	<u>*Trip Threshold</u>	<u>Road</u>	<u>From</u>	<u>To</u>	<u>Required Improvement</u>	<u>Status</u>
<u>2022</u>	<u>1,254</u>	<u>SW Allapattah Rd</u>	<u>CR 714</u>	<u>Martin County Line</u>	<u>4 L D</u>	
<u>2022</u>	<u>1,254</u>	<u>Range Line Rd</u>	<u>Martin County Line</u>	<u>Becker Rd</u>	<u>Widen to 4L D***</u>	
<u>2011</u>	<u>2,403</u>	<u>SW Citrus Blvd</u>	<u>St. Lucie County Line</u>	<u>SR 714</u>	<u>Widen to 4L **</u>	
<u>2013</u>	<u>4,133</u>	<u>SR 714/Martin Hwy</u>	<u>Port St. Lucie Blvd</u>	<u>Florida’s Turnpike</u>	<u>Widen to 4L D</u>	
<u>2010</u>	<u>4,165</u>	<u>CR 714/Martin Hwy</u>	<u>Florida’s Turnpike</u>	<u>High Meadows Ave.</u>	<u>Widen to 4L D</u>	

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2011	<u>5.652</u>	<u>CR 714/Martin Hwy.</u>	<u>High Meadows Ave.</u>	<u>Berry Ave.</u>	<u>Widen to 4L D</u>
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*Wilson Groves DRI Total Net External p.m. Peak Hour Trips

**Provided sufficient right-of-way exists for the improvement.

*** This condition may be satisfied by a payment to St. Lucie County based on the Settlement Agreement Including Impact Fee Credit Agreement between the Developer and St. Lucie County.

**Table 3
Wilson Groves DRI
Roadway Improvements Outside the City of Port St. Lucie**

Road Segment	Trip* Threshold	Year of Failure	Improvement
Range Line Road — SR 714 to Becker Road	1,254	2022	4LD
Port St. Lucie Blvd — St. Lucie County Line to SR 714	2,403	2011	4-Lanes**
SR 714/Martin Hwy. — Port St. Lucie Blvd. to Florida's Turnpike	4,133	2013	4LD
CR 714/Martin Hwy. — Florida's Turnpike to High Meadows Av.	4,165	2010	4LD
CR 714/Martin Hwy. — High Meadows Av. to Berry Av.	5.652	2011	4LD

* Total Wilson Groves DRI Net External PM Peak Hour Trips

** Provided sufficient right-of-way exists for the improvement

24C) A traffic re-analysis shall be undertaken by the Developer and submitted to the City, TCRPC, DCA, and FDOT by the date that development within the Wilson Groves DRI generates more than 2,403 total net external p.m. peak hour trips or by December 31, 2011, whichever comes last, if the four-laning of the Port St. Lucie Boulevard – St. Lucie County Line to SR 714 segment is: 1) not under contract to construct the roadway; 2) not included in a local government development agreement consistent with section 163.3220 through 163.3243, F.S.; 3) required by the monitoring program included in Condition 15, if applicable; or 4) not scheduled in the first three years of an adopted Capital Improvements Program or FDOT's adopted work program. The traffic re-analysis shall be prepared in a manner consistent with the methodology utilized in the WATS, or at the election of the Developer, utilizing an alternative methodology acceptable to the City, DCA, FDOT and TCRPC, and shall be limited to a determination of the effect, if any, of the delay in four laning the segment of Port St. Lucie Boulevard – St. Lucie County Line to SR 714 on road external to the WATS area. If the traffic re-analysis shows that the delay will result in additional or increased significant impacts to state or regionally significant roads as identified in the WATS, no building permits shall be issued after development within the Wilson Groves DRI generates more than 2,403 total net external p.m. peak hour trips or December 31, 2011, whichever comes last, until the Development Order has

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been amended to include mitigation to address such additional or increased significant impacts consistent with Rule 9J-2.045, F.A.C.

~~Roadways within Western Annexation Area~~

~~22. Based on the results of the Western Annexation Traffic Study, no building permits shall be issued after December 31, 2010, until: 1) contracts have been let to build the following roads with the lane geometry presented below; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S., has been executed; 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the City's adopted Capital Improvements Program or FDOT's adopted work program. For improvements constructed by the Developer, surety or other acceptable evidence shall be provided to the City's satisfaction that sufficient funds will be available to complete the following improvements:~~

~~Becker Road from Range Line Road to N/S A: 2 Lanes
Becker Road from N/S A to I-95: 4 Lane divided
E/W 3 from N/S A to Community Boulevard: 2 Lanes
N/S A from Becker Road to E/W 3: 2 Lanes
Community Boulevard from Becker Road to E/W 1: 2 Lanes
Community Boulevard from E/W 1 to Gatlin Boulevard: 4 Lane divided
Village Parkway from Becker Road to Gatlin Boulevard: 4 Lane divided~~

~~23. Based on the results of the Western Annexation Traffic Study, no building permits shall be issued after December 31, 2014 until: 1) contracts have been let to build the following roads with the lane geometry presented below; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S., has been executed; 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the City's adopted Capital Improvements Program or FDOT's adopted work program. For improvements constructed by the Developer, surety or other acceptable evidence shall be provided to the City's satisfaction that sufficient funds will be available to complete the following improvements:~~

~~Becker Road from Range Line Road to N/S A: Widen to 4 Lane divided
Becker Road from N/S AB to I-95: Widen to 6 Lane divided
Paar Drive from Range Line Road to N/S BC: 2 Lanes
Paar Drive from N/S BC to I-95 western right-of-way: 4 Lane divided
E/W 3 from Range Line Road to N/S A: 2 Lanes
E/W 3 from Community Boulevard to I-95 western right-of-way: 2 Lanes
E/W 1 from Range Line Road to Community Boulevard: 2 Lanes
E/W 1 from Community Boulevard to Village Parkway: 4 Lane divided
N/S A from E/W 3 to E/W 1: 2 Lanes
N/S A from E/W 1 to Tradition Parkway (Gatlin Boulevard): 4 Lane divided~~

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~~N/S A from Tradition Parkway (Gatlin Boulevard) to Crosstown Parkway: 4 Lane divided (May be constructed concurrently, but no later than, with the construction of Crosstown Parkway from N/S A to Village Parkway.)~~
~~N/S AB from Becker Road to Paar Drive: 2 Lanes~~
~~N/S B from Becker Road to E/W 1: 2 Lanes~~
~~N/S BC from Becker Road to Paar Drive: 2 Lanes~~
~~Village Parkway from E/W 1 to Gatlin Boulevard: Widen to 6 Lane divided~~
~~Tradition Parkway (Gatlin Boulevard) from N/S A to Range Line Road: 4 Lane divided~~

24. ~~Based on the results of the Western Annexation Traffic Study, no building permits shall be issued after December 31, 2018 until: 1) contracts have been let to build the following roads with the lane geometry presented below; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S., has been executed; 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the City's adopted Capital Improvements Program or FDOT's adopted work program. For improvements constructed by the Developer, surety or other acceptable evidence shall be provided to the City's satisfaction that sufficient funds will be available to complete the following improvements:~~

~~Paar Drive from N/S A to N/S BC: Widen to 4 Lane divided~~
~~Paar Drive from Village Parkway to I-95 western right-of-way: Widen to 6 Lane divided~~
~~E/W 3 from Community Boulevard to I-95 western right-of-way: Widen to 4 Lane divided~~
~~E/W 1 from N/S B to Community Boulevard: Widen to 4 Lane divided~~
~~N/S A from Becker Road to E/W 1: Widen to 4 Lane divided~~
~~Community Boulevard from Becker Road to E/W 1: Widen to 4 Lane divided~~
~~Village Parkway from E/W 1 to Gatlin Boulevard: Widen to 8 Lane divided*~~
~~*If required by the City.~~

25. ~~Based on the results of the Western Annexation Traffic Study, no building permits shall be issued after December 31, 2022 until: 1) contracts have been let to build the following roads with the lane geometry presented below; 2) a local government development agreement consistent with sections 163.3220 through 163.3243, F.S., has been executed; 3) the monitoring program included in Condition 15 does not require these improvements; or 4) the improvement is scheduled in the first three years of the City's adopted Capital Improvements Program or FDOT's adopted work program. For improvements constructed by the Developer, surety or other acceptable evidence shall be provided to the City's satisfaction that sufficient funds will be available to complete the following improvements:~~

~~E/W 3 from N/S A to Community Boulevard: Widen to 4 Lane divided~~
~~E/W 3 from Village Parkway to I-95: Widen to 6 Lane divided~~
~~N/S AB from Becker Road to Paar Drive: Widen to 4 Lane divided~~

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~~N/S B from Paar Drive to E/W 1: Widen to 4 Lane divided~~

~~N/S BC from Becker Road to Paar Drive: Widen to 4 Lane divided~~

~~Village Parkway from Becker Road to E/W 1: Widen to 6 Lane divided~~

~~26. Intersection lane geometry for all arterial roads between I-95 and Range Line Road included in Master Development Plan (Map H) attached to this Development Order as Exhibit "D" shall, for all 6 lane by 6 lane, 4 lane by 6 lane and 4 lane by 4 lane intersections within rights of way greater than 100 feet, include dual left turn lanes and an exclusive right turn lane in all approaches. For all other arterial road intersection types, the Developer shall submit to the City, for approval, an intersection analysis to designate the lane geometry for each intersection.~~

E/W 3 and I-95 Interchange

~~2527. A traffic study shall be prepared for development that generates more than 8,650 total net external p.m. peak hour trips or by no later than January 1, 2019, whichever comes last, to evaluate the need for an interchange along I-95 with E/W 3. The methodology for this traffic study shall be discussed with the Developer, and agreed upon by the City of Port St. Lucie and Florida Department of Transportation. The traffic study shall estimate traffic projections at buildout of all DRI developments that participated in the WATS.~~

~~2628. If the study required by Condition 2527 justifies an interchange along I-95 with E/W 3, then no building permits shall be issued for development that generates more than 8,650 total net external p.m. peak hour trips or after December 31, 2020, whichever comes last, until the development order has been amended to include provisions for such an interchange and such interchange has been authorized by the Federal Highway Administration and/or FDOT, as applicable. Such amendment to the Development Order shall not be subject to a substantial deviation determination, unless otherwise required by criteria in section 380.06(19)(b), F.S.~~

Other Issues

~~27. Intersection lane geometry for all arterial roads between I-95 and Range Line Road included in Master Development Plan (Map H) attached to this Development Order as Exhibit "D" shall, for all 6 lane by 6 lane, 4 lane by 6 lane and 4 lane by 4 lane intersections within rights-of way greater than 100 feet, include dual left-turn lanes and an exclusive right-turn lane in all approaches. For all other arterial road intersection types, the Developer shall submit to the City, for approval, an intersection analysis to designate the lane geometry for each intersection.~~

~~2829. All roads expressly addressed in the transportation conditions of this Development Order shall be open to the public.~~

~~2930. Commencing in 2008 and continuing every other year thereafter, the Developer shall submit a Biennial Status Report indicating the status (schedule) of guaranteed~~

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transportation network modifications. This Biennial Status Report shall be attached to and incorporated into the Biennial Development of Regional Impact Report required by Condition 6.

The Biennial Status Report shall list all roadway modifications needed to be constructed, the guaranteed date of completion for the construction of each needed modification, the party responsible for the guaranteed construction of each modification, and the form of binding commitment that guarantees construction of each modification. Except for improvements which are re-scheduled or determined to be not needed pursuant to monitoring under Condition 15, no further building permits for the Wilson Groves Development of Regional Impact shall be issued at the time the Biennial Status Report reveals that any needed transportation modification included in the Development Order is no longer scheduled or guaranteed, or has been delayed in schedule such that it is not guaranteed to be in place and operational or under actual construction for the entire modification consistent with the timing or trip threshold criteria established in this Development Order.

3031. In the event that a transportation improvement which the Developer is required to provide pursuant to this Development Order is instead provided by a dependent or independent special district, the improvement shall be deemed to have been provided by the Developer.

31. The Developer is responsible for the mitigation of all environmental impacts of all right-of-ways within the Wilson Groves project.

ENVIRONMENTAL AND NATURAL RESOURCES

Wetlands

32. The Developer shall comply with all wetland mitigation requirements of the U. S. Army Corps of Engineers and South Florida Water Management District. Any wetland permit issued by the South Florida Water Management District and the US Army Corps of Engineers for all or any portions of the Wilson Groves DRI Property shall satisfy all City rules, regulations, codes, permitting and other requirements pertaining to wetlands and littoral plantings for the portion or portions of the Wilson Groves DRI Property subject to any such permits. Any mitigation required for impacts to existing jurisdictional wetlands shall be completed on the project site. Details of any such required wetland maintenance and enhancement procedures and management schedule shall be provided in a specific Mitigation Management Plan.

33.~~[Deleted in its entirety.] The Developer shall preserve or create a buffer zone of native upland edge vegetation around all preserved and created wetlands on site where required by the Mitigation Management Plan above. The upland buffers shall be designed to be consistent with the buffer requirements of the South Florida Water Management District. Created upland buffers shall include canopy, understory, and~~

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~~ground cover of native upland species. Details of the upland buffer maintenance and management schedule shall be provided in the Mitigation Management Plan.~~

~~34. [Deleted in its entirety.] No Certificate of Occupancy shall be issued until the Developer, or a property association created by the Developer ("Association"), prepares the afore-stated Mitigation Management Plan for the area specified in the Mitigation Management Plan within the property identified on the Wilson Groves Master Development Plan (Map H) attached to this Development Order as Exhibit "D". The Mitigation Management Plan shall: 1) identify management procedures and provide a schedule for their implementation; 2) include procedures for maintaining suitable habitat for state and federally listed species; and 3) include methods to remove nuisance and exotic vegetation as specified in this Development Order. The management plan shall be approved by the City of Port St. Lucie in consultation with the U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission prior to commencement of site clearing activities on the project site. The Mitigation Management Plan required by this condition shall constitute the management plan required by Section 157.26 of the City's Land Development Regulations.~~

Listed Species

35. The Developer or an Association or community development district shall maintain Wood Stork foraging habitat on site by ensuring no additional net loss of wood stork prey jurisdictional wetland function and value. Ten (10) acres of littoral shelves shall be created within All surface waters created on the site, where appropriate, shall include features specifically designed to provide preferred foraging habitat for this species. The features should include areas designed to concentrate prey during dry down periods. The Developer shall comply with all U.S. Fish and Wildlife Service recommendations regarding the design and creation of foraging habitat for this federally endangered species. ~~Details of the wetland creation design, procedures, and management schedule shall be provided in the Mitigation Management Plan.~~

36. In the event that it is determined that any additional representative of a state or federally listed plant or animal species is resident on, or otherwise significantly dependent upon a development parcel, the developer of such parcel shall cease all activities which will negatively affect that individual population and immediately notify the City of Port St. Lucie, and such developer shall provide proper protection to the satisfaction of the City of Port St. Lucie in consultation with the U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission.

Exotic Species

37. Prior to obtaining a certificate of occupancy for any future structure located on a particular development parcel, the developer of such parcel shall remove from that parcel all Melaleuca, Brazilian pepper, Old World climbing fern, Australian pine, downy rose-myrtle, and any other plants classified as "Prohibited by Florida Department of Environmental Protection", "Noxious Weed listed by Florida

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Department of Agriculture and Consumer Services", or "Noxious Weed by the US Department of Agriculture according to the 2005 publication: "List of Florida's Invasive Species" published by the Florida Exotic Pest Plant Council. This includes all such plants listed under Category I or Category II Invasive Exotics. Removal shall be in a manner that minimizes seed dispersal by any of these species. There shall be no planting of these species on site. Methods and a schedule for the removal of exotic and nuisance species should be approved by the City of Port St. Lucie. The entire site, including jurisdictional wetlands and Conservation Areas, if any, shall be maintained free of these species in perpetuity in accordance with all applicable permits.

Stormwater Management

38. The developer of each development parcel shall design and construct a stormwater management system within such development parcel to retain the maximum volumes of water consistent with South Florida Water Management District criteria for flood control. The stormwater management system shall be designed and constructed to provide stormwater treatment and attenuation/storage, in accordance with South Florida Water Management District requirements, for the ultimate build-out of all public rights-of-way located within the DRI Property. All discharged water from the surface water management system shall meet the water quality standards of Florida Administrative Code Rule 17-3.

39. All elements of the stormwater management system shall be designed to prevent negative impacts to adjacent areas and to the receiving bodies of water. A water quality monitoring program shall be established if required by any applicable federal, state or local agency having jurisdiction.

40. The Developer shall work with the City of Port St. Lucie to minimize the amount of impervious surface constructed for automobile parking on the project site. The Developer and the City should consider the use of pervious parking lot materials where feasible.

41. The surface water management system shall utilize Best Management Practices to minimize the impact of chemical runoff associated with lawn and landscape maintenance. The Developer shall coordinate with the South Florida Water Management District to formulate and implement Best Management Practices to reduce the use of pesticides and fertilizers throughout the project.

42. Maintenance and management efforts required to assure the continued viability of all components of the surface water management system shall be the financial and physical responsibility of the Developer, a community development district, a special assessment district, or other entity acceptable to the City of Port St. Lucie. Any entities subsequently replacing the Developer shall be required to assume the responsibilities outlined above.

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Water Supply

43. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Developer has provided written confirmation from the City of Port St. Lucie Utility Systems Department that adequate capacity of treated potable water is available to serve the development parcel the Developer has provided or others have provided (or have provided surety in a form acceptable to the City) for the necessary water system extensions to serve the development parcel.

44. The preferred source of irrigation water shall be treated wastewater effluent at such time as this source is made available to the site. The Developer shall connect each development parcel to the City of Port St. Lucie's reclaimed water system when the system is within 300 feet of the subject development parcel. The project shall be equipped with an irrigation water distribution system to provide reclaimed water to all domestic residential lots when it becomes available. No individual home wells shall be constructed on the project site. Prior to availability of a sufficient supply of reclaimed water, other water supply sources may be used for landscape irrigation subject to meeting South Florida Water Management District permitting criteria in effect at the time of permit application.

45. In order to reduce irrigation water demand, xeriscape landscaping shall be encouraged throughout the project. At a minimum, the xeriscape landscaping shall meet the requirements of the City of Port St. Lucie.

46. The project shall utilize ultra-low volume water use plumbing fixtures, self-closing and/or metered water faucets, xeriscape landscape techniques, and other water conserving devices and/or methods specified in the Water Conservation Act, Section 553.14, Florida Statutes. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to the City of Port St. Lucie by the South Florida Water Management District.

Wastewater Management

47. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Developer has been provided written confirmation from the City of Port St. Lucie Utility Systems Department that adequate capacity for wastewater treatment is available to serve such development parcel and the Developer or others have provided (or have provided surety in a form acceptable to the City) for the necessary wastewater system extension to serve such development parcel.

Solid Waste and Hazardous Materials

48. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Developer has provided written confirmation from St. Lucie County or other provider acceptable to the City that adequate solid waste disposal services and facilities will be available when needed for that parcel.

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Development shall only occur concurrently with the provision of adequate solid waste disposal services and facilities.

Air Quality

49. During land clearing and site preparation, soil treatment techniques appropriate for controlling unconfined particulate emissions shall be undertaken. If construction on a parcel will not begin within thirty days of clearing, the soil shall be stabilized until construction on the parcel begins. Cleared areas may be sodded, seeded, landscaped or mulched to stabilize the soil. Minimal clearing for access roads, survey lines, fence installation, or construction trailers and equipment staging areas is allowed without the need for soil stabilization. The purpose of this condition is to minimize dust production and soil erosion during land clearing and to prevent soil particulates from becoming airborne between the time of clearing and construction. Development within the DRI Property shall comply with all applicable National Pollutant Discharge Elimination System requirements.

HUMAN RESOURCE ISSUES

Housing

50. The Port St. Lucie Comprehensive Plan does not require any affordable housing mitigation or contribution by the Developer. However, the Developer offered to provide voluntary support for affordable housing by means of a local condition. The Developer shall pay a voluntary affordable housing assistance fee of \$500, or a mutually agreed upon amount, 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; (e) construction of new affordable housing by private developers or not-for-profit entities; or (f) other appropriate affordable housing strategies.

As an alternative to the above condition, the developer may choose to participate in a program developed by the City of Port St. Lucie that will provide sufficient workforce housing in proportion to the population, based upon a program of the City of Port St. Lucie upon its adoption in the City of Port St. Lucie comprehensive plan.

Prior to the beginning of each phase subsequent to Phase 1, the supply of affordable housing shall be re-calculated using the East Central Florida Regional Planning Council Housing Methodology (revised June 1999) or, at the election of the Developer, an alternative methodology acceptable to the City and DCA. If the supply calculation for any subsequent phase shows that there is not an adequate supply of affordable housing reasonably accessible to the Wilson Groves DRI to meet the demand from non-residential development in that phase, the Development Order shall be amended to

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include measures to mitigate the unmet housing need consistent with Rule 9J-2.048, F.A.C. The voluntary affordable housing mitigation assistance fee provided for in this Condition 50 shall be credited against any required mitigation.

Schools

51. No residential subdivision plat shall be recorded nor final residential site plan approved for any development parcel after July 1, 2007 until the Developer has secured a development agreement with the St. Lucie County School District that assures the following:

- a. The dedication to the City of Port St. Lucie, pursuant to the Annexation Agreement, of two K-8 school site of not less than 25 acres, provided that drainage (after all required water quality pretreatment is provided on site at no cost to the Developer) for the K-8 school sites can be accommodated off-site. The net acreage must not include any required upland or wetland preservation areas. Alternatively, if collocated with a park site, and recreational areas can be shared, the site can be reduced to 20 acres.
- b. For the proposed total development program of 7,700 dwelling units, of which 900 are proposed to be age-restricted, and with current student generation rates for St. Lucie County, the Developer shall contribute a proportionate share of all costs necessary to construct, according to State of Florida and St. Lucie County School District standards, the school facilities for the sites identified in this condition, not to exceed the total amount of educational facilities impact fees for the DRI Property (based upon generally applicable St. Lucie County educational impact fees in effect from time to time), so that there will be adequate school facilities to accommodate the impacts of the development. Such facilities shall be operated and maintained by the St. Lucie County School District.
- c. The development agreement with the St. Lucie County School District shall provide for a formula for the reimbursement of educational impact fees that would normally be assessed of dwelling units within the proposed development in exchange for the conveyance of the school sites described in subparagraph (a) above.
- d. The City of Port St. Lucie will use good faith efforts to enter into an appropriate interlocal agreement with the St. Lucie County School District pursuant to which the City of Port St. Lucie will convey the school sites described in subparagraph (a) above to the St. Lucie County School District as and when needed by the St. Lucie County School District.

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Police and Fire Protection

52. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel until the Developer has received a statement from the City of Port St. Lucie Police Department indicating that adequate facilities and police protection are in place to serve the development parcel. The methodology used to determine the demand created as a result of the project and the standards used to determine adequate police protection shall be approved by the City of Port St. Lucie Police Department.

53. No residential subdivision plat shall be recorded nor final site plan approved for any development parcel after July 1, 2007 until the Developer has entered into a mutually agreed upon Developers Agreement with the St. Lucie County Fire District for improvements necessary to provide Fire and Emergency Medical Services to the project. The methodology used to determine the demand created as a result of the project and the standards used to determine adequate fire rescue services shall be approved by the St. Lucie County Fire District.

[This condition has been satisfied. See agreement in ORB 2912, Page 1491]

Hurricane Preparedness

54. The Developer shall construct one or more on-site buildings to provide a minimum 16,120 SF of hurricane evacuation shelter space for the residents of the Wilson Groves Development of Regional Impact. As an alternative, the Developer may elect to make an equivalent payment to the City for the hurricane shelter space required by this condition and, upon making such payment, the Developer shall have satisfied this condition and shall bear no further responsibility or liability under it. If the space is constructed by the Developer on site, construction will commence before the start of hurricane season during the year that each phase is scheduled to end. If the Developer is to construct same, then a minimum of 4,606 square feet of public hurricane evacuation shelter space shall be under construction by the end of Phase 1; a minimum of 8,541 square feet of public hurricane evacuation shelter space shall be under construction by the end of Phase 2; and a minimum of 2,944 square feet of public hurricane evacuation shelter space shall be under construction by the end of Phase 3. Emergency shelter requirements may be accomplished through providing a combination of safe spaces within home(s) and/or constructing community hurricane shelter spaces or dual use of a facility (including schools) constructed or retrofitted to State of Florida hurricane code within the development. The hurricane shelter mitigation techniques provided shall be approved by the City of Port St. Lucie and St. Lucie County Division of Emergency Management and be consistent with Chapter 9J-2.0256(5) (a), Florida Administrative Code and with Red Cross Standards 4496. If the Development Order is changed to allow an alternate number of residential units, then the numbers in this condition would change proportionately.

55. The Port St. Lucie Comprehensive Plan does not require hurricane preparedness mitigation or contribution by the Developer. However, the Developer has previously

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made a voluntary contribution of \$50,000.00 to the City to enhance hurricane preparedness. This contribution provided sufficient funds to finance space for the City's Emergency Operations Center and adequate special needs public hurricane evacuation shelter space for residents of the project.

Parks and Recreation

56. Prior to January 1, ~~2008~~ 2012, the Developer shall prepare a plan to be approved by the City of Port St. Lucie Parks and Recreation Department for the provision of neighborhood and community recreational sites and facilities to meet the demand created by residential development in the DRI Property. At a minimum, the plan shall 1) provide for the conveyance to the City, in accordance with the requirements of the Annexation Agreement, of 90 acres of net usable area of public park sites (including the 50 acres of regional park described below), with no individual park sites to be less than 10 acres; 2) show the locations of proposed park sites; 3) provide a schedule for conveyance of the public park sites, ~~with all such park sites to be conveyed by no later than December 31, 2016,~~ and 4) comply with a requirement of 5 acres of parks per 1,000 population, consistent with the level of service required for parks and recreational facilities in the City of Port St. Lucie Comprehensive Plan at the time of the adoption of the original development order. Neighborhood and community recreational facilities shall be available to serve projected demand in accordance with the plan approved by the City of Port St. Lucie Parks and Recreation Department. Nothing in this condition ~~59~~ 56 shall require the Developer to construct or pay for recreational facilities on public park sites provided by the Developer pursuant to this condition or the Annexation Agreement.

Prior to the issuance of the 6,001 building permit for the Wilson Groves DRI Property On or before October 31, 2007, and subject to the Annexation Agreement, the Developer shall convey to the City 50 net usable acres for a regional park as required by the Annexation Agreement, in the general location shown on the Master Development Plan (Map H) attached to this Development Order as Exhibit "D".

Historic and Archaeological Sites

57. In the event of discovery of any archaeological artifacts during construction of the project, construction shall stop within a 30-foot radius/buffer and immediate notification shall be provided to the City of Port St. Lucie and the Division of Historical Resources, Florida Department of State. Construction may resume within the affected area after the City and the Division of Historical Resources have determined the appropriate mitigation pursuant to Rule 9J-2.043, F.A.C., if any are warranted, and such measures have been implemented by the Developer.

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Energy

58. The final site and building designs shall comply with Florida Thermal Efficiency Code Part VII, Chapter 553, Florida Statutes. Where practical, the project shall also incorporate measures identified in Council's energy plan guide entitled, Energy Planning in the Twenty-First Century: A Guide for Florida Communities, updated January 2003.

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EXHIBIT "C"

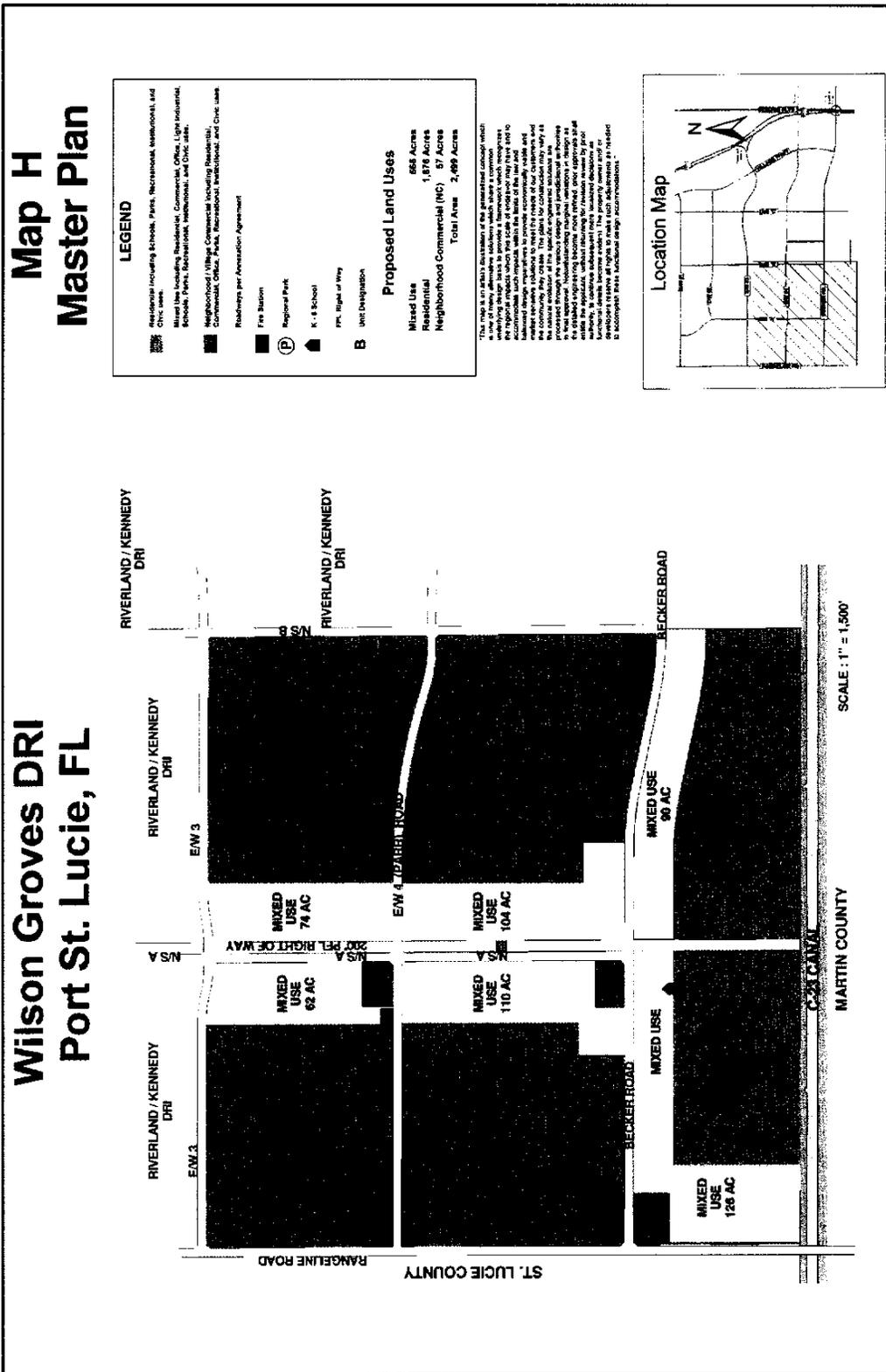
LAND USE EQUIVALENCY MATRIX

WILSON GROVES DRI
TRIP EQUIVALENCY MATRIX

TO	ITE Code	PM Total Trip Rate	1 Resid. Single Family Unit	1 Resid. Multi-Family Unit	1 Hotel Unit	1000 SF Industrial	1000 SF Office	1000 SF Retail	1000 SF Civic	1 Middle School Student	1 Elem. School Student	1 University Student	1000 SF Institutional	1 Park Acre	1 Hospital Bed
FROM															
1 Resid. Single Family Unit	210	0.83	1	2.37	1.19	0.85	0.56	0.21	0.15	5.53	5.93	3.95	0.27	13.83	0.84
1 Resid Multi-Family Unit	230	0.35	0.42	1	0.5	0.36	0.23	0.09	0.06	2.33	2.5	1.67	0.11	5.83	0.27
1 Hotel Unit	310	0.7	0.84	2	1	0.71	0.47	0.18	0.13	4.67	5	3.33	0.23	11.67	0.54
1000 SF Industrial	110	0.98	1.18	2.8	1.4	1	0.66	0.25	0.18	6.53	7	4.67	0.32	16.33	0.75
1000 SF Office	710	1.49	1.8	4.26	2.13	1.52	1	0.38	0.27	9.94	10.65	7.1	0.49	24.85	1.15
1000 SF Retail	820	3.88	4.67	11.09	5.54	3.96	2.6	1	0.71	25.87	27.71	18.48	1.27	64.67	2.98
1000 SF Civic	WAS	5.45	6.57	15.57	7.79	5.56	3.66	1.4	1	36.33	38.93	25.95	1.79	90.83	4.19
1 Middle School Student	522	0.15	0.18	0.43	0.21	0.15	0.1	0.04	0.03	1	1.07	0.71	0.05	2.5	0.12
1 Elem. School Student	520	0.14	0.17	0.4	0.2	0.14	0.09	0.04	0.03	0.93	1	0.67	0.05	2.33	0.11
1 University Student	550	0.21	0.25	0.6	0.3	0.21	0.14	0.05	0.04	1.4	1.5	1	0.07	3.5	0.16
1000 SF Institutional	WAS	3.05	3.67	8.71	4.38	3.11	2.05	0.79	0.56	20.33	21.79	14.52	1	50.83	2.35
1 Park Acre	412	0.06	0.07	0.17	0.09	0.06	0.04	0.02	0.01	0.4	0.43	0.29	0.02	1	0.05
1 Hospital Bed	WAS	1.3	1.56	3.70	1.85	1.33	0.87	0.34	0.24	8.33	9.09	6.25	0.43	20.00	1

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EXHIBIT "D"



PORT ST. LUCIE CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: REGULAR X SPECIAL

DATE: 1-24-11

ORDINANCE RESOLUTION X MOTION

PUBLIC HEARING 1-24-11 LEGAL AD PUBLISH DATE 1-9-11 (copy attached)

NAME OF NEWSPAPER St. Lucie News Tribune

ITEM: P10-076. Wilson Groves Development of Regional Impact (DRI) Notice of Proposed Change – 2nd Amendment

RECOMMENDED ACTION: The Planning & Zoning Board on January 4, 2011 unanimously recommended approval of the proposed amendment to the Wilson Groves DRI development order.

=====

EXHIBITS: A. Staff Analysis & Recommendation
B. Resolution

SUMMARY EXPLANATION/BACKGROUND INFORMATION: The proposed amendment is to change conditions of approval for the project regarding the development plan, transportation, greenway, wetlands, listed species, park and recreation, and Map "H", the Master Plan.

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

SUBMITTING DEPARTMENT: Planning Department

DATE: 1/5/11

NOTICE OF PUBLIC HEARINGS WILSON GROVES – DEVELOPMENT OF REGIONAL IMPACT NOTICE OF PROPOSED CHANGE

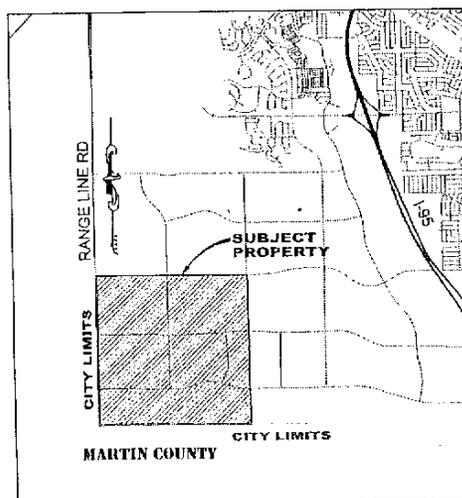
Public notice is hereby given by the CITY OF PORT ST. LUCIE of a PUBLIC HEARING for the proposed change to the Wilson Groves – Development of Regional Impact file number P10-076. This amendment provides for changes to the approved Development Order. The request is to amend certain conditions of approval for the project regarding transportation, greenway, wetlands, listed species, parks and recreation, and Map “H”, the Master Plan. The property is located north of the C-23 Canal and east of Range Line Road. Legal Description: The Alan Wilson Grove Plat, and portions of Sections 30 & 31, Township 37 South, Range 39 East.

The public hearing will be held at the January 24th, meeting of the City Council at 7:00 PM in the City Hall Council Chambers, Building “A”, 121 SW Port St. Lucie Blvd., Port St. Lucie, The proposed Resolution 11-R01, information on the report and the development of regional impact application may be reviewed between the hours of 8:00 AM and 5:00 PM at the City’s Planning & Zoning Department, City Hall, Building “A”, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida.

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.

Members of the public are welcome to attend the Public Hearing and provide oral or written comments on the matter. Written comments may be submitted to: 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida, Attn.: Planning and Zoning Department.

General Location Map: The project as shown below is generally located



NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any 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. Items listed in this public notice may not appear in the same order on the Board’s final agenda. Please contact the Planning & Zoning Department at 871-5212 to obtain a copy of the final agenda.



City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: CITY COUNCIL - MEETING OF JANUARY 24, 2011

FROM: ANNE COX, ASSISTANT DIRECTOR OF PLANNING AND ZONING *AC*

RE: WILSON GROVES DEVELOPMENT OF REGIONAL IMPACT (DRI)
NOTICE OF PROPOSED CHANGE (PROJECT NO. P10-076) – 2ND
AMENDMENT TO THE DEVELOPMENT ORDER

DATE: JANUARY 5, 2011

APPLICANT: Erin McCormick Larrinaga of Shelley of Fowler White Boggs Banker, P.A., agent for ACR Acquisition, LLC

OWNERS: ACR Acquisition, LLC and Florida Power and Light

LOCATION: The property is located north of the C-23 Canal and east of Range Line Road. It is bounded to the east and north by the Riverland/Kennedy DRI.

LEGAL DESCRIPTION: The property is legally described as the Alan Wilson Grove Plat and portions of Sections 30 and 31, Township 37 South, Range 39 East. (A full legal description is attached.)

SIZE: 2,499 acres

EXISTING ZONING: St. Lucie County Agricultural, one unit per five acres (AG-5)

EXISTING USE: The subject property is currently an active citrus grove with associated accessory uses.

SURROUNDING USES: North = AG-5 zoning, citrus groves; South = C-23 Canal; East = AG-5 zoning, citrus groves; West = IX (Industrial, Extraction) zoning, sand mining.

Page 1 of 4

P10-076. Wilson Groves DRI NOPC

EXISTING LAND USE DESIGNATION: NCD (New Community Development District)

PROJECT BACKGROUND: The original Wilson Groves DRI Development Order (Resolution 06-R104) was approved by the City Council on October 23, 2006. The first amendment to the DRI Development Order (Resolution 08-R136) was approved by the City Council on October 27, 2008 to address concerns raised by the Department of Community Affairs (DCA) regarding traffic conditions and the availability of an affordable housing supply. The approved development plan for the property includes 7,700 residential units; 765,000 square feet of retail; 222,000 square feet of office; 1,361,250 square feet of research and office; 1,361,250 square feet of light industrial; 382,327 square feet of institutional and civic; two school sites and 140 acres for parks. Florida Power and Light owns 47 acres, which consists of a 200 foot wide right-of-way that runs through the middle of the property. No development will take place on the FPL property, other than roads.

PROPOSED CHANGES: The changes to the Development Order proposed by the applicant are attached as "Attachment 1". They include amending conditions of approval for the project regarding the development plan, transportation, greenway, wetlands, listed species, parks and recreation, and Map "H", the Master plan as follows:

Condition 3(Phasing) – Combine the phasing schedule and development plan into one table. The research and office category is proposed to be eliminated and the 1,361,250 square feet of research and office are proposed to be combined with the 222,000 square feet of office for a total of 1,583,250 square feet of office. The research and office square footage was originally intended for the 125 acre industrial/research park that was to be dedicated to the City. Per the fourth amendment to the annexation agreement, dated November 16, 2009, a 50 acre civic site will now be dedicated in lieu of the industrial/research park.

Condition 12 (Greenway) - Change the utility easement required to be granted to the City in the greenway along Range Line Road from an exclusive easement to a non-exclusive easement.

Conditions 13 – 31 (Transportation) – Modify the transportation conditions for the project to separate from the common transportation conditions shared among the three DRIs in the Southwest Annexation area. The conditions were formulated based on the assumption that all three DRI's would complete required transportation improvements within specified time periods, which has now become uncertain. The applicant has proposed conditions which identify a "proportionate-share" mitigation dollar amount for the traffic impacts of the project and proposes to build certain roadway improvements instead of giving the City money to construct the improvements. The road right-of-way for the proposed roads has already been deeded to the City.

Conditions 32 - 34 (Wetlands) – Amend Condition 32 to be consistent with the fourth amendment to the annexation agreement which states wetland permits issued by the South Florida Water Management District and US Army Corps of Engineers shall satisfy the wetland mitigation requirements of the City. Conditions 33 and 34 are proposed to be deleted since the 0.8 acre of wetlands existing on site are proposed to be filled in and mitigated for.

Condition 35 (Listed Species) – Specify the amount of littoral shelves (wetland plantings) that will be created on site to ensure no additional net loss of wood stork prey.

Condition 51 (Schools) – Indicate that parts c and d of this condition have been satisfied since a developers agreement between the developer and the St. Lucie County School District has been executed.

Condition 52 (Fire Protection) - Indicate that this condition has been satisfied since a developers agreement between the developer and the St. Lucie County Fire District has been executed.

Condition 56 (Parks and Recreation) – Extend the date for the submittal of a park plan until January 1, 2012. Amend the requirements of the dedication of park land to be consistent with the fourth amendment to the annexation agreement.

Map “H” Master Plan – Map “H” is proposed to be amended to eliminate the previously designated “Employment Center” since land for a research/industrial park will no longer be dedicated to the City. The map shows that the office square footage assigned to that area would be redistributed to the proposed Mixed Use area. The map is consistent with the revised Figure 19 of the City’s Comprehensive Plan, which was adopted by the City Council on September 27, 2010.

ANALYSIS:

The proposed changes to the transportation and park and recreation conditions are presumed to be Substantial Deviations per Chapter 380.06(19), Florida Statutes, requiring further DRI review. However, the applicant maintains that they have rebutted these presumptions by clear and convincing evidence and the changes therefore are not considered substantial deviations.

A public hearing was held by the Planning and Zoning Board on December 7, 2010. At the request of the applicant this item was tabled by the Board. Due to concerns about the proposed roadway conditions, the City staff held a meeting on December 13, 2010 with representatives of all of the DRI projects within the Southwest Annexation Area.

The City's Engineering Department proposed a method of dividing up the roadway improvements within the Southwest Annexation Area proportionally by trips generated and the equivalent lane miles per project. The City Staff requested that any comments on the proposal be submitted in writing by Friday, December 17th. The City has not received any written comments from the representatives of the Riverland/Kennedy or Southern Grove/Western Grove DRI's.

The proposed conditions which are attached reflect the roadway improvements that would be required based on equally distributing or allocating the improvements within the DRI's based on trips generated and the equivalent lane miles. The attached map shows the roadway assignments. The new Tables 1 and 2 show the roadway improvements that would be required through the end of Phase 3 (the project has four phases). The roadway improvements required by the existing Conditions 17 through 21 are not proposed to be deleted and are shown in the new Tables 3 and 4. These are the external roadway requirements west and east of I-95. The new Table 5 shows the required roadway improvements outside of the City, which are not proposed to be changed.

The City has received letters from the Treasure Coast Regional Planning Council (TCRPC) and the Florida Department of Transportation (FDOT) regarding the proposed changes to the development order. The TCRPC has determined that the proposed changes will not create additional impacts on regional resources and facilities and do not constitute a Substantial Deviation under Chapter 380.06(19), Florida Statutes if all of the issues outlined in their letter are included in the Development Order (see attached letter). The amended Development Order as proposed by City staff addresses the TCRPC issues. The applicant has provided a response to FDOT's comments which is included in the file.

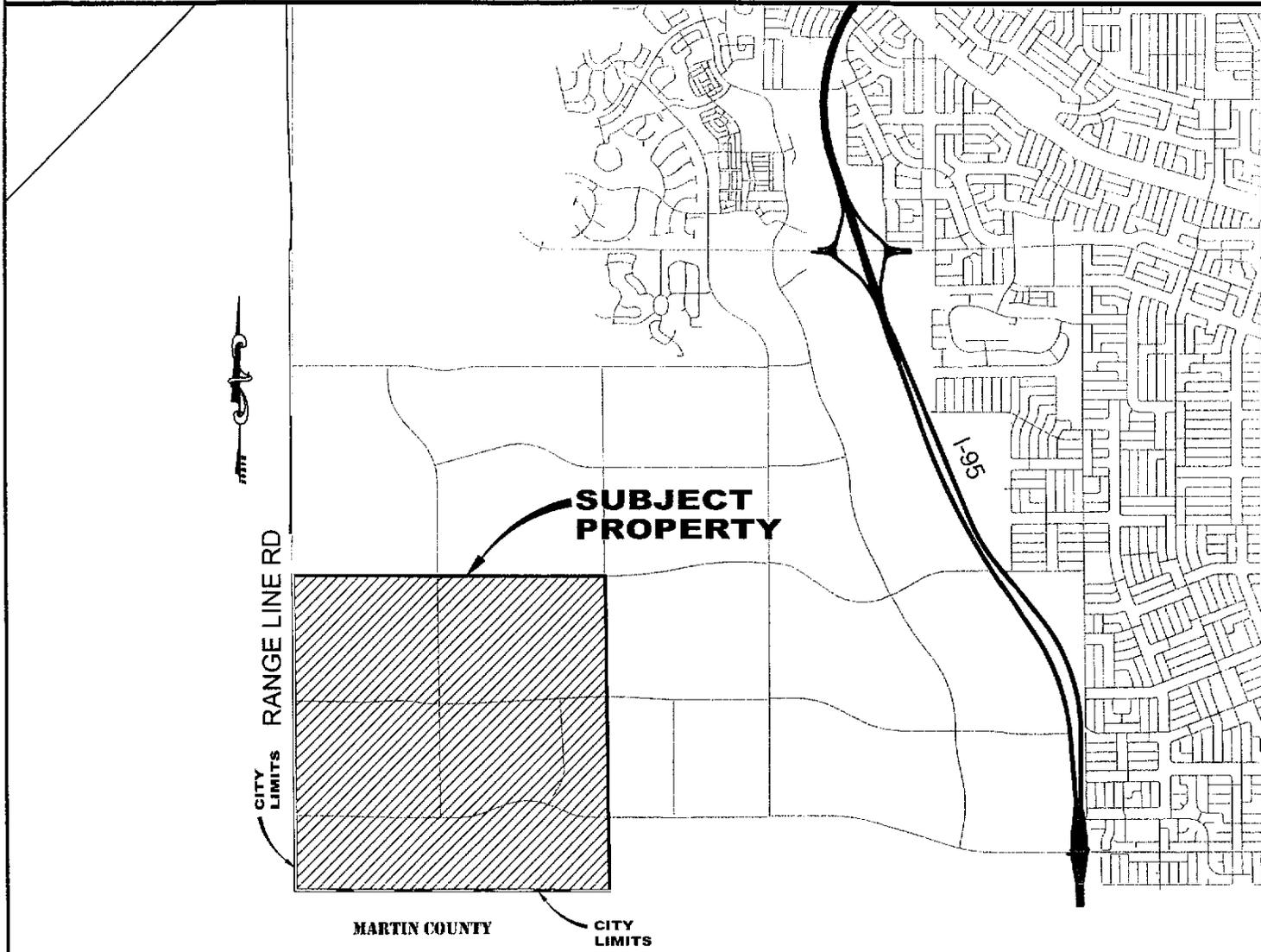
STAFF RECOMMENDATION:

Staff finds that the proposed Development Order, as shown in the attached resolution, will not create additional significant impacts on the regional resources and facilities in the area and recommends approval.

PLANNING AND ZONING BOARD ACTION:

At their meeting of January 4, 2011, the Planning and Zoning Board unanimously recommended approval of the proposed Development Order.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

PREPARED BY: GIS/DATA MANAGEMENT PZ2004.DWG

DRI
WILSON GROVES

DATE: 11/18/10

APPLICATION NUMBER:
P10-076

CADD FILE NAME:
P10-076L

SCALE: 1"=1 M178

P10-076
\$6,995.00
10548

FORM RPM-BSP-PROPCHANGE-1

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399
850/488-4925

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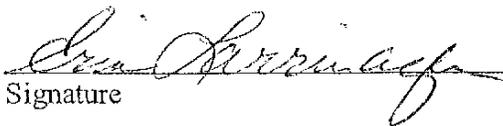
JUL 09 2010

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Erin McCormick Larrinaga, the Authorized Agent for ACR Acquisition LLC, hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the Wilson Groves Development of Regional Impact, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to the City of Port St. Lucie, to the Treasure Coast Regional Planning Council and to the Bureau of Local Planning, Department of Community Affairs.

7-9-2010
Date


Signature

2. Applicant (name, address, phone).

The Developer is:

**ACR Acquisition, LLC
7593 Boynton Beach Blvd., Suite 220
Boynton Beach, Florida 33427**

3. Authorized Agent (name, address, phone).

**Linda Loomis Shelley/Erin McCormick Larrinaga
Fowler White Boggs P.A.
501 E. Kennedy Boulevard
Suite 1700
Tampa, Florida 33602
Telephone: (813) 222-1180
Facsimile: (813) 229-8313
Email: elarrinaga@fowlerwhite.com**

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

The approved Wilson Groves DRI is located in Sections 29-32, Township 37 South, Range 39 East, St. Lucie County, Florida.

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

A. Amend the Phasing and Land Use Schedule set forth as Condition 3(A) of the Wilson Groves DRI Development Order Conditions of Approval (Exhibit "B" to Resolution 08-R136). The Applicant proposes to amend the Schedule as set forth below.

Anne Cox

From: Pol Africano [pola@cmseng.net]
Sent: Thursday, October 21, 2010 12:28 PM
To: Anne Cox
Subject: FW: NOPC - Florida Power and Light (FPL Ownership)

Anne,

Here is the email from our attorney related to FPL. Please call me if you have any questions.

Thanks - Pol

From: McCormick, Erin [mailto:erin.mccormick@fowlerwhite.com]
Sent: Tuesday, October 19, 2010 2:40 PM
To: Pol Africano
Subject: NOPC - Florida Power and Light (FPL Ownership)

The Developer of record and Applicant for the Wilson Groves DRI Notice of Proposed Change is ACR Acquisition LLC. As set forth in the NOPC, the proposed changes do not constitute a Substantial Deviation. Moreover, the primary purpose of the NOPC application is to allow the Applicant to modify the transportation mitigation for the project by providing its proportionate share contribution to mitigate for transportation impacts. The Applicant also seeks to combine the Land Use/Phasing schedules of the DO into a single schedule, amend the DO condition addressing on-site littoral shelves for Wood Stork prey, and amend the DO conditions relating to parks and to wetland mitigation, so that they are consistent with the most recent amendment to the Annexation Agreement with the City. None of these changes will impact the property owned by Florida Power and Light (FPL), therefore FPL was not included as a signatory to the NOPC. However, in accordance with the Florida Statutes and with the City's Ordinance, notice of the public hearing to consider the NOPC application will be provided to FPL.



Erin McCormick
Fowler White Boggs P.A.
501 E. Kennedy Blvd, Suite 1700
Tampa, Florida 33602
Direct: 813 222 1180
Fax: 813 384 2832
erin.mccormick@fowlerwhite.com
www.fowlerwhite.com

Disclaimer under IRS Circular 230: Unless expressly stated otherwise in this transmission, nothing contained in this message is intended or written to be used, nor may it be relied upon or used, (1) by any taxpayer for the purpose of avoiding penalties that may be imposed on the taxpayer under the Internal Revenue Code of 1986, as amended and/or (2) by any person to support the promotion or marketing of or to recommend any Federal tax transaction(s) or matter(s) addressed

10/21/2010



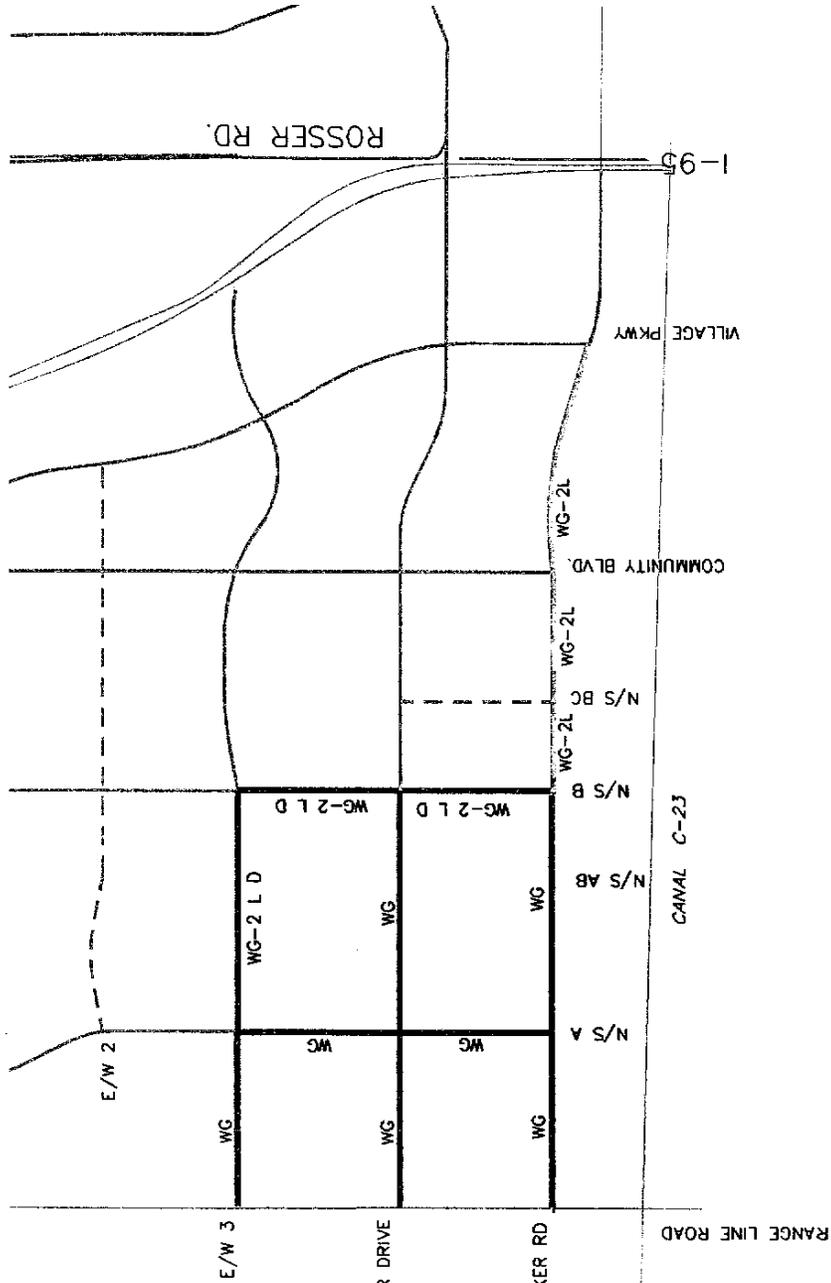
LEGEND

WILSON GROVES

2 LANE 150' ROW CPSL

4 LANE 150' ROW CPSL

WG WILSON GROVES ROAD



WILSON GROVES
INTERNAL ROADWAY ASSIGNMENTS PER RESOLUTION R11-

TREASURE COAST REGIONAL PLANNING COUNCIL
INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH

November 24, 2010

Mr. Daniel Holbrook, AICP
Director of Planning & Zoning
City of Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Subject: Wilson Groves Development of Regional Impact Notice of Proposed Change #2
Response to Agency Comments

Dear Mr. Holbrook:

In accordance with the requirements of Section 380.06(19), Florida Statutes, Council has reviewed the "Notification of Proposed Change (NOPC) to a Previously Approved Development of Regional Impact (DRI)" for the Wilson Groves DRI Development Order (DO) dated July 9, 2010 as well as additional information provided by the applicant on October 28, 2010.

The NOPC proposes the following changes:

- Amendment to Condition 3 regarding phasing to: a) combine research and office land uses into office, and; b) delete a table showing acres allowed for each of the proposed land uses;
- Amendment to Transportation Conditions 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, and 30 regarding roadway improvements and phasing;
- Amendment to Condition 32 regarding wetland mitigation;
- Deletion of Conditions 33 and 34 regarding the preparation of a Mitigation Management Plan;
- Amendment to Condition 35 regarding Wood Stork and the Mitigation Management Plan;
- Amendment to Condition 56 regarding Parks and Recreation.

"Regionalism One Neighborhood At A Time"® Est.1976

421 SW Camden Avenue - Stuart, Florida 34924
Phone (772) 221-4060 - Fax (772) 221-4067 - www.tcrpc.org

Mr. Daniel Holbrook, AICP
November 24, 2010
Page Two

Council offers the following comments and recommendations:

Transportation

Wilson Groves was one of four DRIs included within the Western Annexation Traffic Study (WATS). The study assumed the roadway network necessary to support the proposed developments (Southern Grove, Western Grove, Wilson Groves and Kennedy/Riverland) would be built when needed. Therefore, all four developments shared date specific conditions to provide the necessary roadway network within the WATS Area. Not all developments have been proceeding as expected under the WATS. Wilson Groves is proposing to amend the Development Order to disconnect from the other developments so that it may proceed individually and according to its own schedule.

Based on this request and the information provided, Council suggests an approach where each DRI can develop individually. The approach requires that the necessary portions of the western annexation transportation network be built according to the phasing and extent illustrated in the attached Exhibits, coupled with the City's ability to require traffic monitoring to ensure all roadways in the WATS area are built when needed. Council recommends the DO be amended as follows:

1. Condition 14 – Do not amend.
2. Condition 15B) – Amend as follows:

The City of Port St. Lucie may require the developer to undertake monitoring to ascertain the level of service on transportation facilities within the properties that participated in the WATS ("WATS Area") in order to determine whether the date or trip threshold by which a transportation improvement within the WATS area required by this Development Order, should be accelerated. If the monitoring demonstrates that a facility or facilities will operate below the adopted level of service standard prior to the date or trip threshold by which this Development Order would otherwise require such improvement, then the date or trip threshold by which such improvement is required shall be accelerated on terms approved pursuant to the procedure in Condition ~~17~~ 16. If the monitoring demonstrates that a facility or facilities will operate below the adopted level of service standard prior to the date or trip threshold by which this Development Order would otherwise require such improvement, then the date or trip threshold for such improvements shall be accelerated based on the results of such monitoring, provided that the accelerated schedule for the improvements shall allow 24 months for engineering,

Mr. Daniel Holbrook, AICP
November 24, 2010
Page Three

permitting and construction of the improvement. The methodology of the monitoring shall be agreed upon by the City of Port St. Lucie, Florida Department of Transportation, and Treasure Coast Regional Planning Council. In the event that a methodology cannot be agreed upon among all parties, the City of Port St. Lucie shall be the final arbiter. No new mitigation measures and/or modifications to the road network within the WATS Area shall be required on account of such monitoring as a result of monitoring allowed under this condition shall be limited to roads within the WATS Area.

3. Condition 21. B) Proposed Table 5 which deals with the multijurisdictional roadway improvements. Leave as proposed with the following revisions:
 - a. Change ~~Range Line Road~~ to S.W. Allapattah Road - CR 714 to Martin County Line;
 - b. Change ~~Port St. Lucie Blvd.~~ to S.W. Citrus Boulevard - St. Lucie County Line to SR 714;
 - c. The first note under the table should be revised as follows:
Total Wilson Groves DRI Total Net External PM Peak Hour Trips
4. Insert the following condition between Conditions 28 and 29:

A trip generation analysis shall be prepared by the applicant and approved by the City of Port St. Lucie prior to each site plan approval. The trip generation analysis shall present calculations for the p.m. peak hour and shall be performed using trip generation rates included in the latest available Institute of Transportation Engineers Trip Generation Report as well as land uses included in the application for development approval. The trip generation analysis shall include internal capture and passer-by, if appropriate, to determine net trips generated by the development. The trip generation shall be cumulative and include all previous site plan approvals. Development order conditions shall be evaluated using the trip generation analysis to determine triggering of any transportation conditions.

Proportionate Share

The intent of many of the transportation condition amendments is to satisfy roadway improvements by means of "proportionate share." The proposed Development Order uses the term "proportionate share" to justify roads the developer is proposing to build to provide access

Mr. Daniel Holbrook, AICP

November 24, 2010

Page Four

to Wilson Groves. The cost of these improvements is expected to offset other roadway improvements until the end of Phase 3. In summary, the developer is proposing to build roads as presented in the attached Exhibits and extend other development order conditions until the end of Phase 3.

The use of the term "proportionate share" is not appropriate as the proposed Development Order does not include conditions for payment of proportionate share. This issue needs to be addressed by the local government.

Wetlands

The developer is proposing to amend Condition 32 by deleting the requirement for onsite mitigation of wetlands, and delete Conditions 33 and 34 requiring wetland upland buffers and a mitigation management plan. Council does not object to the proposed changes to Conditions 32-34 dealing with wetlands, because these conditions apply to only 0.8 acres of highly impacted wetlands. The modifications to Condition 32 requiring compliance with all wetland mitigation requirements of the U. S. Army Corps of Engineers and the South Florida Water Management District are adequate to address regional concerns.

Listed Species

The developer is proposing to amend Condition 35 to require 10 acres of littoral shelves be created on the project site to provide Wood Storks habitat. Council does not object to this change provided the littoral shelves are designed to concentrate prey and provide preferred foraging habitat for the Wood Stork.

Parks and Recreation

The developer is proposing the following modifications to Condition 56: 1) extend the date from 2008 to 2012 for preparation of a plan for the provision of neighborhood and community recreational sites and facilities on the project site; 2) add language clarifying that the provision of 90 acres of public park sites includes a 50 acre regional park; 3) delete the requirement that all park sites be conveyed to the City by December 31, 2016; 4) add language clarifying that 5 acres of parks per 1,000 population is the level of service for compliance with the City's Comprehensive Plan; and 5) delete the date October 31, 2007 for when the developer is to convey 50 acres to the City for a regional park, and replace this with language requiring the conveyance to occur prior to the issuance of the 6,001 building permit for the Wilson Groves DRI property. Regarding the last modification, Council notes that the development may never achieve 6,001 building permits. Therefore, the City may want to accelerate dedication of the 50 acre regional park to an earlier date certain.

Mr. Daniel Holbrook, AICP
November 24, 2010
Page Five

Conclusion

Council has reviewed the NOPC request and information provided by the applicant and has determined the proposed changes to the Wilson Groves DRI-DO will not create additional impacts on regional resources and facilities in the area and do not constitute a Substantial Deviation under Chapter 380.06(19), if all issues presented above have been included in the DO. In addition, please address comments from the Florida Department of Transportation.

Please transmit a certified copy of any development order amendment adopted pursuant to this notice of change. If you have any questions, please do not hesitate to call.

Sincerely,



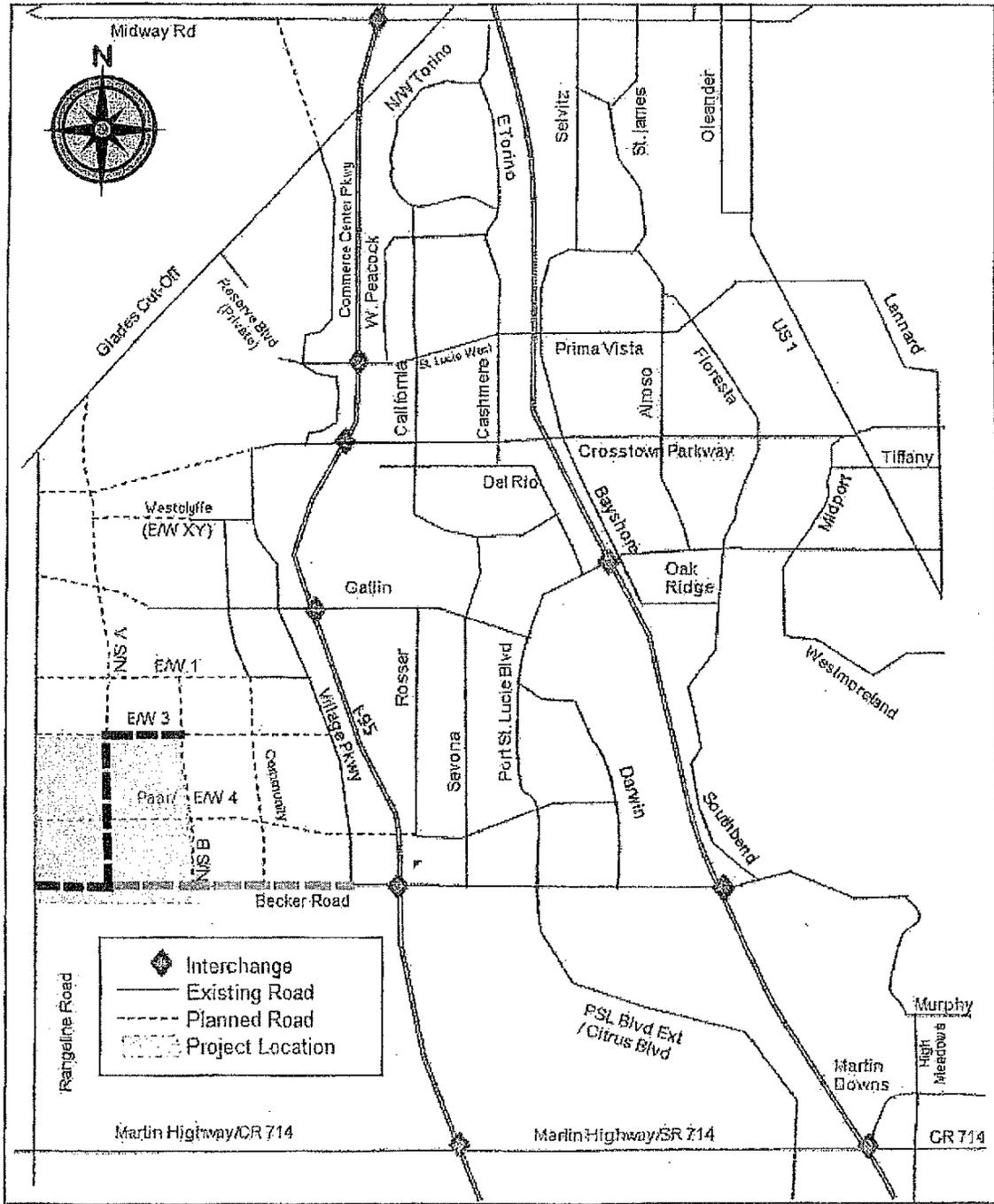
Michael J. Busha, AICP
Executive Director

MJB:lg

Attachments

cc: Bob Dennis, Florida Department of Community Affairs
Anne Cox, City of Port St. Lucie
Roxanne Chessier, City of Port St. Lucie
Kara Wood, St. Lucie County
Nicki van Vonno, Martin County
Gustavo Schmidt, Florida Department of Transportation
Chon Wong, Florida Department of Transportation
Maria Tejera, MTP Group, Inc.
Shaun MacKenzie, MacKenzie Engineering & Planning, Inc.
Erin Rae McCormick, Fowler, White, Boggs, P.A.
Pol Africano, CMS Engineering, LLC

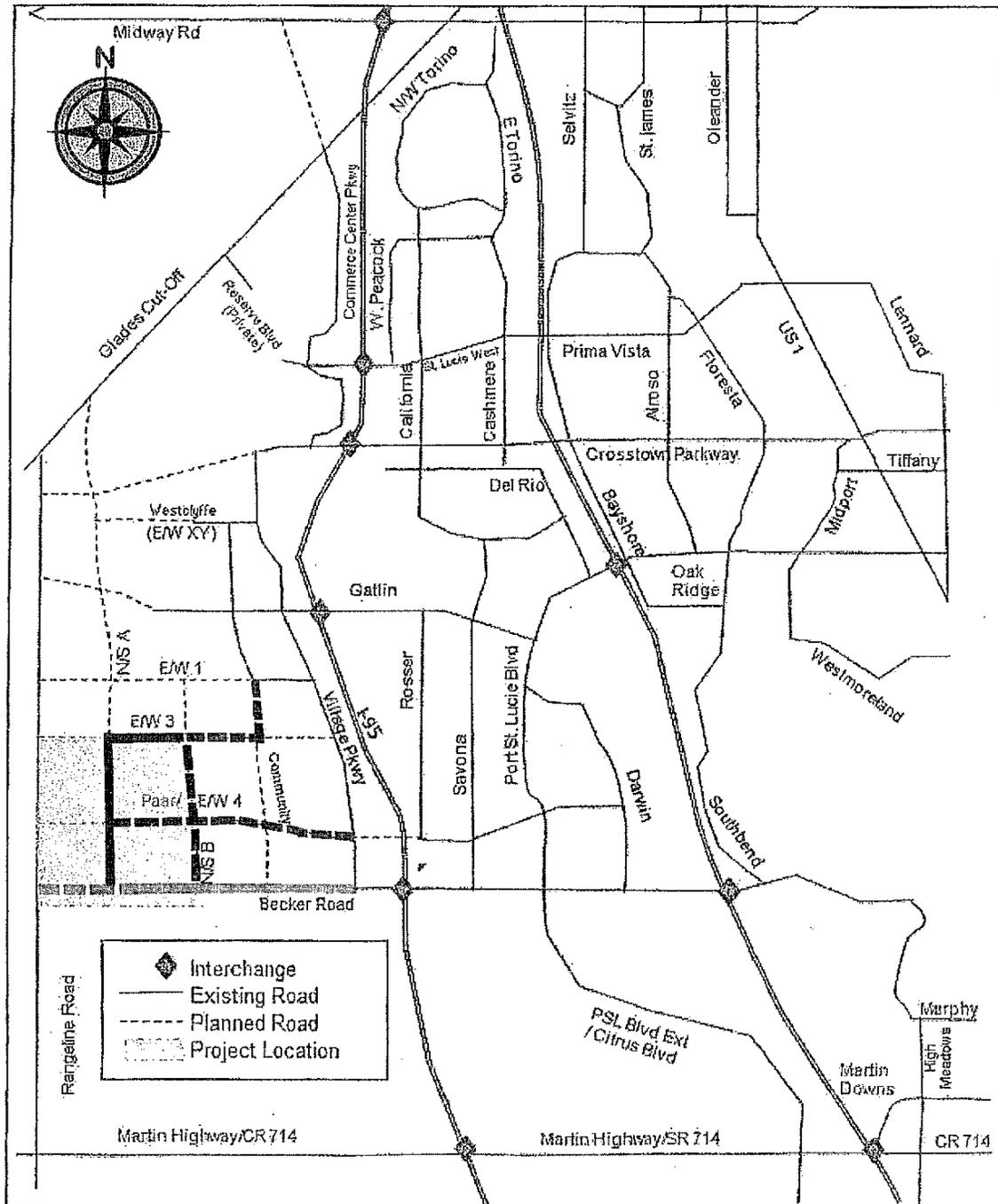
Phase 1
Roadway Improvements
Wilson Groves



 2 Lanes
 4 Lanes

Dashed lines indicate roadways to be built during this phase.

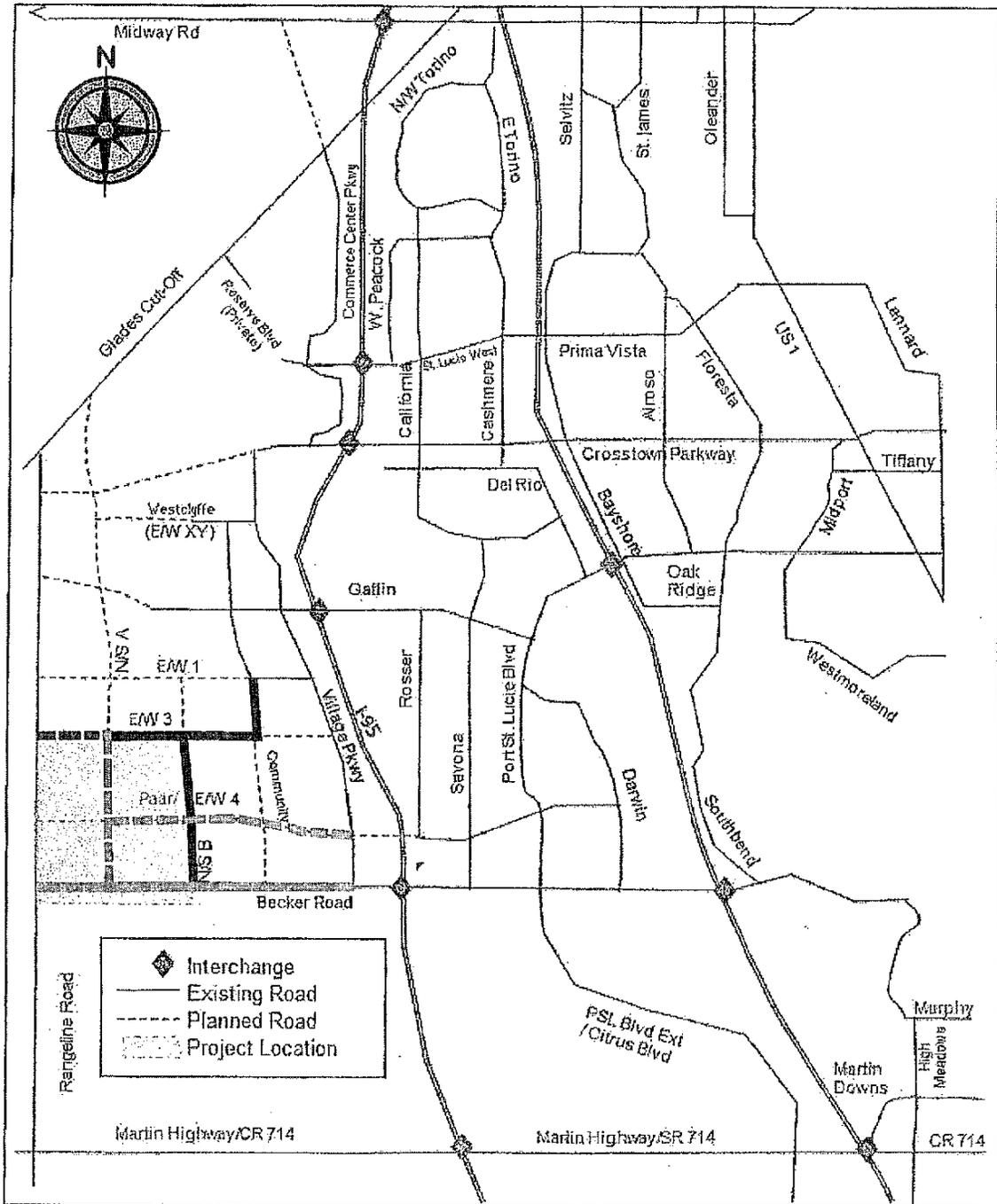
Phase 2
Roadway Improvements
Wilson Groves



-  2 Lanes
-  4 Lanes

Dashed lines indicate roadways to be built during this phase.
Solid lines indicate roadways built in a previous phase.

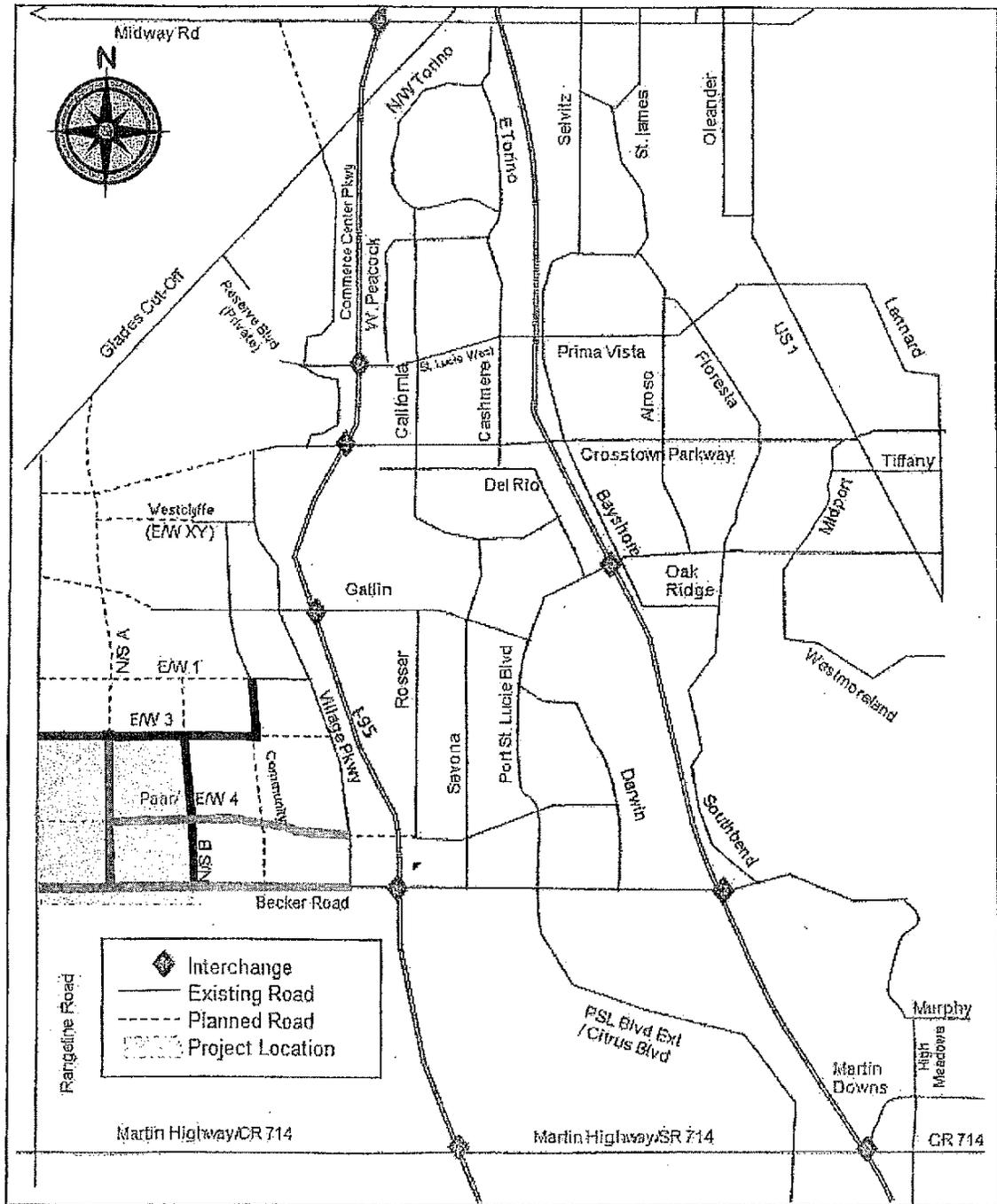
Phase 3
Roadway Improvements
Wilson Groves



-  2 Lanes
-  4 Lanes

Dashed lines indicate roadways to be built during this phase.
Solid lines indicate roadways built in a previous phase.

Roadway Improvements
at the Phase 3
Wilson Groves



2 Lanes Solid lines indicate roadways built during all phases.
 4 Lanes

ADDITIONAL INFORMATION

COUNCIL ITEM 11B
DATE 1/24/11
Resolution 11-201

MELVILLE & SOWERBY, P.L.
ATTORNEYS AT LAW
LAUREL PROFESSIONAL PARK
2940 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34981-5605

HAROLD G. MELVILLE*
DAVID N. SOWERBY**

TELEPHONE (772) 464-7900
FAX (772) 464-8220

*BOARD CERTIFIED CIVIL TRIAL LAWYER AND
BOARD CERTIFIED BUSINESS LITIGATION LAWYER
**BOARD CERTIFIED REAL ESTATE LAWYER

January 24, 2011

Via Email and Hand-Delivery

Jerry A. Bentrrott, City Manager
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34984-5042

Re: Wilson Groves Development of Regional Impact - NOPC

Dear Mr. Bentrrott:

Our office represents Riverland/Kennedy, LLP ("Riverland") which is the current title holder of an approximate 3,844 acre parcel located in the western portion of the City of Port St. Lucie. The Riverland property is subject to both the Annexation Agreement, as amended, with the City of Port St. Lucie and the Development Order for the Riverland/Kennedy Development of Regional Impact. The Riverland property is immediately adjacent to an approximate 2,451 acre parcel owned by ACR Acquisition, LLC ("Wilson Groves") which parcel is subject to the Development Order for the Wilson Groves Development of Regional Impact and the Annexation Agreement, as amended.

We understand that there is a NOPC for the Wilson Groves DRI which will be coming before the City Council of the City of Port St. Lucie for approval on Monday evening, January 24, 2011. On behalf of Riverland, we are writing to advise you that Riverland is formally objecting to approval of the NOPC for the Wilson Groves DRI, because (i) such approval would have a material adverse impact on Riverland, which effect may have been unforeseen or not anticipated by the City to date in its consideration of the Wilson Groves NOPC and (ii) such approval would constitute an improper amendment of the Annexation Agreement.

RECEIVED

JAN 24 2011

City Manager's Office

JAN 24 '11 PM 2:37

Rec'd by Clerk

Jerry A. Bentrutt, City Manager
January 24, 2011
Page -2-

The Annexation Agreement, as amended, provides that Becker Road will be constructed from I-95 to Rangeline Road and that each of the three developers with parcels along that route (currently, Wilson Groves, Riverland/Kennedy and Southern Groves) will pay for that portion of the construction through their respective parcels. This was the contractual arrangement, because it gave all three parcels access to both Rangeline Road and I-95 with each developer paying their share for the roadway segment through their respective properties. The Annexation Agreement further provides that should a developer not pay for that share of the roadway system being constructed through its property (the "Defaulting Developer"), that one of the other two developers who had paid for that roadway construction could demand full reimbursement from the Defaulting Developer together with interest at 18% per annum, attorneys' fees, etc. Thus, each developer was required to pay for its share of the roadway construction and also had the right to obtain reimbursement if it paid for the construction through another developer's property.

The Wilson Groves NOPC, however, materially changes the underlying concept of the Annexation Agreement and what had been agreed to by the parties, because it now allows Becker Road to stop at the eastern boundary of Wilson Groves and not continue to Rangeline Road until more than 2,200 residential units have been constructed in Wilson Groves. Thus, instead of going all the way through from I-95 to Rangeline Road, Becker Road will dead end two miles east of Rangeline Road, at the eastern boundary of the Wilson Groves property for many years to come. Furthermore, since the roadway construction obligations in the Annexation Agreement are not being addressed by the NOPC, Wilson Groves would potentially have the ability to demand reimbursement from Riverland for that approximate one mile section of Becker Road which would go through the Riverland parcel. Thus, potentially, Riverland could wind up paying to build the road which would give access to the Wilson Groves property. This would be counter to the Annexation Agreement and adversely impact Riverland, because Wilson Groves would then have the benefit of having someone else pay to build a roadway from I-95 to its front door without having the obligation to build Becker Road through its own property.

In a similar manner, the roadway network system described in the Wilson Groves NOPC is being presented as its fair share of the roadway network system for the overall area. As part of that fair share contribution, Wilson Groves, at its own cost, is proposing to extend Becker Road from its current terminus at Village Parkway to its eastern property line. While Riverland has no objection to this methodology, if the Annexation Agreement terms are not modified and if Wilson Groves is then allowed to seek reimbursement from Riverland for this roadway construction, then Wilson Groves will not be paying for its fair share of the roadway network system as required by the Annexation Agreement and the

Jerry A. Bentrott, City Manager
January 24, 2011
Page -3-

proposed NOPC coming before the City Council tonight.

From a fundamental standpoint, given the subject matter of the Wilson Groves NOPC, the City should look at both the Development Orders for the DRI's and the Annexation Agreement together since the Annexation Agreement and Development Orders were all considered together as part of an overall development plan for the southwest portion of the City. The Wilson Groves Development Order should not be modified without considering how such modifications would be contrary to the other agreements or impact the various parties through the other agreements. In effect, should the City approve the Wilson Groves NOPC, as presented, Riverland would consider this to be a unilateral modification by the City of the Annexation Agreement, which modification would have a substantial adverse impact to Riverland.

In the Fourth Amendment to the Annexation Agreement dated November 16, 2009, Wilson Groves also obtained the right to seek reimbursement for the construction of Becker Road from a developer annexing into the City west of Rangeline Road. Again, since the construction of Becker Road is being presented as a portion of the Wilson Groves fair share contribution to the roadway network system, should Wilson Groves be able to obtain reimbursement from a third party, then Wilson Groves will not be paying its fair share. In addition, if a party, such as the potential inland port, lying west of Rangeline Road is required to reimburse other developers for a substantial portion of the construction of Becker Road, then it would become extremely difficult for the City to keep the truck traffic from such development off of Becker Road and could prevent the City from forcing that heavy truck traffic onto the desired roadway network of Rangeline Road and Crosstown Parkway and to have those links improved to handle said traffic. No builder should be reimbursed for paying for its fair share of the roadway network.

Finally, Riverland believes that the fair share methodology apparent in the Wilson Groves NOPC has over looked the cost of the various intersections which must be constructed within the roadway network system. The cost of the intersections can be extremely high and the intersection costs should be considered as well as the lane miles when determining the fair share contribution from each of the developers involved. Simply put, if the intersection costs are not included in the analysis, the shares allocated among the developers will not have been determined on a fair or equitable basis.

Jerry A. Bentrutt, City Manager

January 24, 2011

Page -4-

Please understand that Riverland does not object to the concept of Wilson Groves constructing Becker Road from its present terminus to the eastern edge of the Wilson Groves property as part of the fair share contribution by Wilson Groves. To the contrary, it is the ability of Wilson Groves to seek reimbursement for what should be their fair share from either Riverland or from a subsequent developer lying west of Rangeline which creates the inherent inequity. Furthermore, the fair share methodology should also include an analysis of the intersection costs, as well as the road lane miles involved. For these reasons, Riverland is not suggesting that the NOPC be denied, but simply be deferred or tabled until such time as these issues can be adequately addressed and amendments made, as necessary, to the Annexation Agreement and the fair share methodology analysis.

Thank you very much.

Sincerely,

Harold G. Melville

HMG/sv

cc: Roger G. Orr, Esq. (via email & hand-delivery)
Pam E. Hakim, Esq. (via email & hand-delivery)
Daniel Holbrook (via email & hand-delivery)

MaryAnn Verillo

From: Shelly Valente [shvalente@bellsouth.net]
Sent: Monday, January 24, 2011 2:07 PM
To: MaryAnn Verillo; Roger Orr; Pam Hakim; Daniel Holbrook
Subject: Tonight's Council Meeting
Importance: High
Attachments: 20110124135329829.pdf

Please find attached correspondence from Attorney Harold G. Melville regarding tonight's 7:00 p.m. City Council meeting.

Thank you,

Shelly Valente
Legal Assistant to Harold G. Melville, Esq.
Melville & Sowerby, P.L.
2940 South 25th Street
Fort Pierce, FL 34981
Tel: (772) 464-7900
Fax: (772) 464-8220
shvalente@bellsouth.net

ACR Acquisition, LLC Wilson Groves

Large Scale Comprehensive Plan Text Amendment Application
(P21-128)

Planning and Zoning Board Meeting

April 4, 2023

Bridget Kean, AICP
Senior Planner

CityofPSL.com



Proposed Project

- An application to amend the text of the comprehensive plan by revising Figure 1-6 of the Future Land Use Element.
- Figure 1-6 is the conceptual land use plan for the Wilson Groves NCD land use district.
- Policy 1.2.1.3 requires a conceptual master plan to be developed to illustrate how the seven land use sub-categories (Residential, Neighborhood/Village Commercial Areas, Town Center, Resort, Employment Center, Regional Business Center and Mixed-Use) in an NCD District are allocated, where they are located, and how they would function in relation to each other.



Applicant and Owners

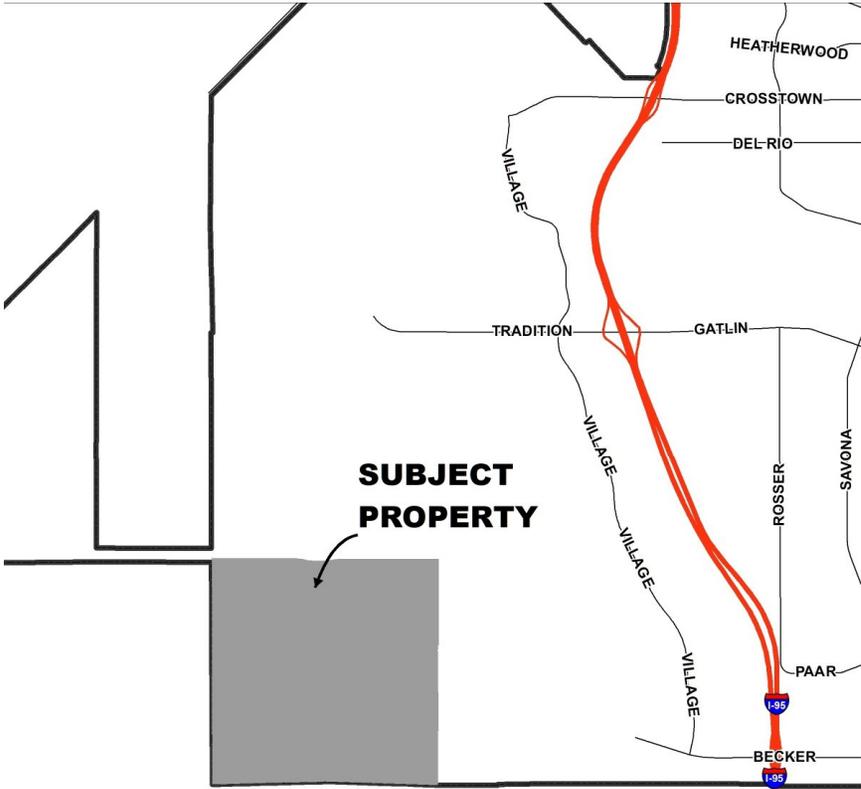
Dan Sorrow, Coteleur and Hearing agent for the property owners

ACR Acquisition, LLC

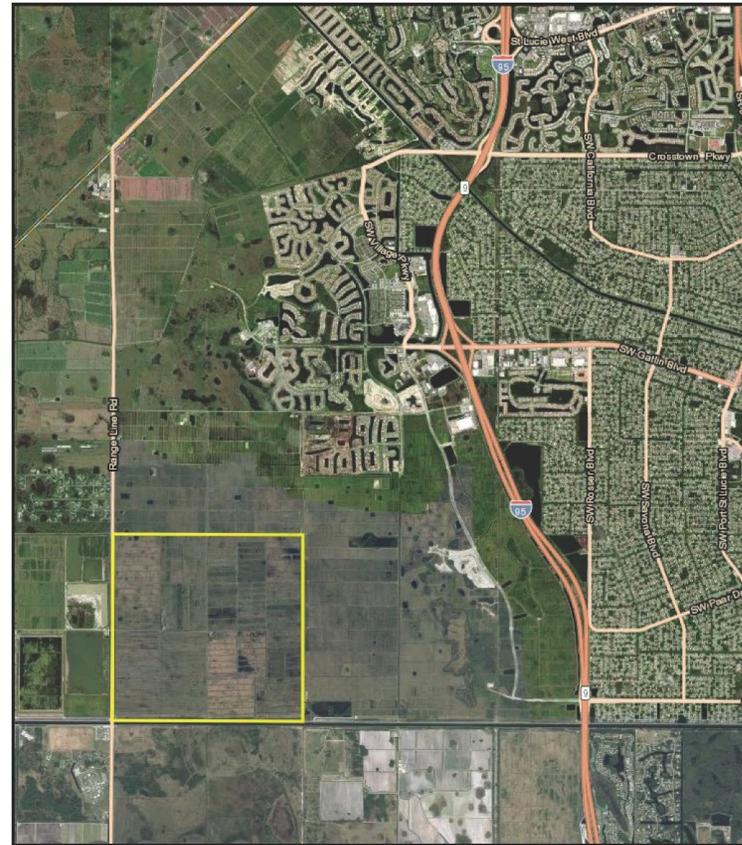
Florida Power and Light Company



Location



Aerial



Legend
Subject Site 



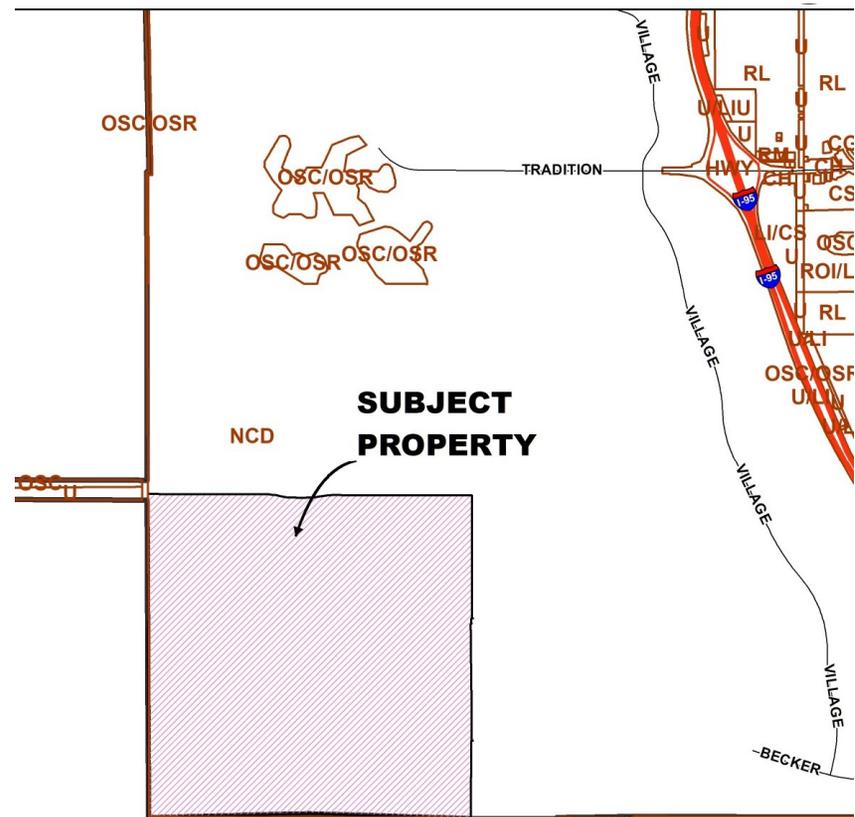
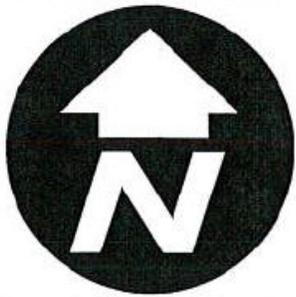
Wilson Grove
Location Map
City of Port St. Lucie

 Cotleur & Hearing
1934 Commercial Lane - Suite 1 - Jupiter, FL - 33408
561.747.8338 - 561.742.1377



CityofPSL.com

Future Land Use



Project Background

- Wilson Groves is an approved Development of Regional Impact (DRI) and approximately 2,499 acres in size.
- The Wilson Groves DRI is located in the City's southwest annexation area. The area includes the Wilson Groves DRI, Riverland Kennedy DRI, and the Southern Grove DRI.
- ACR Acquisition, LLC, is the developer of the Wilson Groves DRI. Mattamy Palm Beach, LLC, is the developer of the Southern Grove DRI and Riverland/Kennedy II, LLC, is the developer of the Riverland Kennedy DRI.



Project Background

- The three SW DRIs were included in one comprehensive traffic study for the City's western annexation area known as WATS (Western Annexation Area Traffic Study). WATS is based on the City's desire for a grid roadway network to provide capacity and connectivity to accommodate the buildout of the three DRIs.
- Each DRI is responsible for the construction and/or widening of portions of the roadway network as set forth in the development order conditions for each DRI.



Becker Road

- The City, ACR Acquisition, LLC, Mattamy Palm Beach, LLC, and Riverland/Kennedy II, LLC are parties to the Southwest Annexation Agreement dated July 19, 2004, as amended.
- Pursuant to the annexation agreement, the developers were required to pay to the City the estimated cost of construction of certain two-lane roadway segments of Becker Road or, at the City's election, contract for the construction and design of such roadway.
- The City Council has approved construction agreements with the developers and the City is currently reviewing the subdivision plat and construction plans for Becker Road.
- Becker Road will be constructed as a two lane roadway from its current terminus west of SW Village Parkway to Range Line Road.
- The construction of Becker Road will provide access to the Wilson Grove DRI.



Wilson Groves DRI

- Wilson Groves is approved for: 7,700 residential units; 765,000 sq ft of retail; 222,000 sq ft of office; 1,361,250 sq ft of research and office; 1,361,250 sq ft of light industrial; 382,327 sq ft of institutional and civic; 2 school sites and 140 acres for parks.
- Florida Power and Light owns 47 acres, which consists of a 200 foot wide right-of-way that runs through the middle of the property. No development will take place on the FPL property, other than roads.
- The Wilson Groves DRI was last amended on January 24, 2011 Res. 11-R01.



Wilson Groves DRI

- The development order conditions in the Wilson Groves DRI list the transportation improvements required to serve the development.
- The improvements are broken down by roadway segments and identify the number of lanes to be constructed and the thresholds that trigger the construction of the roadway segment.
- The thresholds are based on a certain number of dwelling units or p.m. peak hour trip generation rates, whichever comes last.



Table 2 Wilson Groves DRI Internal Roadway Improvements

Road	From	To	Trip Threshold*	Residential Units	Required Improvements
Phase I					
N/S A	Becker Rd	E/W 3	2,573	2,200	2 lanes
E/W 3	Range Line Rd	N/S A	2,573	2,200	2 lanes
E/W 3	N/S A	N/S B	2,573	2,200	2 lanes
Phase II					
Paar Drive (E/W 4)	N/S A	N/S B	4,152	3,960	2 lanes
N/S B	Becker Road	E/W 3	4,397	4,233	2 lanes
Phase III					
N/S A	Becker Road	E/W 3	6,708	6,564	Widened to 4 Lanes
Paar Drive (E/W 4)	N/S A	N/S B	7,148	6,821	Widened to 4 Lanes
Paar Drive (E/W 4)	Rangeline Rd	N/S A	7,449	6,997	2 lanes

Proposed Comprehensive Plan Amendment

- The proposed text amendment will amend Figure 1-6 to adjust the locations for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts to accommodate a revised development plan for the Wilson Groves DRI.
- The proposed amendment also revises Figure 1-6 to label E/W 4 as consisting of a roadway and a Paseo.
- The intent is for the Paseo to be constructed within the 150 feet wide City owned road right-of-way for E/W 4 and include a 16-foot-wide low speed vehicle path and a 12-foot-wide multi-use path.



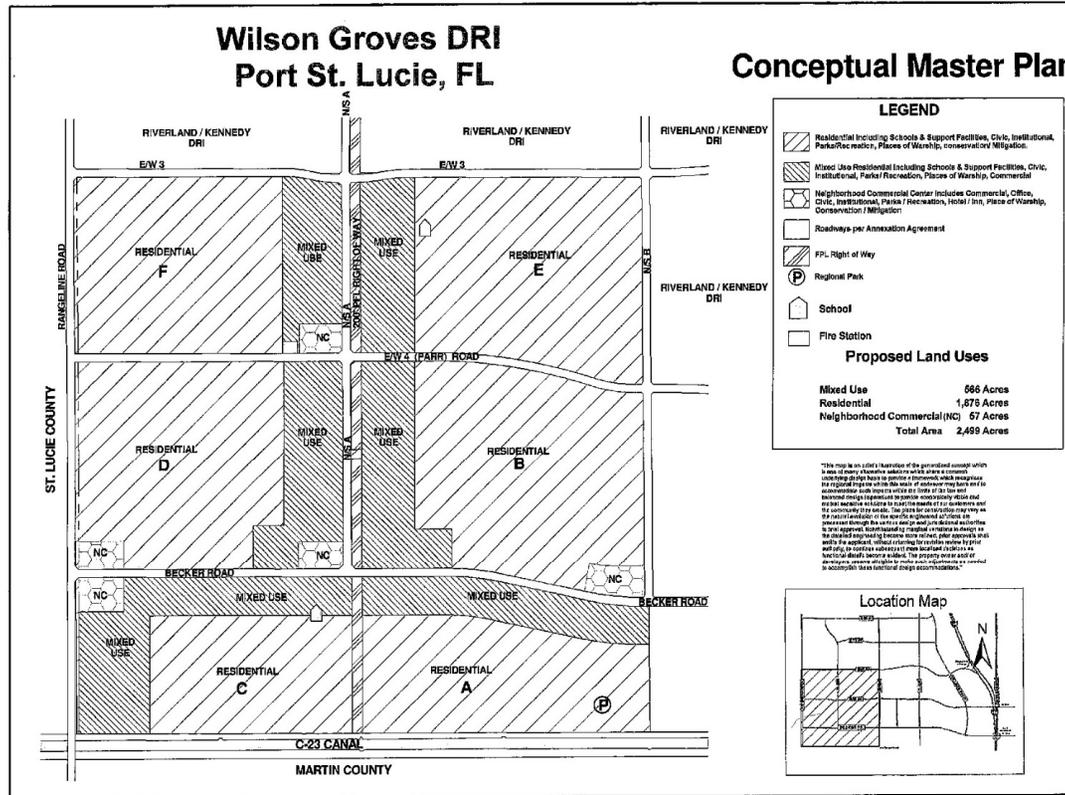
P21-127 – Wilson Groves DRI Map Amendment

- There is an associated application to amend the Wilson Groves DRI (P21-127).
- The applicant is only proposing to amend Map H of the Wilson Grove DRI Development Order to adjust the locations for for the Residential, Mixed Use, and Neighborhood/Village Commercial sub-districts in accordance with the proposed changes to Figure 1-6.
- No changes are proposed to the transportation conditions in the currently approved Wilson Grove DRI Development Order (Resolution 11-R01).



Exhibit "A" Existing Figure 1-8

Figure 1-6



Staff Analysis

- A traffic study was submitted in support of the proposed changes to Figure 1-6.
- The traffic study was reviewed by the Public Works Department and the City's 3rd Party Traffic Consultant, Marlin Engineering.
- The City's 3rd Party consultant's found that proposed changes to Figure 1-6 could be accommodated within the planned roadway network for Wilson Groves at the time of buildout and construction of all required transportation improvements.
- Prior to buildout and construction of all required transportation improvements, the review indicated a decreased level of service at select locations based on the proposed land use revisions, which could result in a need for additional road widening, prior to the DRI roadway improvement triggers being met.
- No additional roadway improvements are required to be constructed in the Wilson Groves DRI until the development reaches 2,200 dwelling units or 2,573 p.m. peak hour trips, whichever comes last.



Staff Analysis

- The proposed map amendment results in a relocation of trip patterns. The Public Works Department is concerned that the existing triggers in the Wilson Groves DRI not provide the City with sufficient roadways to disperse the proposed trips throughout the network prior to reducing the level of service (LOS) of Becker Road to "F" as a 2-lane and then 4-lane road.
- To address level of service concerns, City staff is recommending that Wilson Groves be required to construct the first two lanes of N/S A from Becker Road north to Marshall Parkway and the first two lanes of Marshall Parkway from N/S A to N/S B prior to the completion of 2,200 dwelling units.
- The condition removes the ability to utilize the trip generation option for triggering the construction of the first two lanes of these roadways for residential development.
- The use of dwelling units will ensure the construction of new roads for additional connectivity that provides alternative routes for ingress/egress and emergency access.



Staff Analysis

- City staff is recommending removal of the Paseo from proposed Figure 1-6. The Paseo is not a listed improvement in the Wilson Grove DRI development order.
- Until the DRI development order is amended to include a Paseo in the City-owned E/W 4 right-of-way, staff does not support the inclusion of the Paseo on a map or land use plan.



Proposed Policy 1.2.11.6

- Policy 1.2.11.6: The Wilson Groves NCD District shall also provide the following transportation improvements:
 - a. The first two lanes of N/S A from Becker Road to E/W 3 shall be constructed and open to the public prior to the construction of 2,200^{th*} dwelling unit in the Wilson Groves DRI; **
 - b. The first two lanes of E/W 3 from N/S A to N/S B shall be constructed and open to the public prior to the construction of 2,200^{th*} dwelling unit in the Wilson Groves DRI**

* or any combination of non-residential development equivalent to 2,200 dwelling units in the Wilson Groves DRI per the Wilson Grove DRI Trip Equivancy Matrix:

** The widening of the required roadways shall be in conformance with Wilson Groves DRI.



Revised Exhibit "B", Staff Recommended Changes to Proposed Figure 1-6

FIGURE 1-6

WILSON GROVE

Port St. Lucie, Florida



PROPOSED LAND USES

RESIDENTIAL (INCLUDES ROW ACREAGE) (INCLUDES PFL ACREAGE)	576 AC 56 AC 30 AC
NEIGHBORHOOD / VILLAGE COMMERCIAL	57 AC
MIXED USE (INCLUDES PFL ACREAGE)	566 AC 15 AC
TOTAL AREA	2,490 AC

PROPOSED ACREAGES OF SUBDISTRICTS HAVE BEEN ROUNDED TO THE NEAREST +/- 1 ACRE.

LEGEND

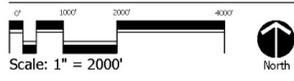
- RESIDENTIAL
INCLUDING NEIGHBORHOODS OF HOUSING WHICH NEIGHBORHOOD MAY ALSO CONTAIN SCHOOLS, PARKS, PLACES OF WORSHIP AND CIVIC FACILITIES ESSENTIAL TO THE DAILY LIFE OF THE RESIDENTS
- NEIGHBORHOOD / VILLAGE COMMERCIAL
INCLUDING COMMERCIAL AND OFFICE USES, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENTS, INSTITUTIONAL USES, PUBLIC FACILITIES, PARKS, PLAYGROUNDS, AND OTHER SIMILAR SERVICES
- MIXED USE
INCLUDING COMMERCIAL AND OFFICE USES, HOSPITAL AND MEDICAL USES, RESTAURANTS, THEATERS, HOTELS, INSTITUTIONAL USES, PUBLIC FACILITIES (INCLUDING UTILITIES), LIGHT INDUSTRIAL, WAREHOUSES, DISTRIBUTION, RESIDENTIAL AND OTHER SIMILAR SERVICES

~~LOCATION AND CONFIGURATION OF ALL DISSEMINATED PARCELS IS IN ACCORDANCE WITH LOCAL LAWS, ZONING, SPACE RESIDENTIAL AND NON-RESIDENTIAL USES WILL BE FULLY DELINEATED DURING THE ZONING AND PLANNING PROCESS.~~

~~THIS MAP IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PRODUCE A NEIGHBORHOOD. THE BOARD RECOGNIZES THE REGIONAL IMPACTS WHICH THIS SCALE OF DEVELOPMENT MAY HAVE AND, ACCORDINGLY, SPECIFICALLY INTENDS TO PROVIDE TECHNICAL AND REGULATORY GUIDANCE TO THE DEVELOPER TO MEET THE NEEDS OF SUCH DEVELOPMENT AND THE COMMUNITY. THESE NEEDS FOR COMMUNITY AND REGIONALITY MAY VARY AS THE NATURAL EVOLUTION OF THE SITE AND DEVELOPMENT SITUATIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. ANY TECHNICAL AND REGULATORY REVISIONS TO THIS DESIGN AS THEY ARE DEVELOPED BEING REFINED PRIOR TO FINAL APPROVAL. FURTHER THE APPLICANT WILL BE REQUIRED FOR REVISIONS REVIEW BY PRIOR AUTHORITY TO CONTINUE TO BE CURRENT WITH ANY REQUIRED DECISIONS AS FUNCTIONAL, CERTAIN REVISIONS WILL BE REQUIRED. THE PROPERTY OWNER AND/OR DEVELOPER SHOULD BE AWARE THAT THESE FUNCTIONAL DESIGN ACCOMMODATIONS ARE NECESSARY TO AVOID THESE FUNCTIONAL DESIGN ACCOMMODATIONS.~~



COMPREHENSIVE LAND USE PLAN
WILSON GROVE



Additions shown as underlined and deletions shown as ~~strike through~~

Impacts and Findings

- As stated under Policy 1.2.2.1 of the Comprehensive Plan, an NCD District must contain a minimum of three land use sub-districts. Policy 1.2.11.2 identifies the three land uses for Wilson Groves as 57 acres of Neighborhood/Village Commercial, 566 acres of Mixed-Use, and 1,876 acres of Residential.
- This application maintains these three land uses and the acreage allocated for each land use.



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 with the following conditions:
 1. The adoption of Revised Exhibit "B" depicting staff recommended changes.
 2. The adoption of Exhibit "D", proposed Policy 1.2.11.6 of the Future Land Use Element.





Agenda Summary

2023-241

Agenda Date: 4/4/2023

Agenda Item No.: 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-155 Gatlin Boulevard Car Wash - Special Exception Use

Location: 1837 SW Gatlin Boulevard

Legal Description: Port St. Lucie Section 31, Tract P, Lots 9 and 10

This is a request for a special exception to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances.

Submitted By: Bethany Grubbs, Planner III

Executive Summary: A special exception use request from PS Lucie SR CGP, LLC to allow a car wash in the General Commercial (CG) zoning district per Section 158.124(C)(4) of the Code of Ordinances. The 1.73-acre property is located at the northwest intersection of SW Gatlin Boulevard and SW Import Drive.

Presentation Information: Staff is requesting to table this item.

Staff Recommendation: Move the Board table the Special Exception Use application until a date uncertain.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: 1837 SW Gatlin Boulevard, located at the northwest intersections of SW Gatlin Boulevard and SW Import Drive.

Attachments: 1. Memo to Table

CITY OF PORT ST. LUCIE
Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com



MEMORANDUM

TO: Planning and Zoning Board

VIA: Mary Savage-Dunham, Planning Director

FROM: Bethany Grubbs, Planner III *BG*

DATE: February 22, 2023

RE: Gatlin Boulevard Car Wash – Special Exception Use (P22-155)

- The Planning and Zoning Department is requesting to **table this application to the April 4, 2023 Planning and Zoning Board Meeting.**
- The Planning and Zoning Department advertised this application for the March 7, 2023 Planning and Zoning Board Meeting.



Agenda Summary

2023-321

Agenda Date: 4/4/2023

Agenda Item No.: 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-337 Greco Park 18, LLC - Limited Mixed Use (LMD) - Conceptual Plan Amendment

Location: The property is located on the northeast corner of SW Port St. Lucie Boulevard and SW Greco Park Lane

Legal Description: Lots 1-5 & 12-16, Block 1282, Port St. Lucie Section 12

This is a request to change the conceptual plan for the 2.37-acre LMD Site.

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

Executive Summary: The Applicant, Greco Park 18, LLC, is requesting to change the conceptual plan of a 2.37-acre site. Section 158.155(P) of the Zoning Code requires the plans, located within the Limited Mixed Used (LMD) zoning district, be brought back through the public hearing process with any proposed changes. The existing conceptual plan is for a three-story, 41,000 square foot office/retail and residential building. The proposed conceptual plan is for two 8,760 square foot office/retail buildings.

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 with conditions to the City Council.
2. Move that the Board recommend denial to the City Council.

Background: See staff report.

Issues/Analysis: See staff report.

Special Consideration: N/A

Location of Project: 2491 SW Greco Lane

Attachments: Staff Report, Conceptual Site Plan, Conceptual Landscape Plan, Conceptual Elevations, Staff Presentation.



**Greco Park 18, LLC
 LMD Conceptual Plan Amendment
 P22-337**



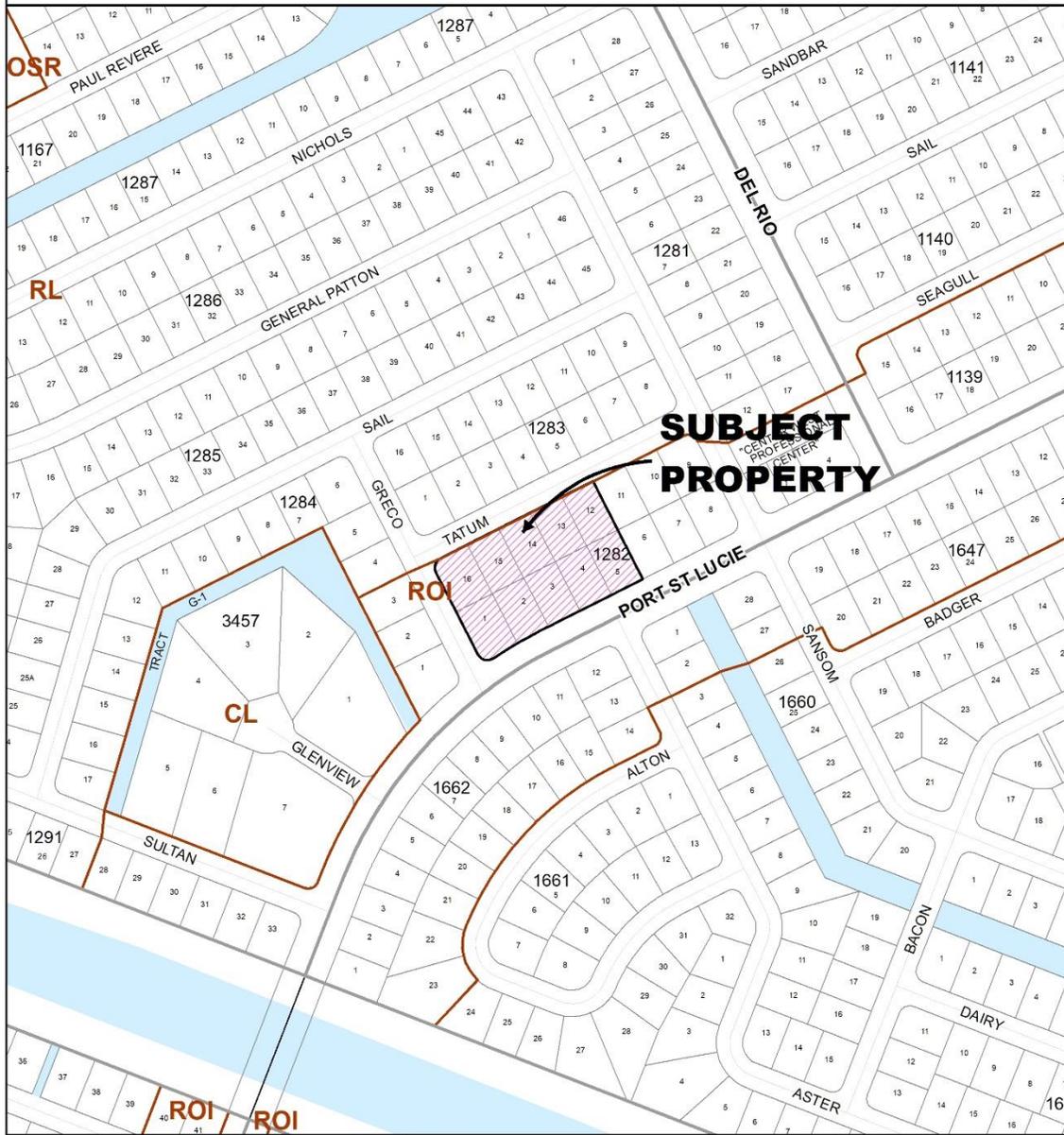
Project Location Map

SUMMARY

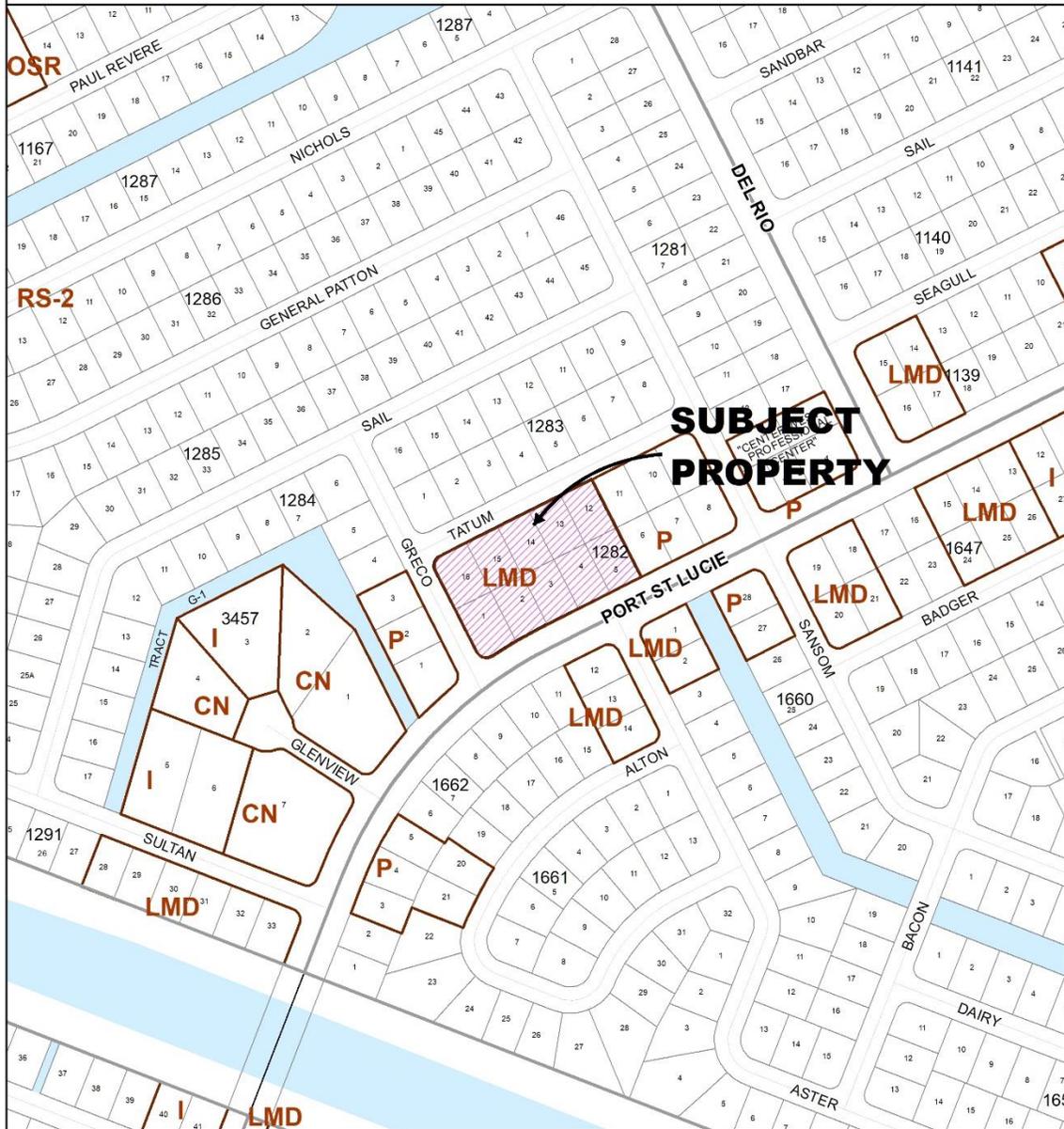
Applicant's Request:	An application is to change the conceptual plan of the 2.37-acre site.
Applicant:	Jose Chaves, StoryBook Holdings, LLC
Property Owner:	Greco Park 18, LLC
Location:	The property is located on the northeast corner of SW Port St. Lucie Boulevard and SW Greco Ln.
Address:	2491 SW Greco Lane
Project Planner:	Francis Forman, Planner II

Project Description

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The existing zoning designation of the property is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Limited Mixed Use (LMD) zoning district is listed as a compatible zoning district under the Residential, Office, Institutional (ROI) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
ROI (Residential, Office, Institutional)	P, I, LMD, RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre

ZONING REVIEW

Applicant's Justification Statement: The existing conceptual plan for the site is no longer viable and will need to be reconfigured to a less intense set of uses. Once the revised conceptual plan is approved a site plan for commercial/retail/personal service uses will be submitted for approval.

Staff Analysis: The applicant's proposal to reconfigure the subject property's conceptual plan is within the direction and intent of the City of Port St. Lucie Comprehensive Plan and Zoning Code. Per Section 158.155(P), any changes to the conceptual plan and/or changes to the proposed uses, is subject to the hearing requirements for rezoning as designated in the Zoning Code. The proposed use of a mixed use office/retail use is a permitted use within the LMD zoning district, as stated in Section 158.155(C)(3). There is a concurrent special exception use application, in accordance with Sections 158.155(D)(4) and (5). Please note that the applicant will be required to provide fully detailed plans, survey and corresponding documentation such as, landscape plans and elevations prior to site plan approval.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Site Plan Review Committee reviewed the request at the SPRC meeting on January 11, 2023, and recommended approval.

CONCEPTUAL SITE PLAN

FOR GRECO PARK

PREPARED FOR:
GRECO PARK 18, LLC

PROPERTY ADDRESS:
2491 SW GRECO LN.

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	SITE PLAN
C-3.0	DETAILS
C-3.1	DETAILS

DEVELOPER/OWNER:

GRECO PARK 18, LLC
800 SE 4TH AVENUE
SUITE 618
HALLANDALE BEACH, FL 33009
FREDDY BOULTON

ARCHITECT:

TI ARCHITECTURE, INC.
3000 HIGH RIDGE ROAD, BAY #4
BOYNTON BEACH, FL 33426
HAROLD TUTTLE

ENGINEER:

STORYBOOK HOLDINGS, LLC
5260 N. LAKE BURKETT LANE.
WINTER PARK, FL 32792
JOSE A. CHAVES P.E.

LANDSCAPE ARCHITECT:

COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FL
PH 407-758-9456
DONALDSON E. HEARING, PLS, ASLA, LEED

SURVEYORS:

EDC
10250 VILLAGE PARKWAY, UNIT 201
PORT ST. LUCIE, FL 34987
MICHAEL T. OWEN

Legal Description (Written by Surveyor)

PARCEL 1:

LOT 1, 2, 3, 4, 5, 12, 13, 14, 15 AND 16, BLOCK 1282, PORT ST. LUCIE SECTION TWELVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 55, 55A THROUGH 55G, OF THE PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.371 ACRES MORE OR LESS.

PARCEL 2:

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHT(S) AS CREATED BY CERTAIN CROSS ACCESS EASEMENT AGREEMENT, RECORDED APRIL 21, 2016 IN OFFICIAL RECORDS BOOK 3860, PAGE 266, AS AMENDED BY FIRST AMENDMENT TO CROSS ACCESS EASEMENT AGREEMENT RECORDED JUNE 2, 2016 IN OFFICIAL RECORD BOOK 3875, PAGE 176, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID No:
3420-555-0744-000-1



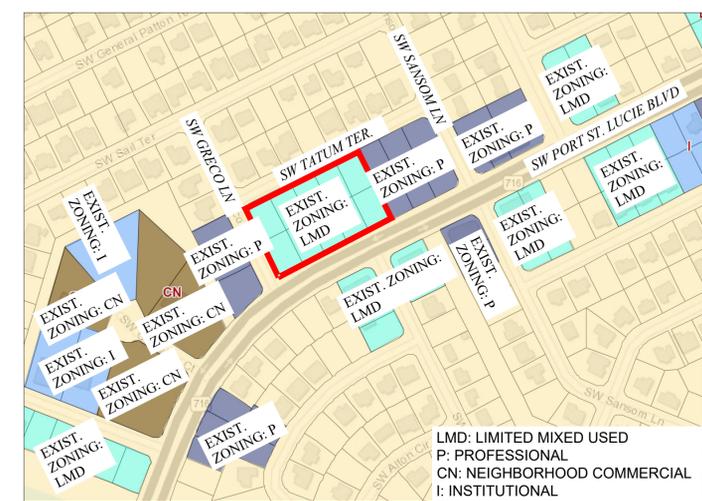
SITE LOCATION

1 IN = 2,000 FT



FLU MAP

ROI: RESIDENTIAL - OFFICE - INSTITUTIONAL
CL: COMMERCIAL LIMITED



ZONING MAP

LMD: LIMITED MIXED USED
P: PROFESSIONAL
CN: NEIGHBORHOOD COMMERCIAL
I: INSTITUTIONAL

LMD REZON PROJ. N°: P22-337
SEU PROJ. N°: P22-338
PSLUSD PROJ. N°: 5292

C:\Users\jckr\Documents\SBH\Greco\CAD\Concept Plan\1 COVER SHEET.dwg, 1/23/2023 2:21:52 PM

STORYBOOK HOLDINGS, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKHOLDINGS.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

GRECO LANE
CONCEPTUAL SITE PLAN COVER

PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK HOLDINGS, LLC

DATE: 12/14/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE:
SHEET: C-1.0

SITE DATA

- PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE/GAS SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET IF THE SPECIAL EXCEPTION USE IS APPROVED.
- EXISTING ZONING: LMD
- EXISTING FLU: RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)
- SITE AREA:

	ACRES	SF	%
GROSS SITE AREA	2.371 AC	103,280 SF	100%
IMPERVIOUS AREA (MAX ALLOWED 80%)	1.568 AC	68,312 SF	66%
- BUILDING COVERAGE (TOTAL)	0.402 AC	17,520 SF	17%
- PAVEMENT & SIDEWALK COVERAGE	1.166 AC	50,792 SF	49%
PERVIOUS AREA	0.803 AC	34,925 SF	34%
- INTENSITY*

MAX ALLOWED FAR: 40.0% - 41,295 SF
 PROVIDED FAR: 17.0% - 17,520 SF
 *(GROSS BLDG AREA / GROSS SF SITE AREA)
- PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

- PARKING:

REQUIRED: PER SHOPPING CENTER REQUIREMENTS SEC. 158.221 (C) (22)
 1 SPACES PER 200 SF
 (17,520SF / 200 SF) = 88 SPACES
 88 PARKING SPACES
 4 SPACES REQUIRED TO MEET ADA STANDARDS.

PROVIDED: 86 STANDARD SPACES
 4 ADA COMPATIBLE SPACES
 90 TOTAL PARKING SPACES
- BUILDING SETBACKS

	REQUIRED	PROVIDED
- NORTH	25 FT	81 FT
- EAST	25 FT	39.2 FT
- SOUTH	25 FT	98.1 FT
- WEST	25 FT	61.5 FT
- LANDSCAPE

	REQUIRED	PROVIDED
- NORTH*	10 FT	15 FT
- EAST	10 FT	10 FT
- SOUTH	15 FT	15 FT
- WEST	12.5 FT	10 FT

*PROPERTY HAS A DEPTH LESS THAN 260 FEET (EXISTING - 220 FEET), REQUIRING A LANDSCAPE BUFFER THAT IS AT LEAST 10 FEET IN DEPTH (LDC 154.03 (C) 3 d 2). THE PROPOSED 15 FT SOUTHERN LANDSCAPE BUFFER IS PROPOSED AS 9 FT OUTSIDE OF THE WALL, AND 10 FT INSIDE OF THE WALL. THE 10 FEET IN SIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.

- BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 25 FT OF THE BUILDING'S MAIN ENTRANCE.
- SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
- LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
- POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE
- STORMWATER MANAGEMENT - A DRY DETENTION POND WILL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW TATUM TERRACE.
- THE PROPERTY OWNER, CONTRACT, 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 PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08(G)

TRAFFIC STATEMENT

Land Use	Intensity	Daily Trips	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
Proposed Site Traffic						
Strip Retail Plaza (<40k) - Peak Hour of Generator	17,520	1000 SF	969	133	67	66
Pass-By Traffic						
Strip Retail Plaza (<40k) - Peak Hour of Generator 40% 40%			388	53	27	26
			93	93	50	43
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY):			581	80	40	40
NET CHANGE IN DRIVEWAY VOLUMES:			969	133	67	66

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour	PM Peak Hour
Strip Retail Plaza (<40k) - Peak Hour of Generator	822	1000 SF	T = 42.20(X) + 229.68	40%	50/50	7.60
					54/46	13.24

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ENVIRONMENTAL STATEMENT

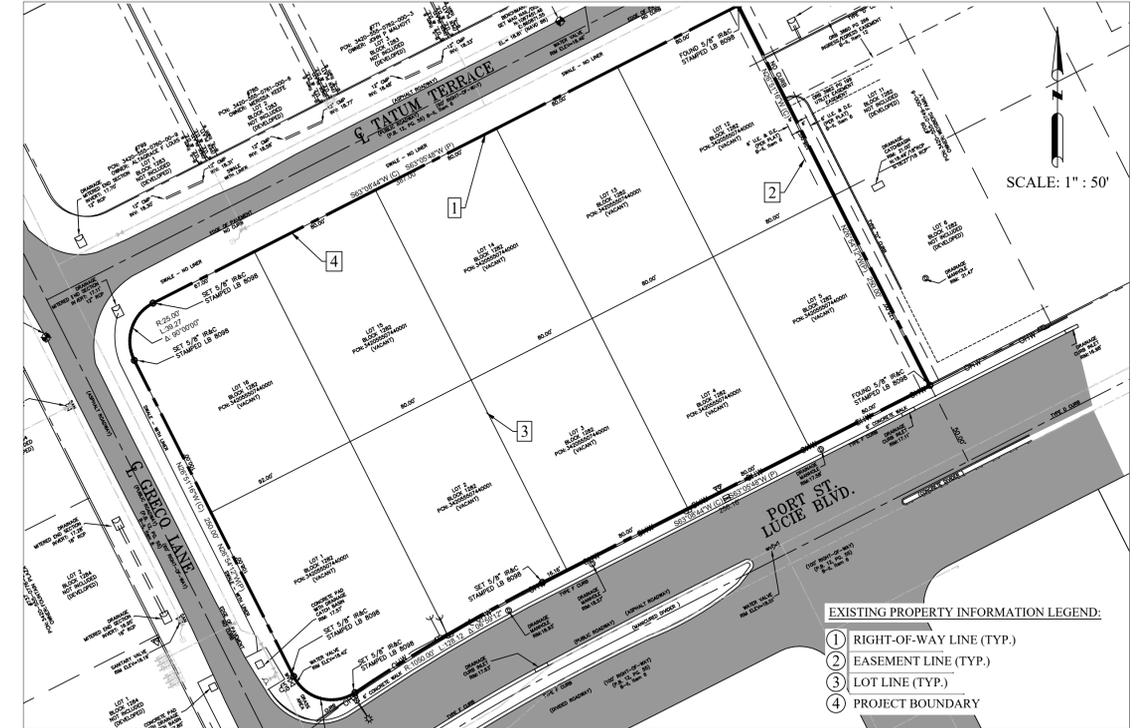
UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY EDC, INC.

UPLAND PRESERVE REQUIREMENTS

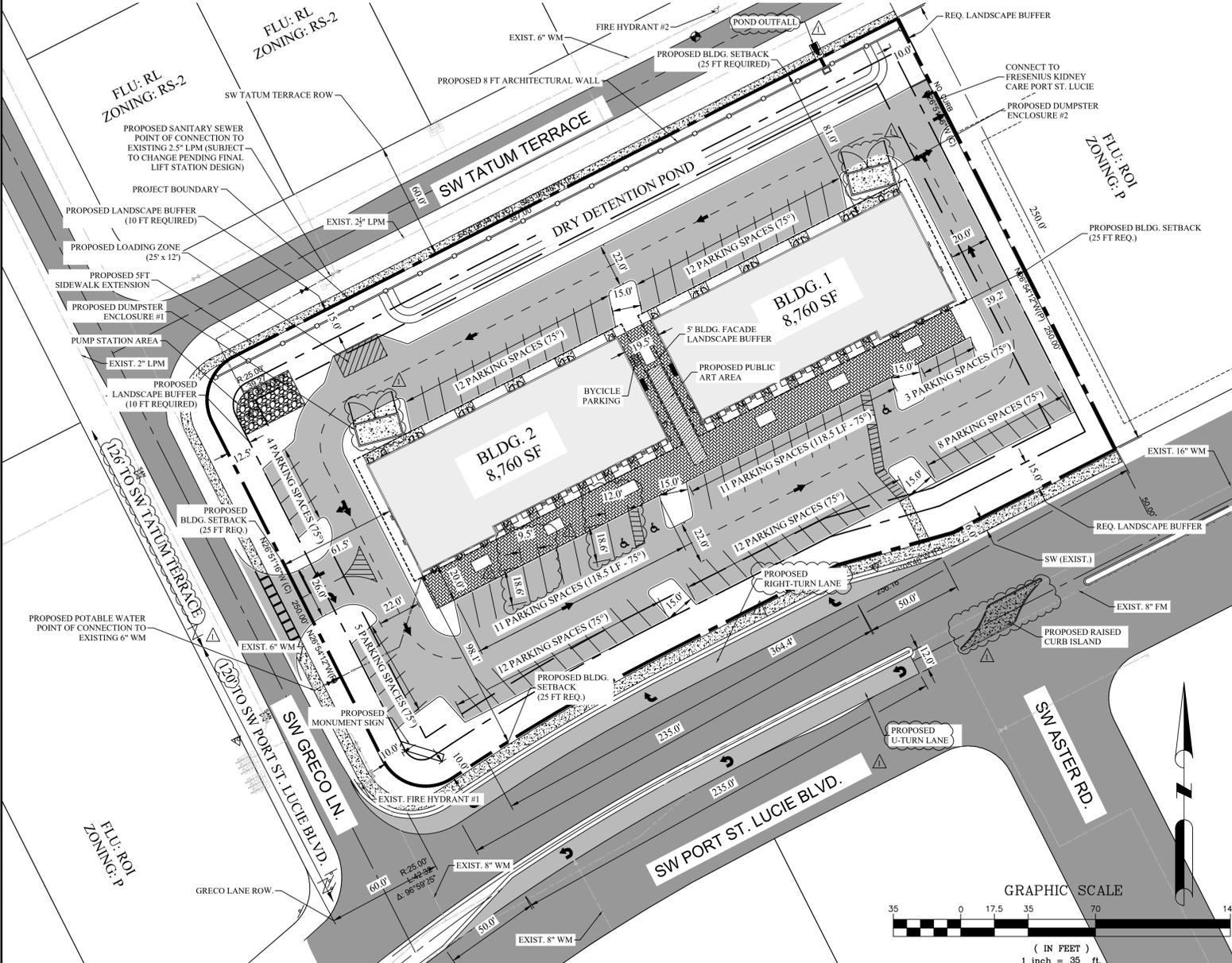
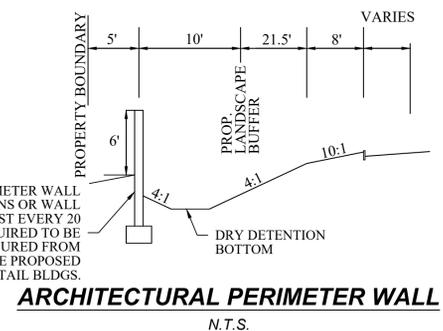
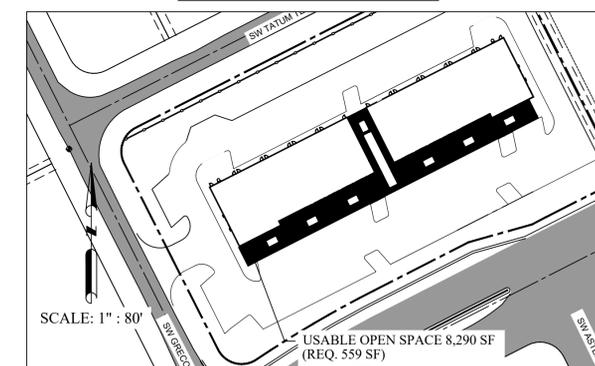
PROJECT AREA: 103,280 SF (2.371 AC)
 EXISTING UPLANDS: 103,280 SF (2.371 AC)
 REQUIRED UPLAND PRESERVE: (103,280 SF * 0.25) = 25,820 SF (0.593 AC)

MITIGATION REQUIRED: UPLAND PRESERVE AREA WILL BE MITIGATED BY EITHER PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND OR OFFSITE MITIGATION PURSUANT TO SECTION 157.06(E)(3) PORT ST. LUCIE CODE OF ORDINANCE.

EXISTING PROPERTY INFORMATION



USABLE OPEN SPACE



STORYBOOK HOLDINGS, LLC
 CERTIFICATE OF AUTHORIZATION NO. 33749
 JOSE A. CHAVES
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 321-246-8811

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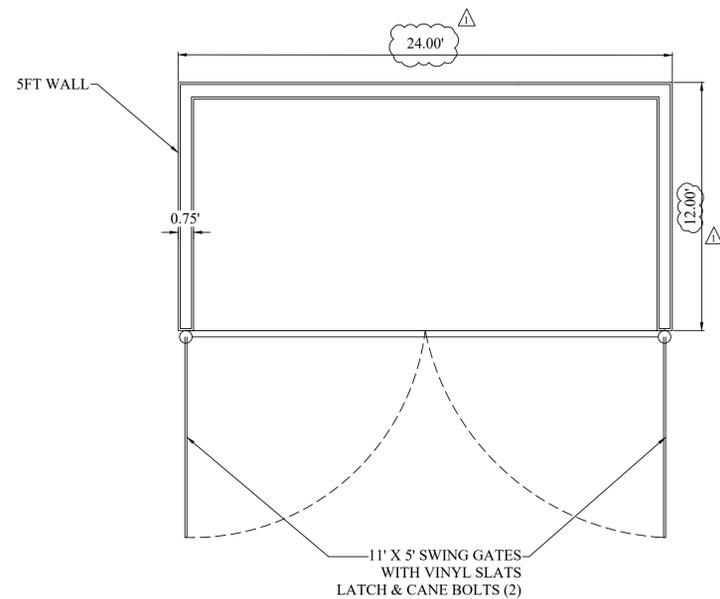
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01/12/2023	JAC	CHANGES DUE TO CITY COMMENTS			

GRECO PARK
 CONCEPTUAL SITE PLAN
 PORT ST. LUCIE, FLORIDA
 PREPARED BY: STORYBOOK HOLDINGS, LLC

DATE: 12/14/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: VARIOUS
SHEET: C-2.0

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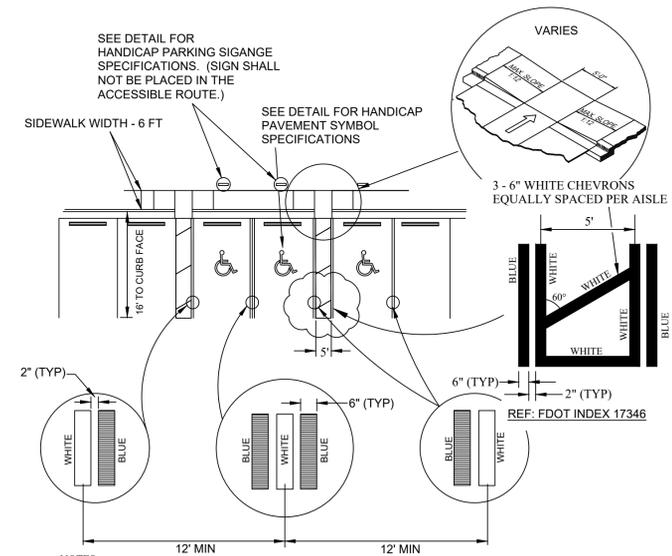


DUMPSTER ENCLOSURE DETAIL (N.T.S.)

Accessible Parking Spaces

Accessible parking spaces shall be provided in accordance with the current Florida Accessibility Code, Americans with Disabilities Act and any applicable Fair Housing Act requirements, including the following notes:

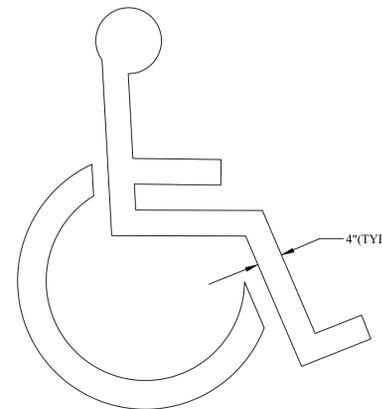
- Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to state law.
- All spaces shall have an accessible curb-ramp or curb-cut to allow access to the building served. It shall be located so that users will not be compelled to wheel behind parked vehicles.



NOTES:

- EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
- PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
- WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
- CURB RAMP'S CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

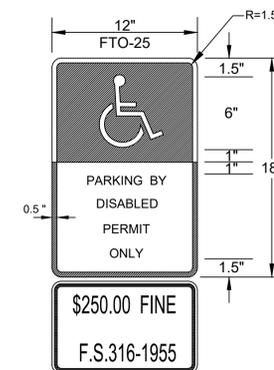
TYPICAL PAVEMENT SYMBOL FOR HANDICAP PARKING (N.T.S.)



NOTES:

- SYMBOL SHALL BE 42"x42" OR 48"x48".
- THIS SYMBOL TO BE WHITE FDOT TRAFFIC RATED PAINT.

TYPICAL HANDICAP PARKING SIGNAGE



NOTES:

- ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT AND SPACED 1" APART. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
- TOP PORTION OF SIGN SHALL BE BLUE BACKGROUND WITH WHITE LEGEND AND BORDER.
- BOTTOM PORTION OF SIGN SHALL BE WHITE BACKGROUND WITH BLACK BORDER.
- ONE SIGN REQUIRED FOR EACH PARKING SPACE.
- THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE ACCESSIBLE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY SHALL BE 7 FEET.
- SIGNS SHALL BE HIGH INTENSITY RETROREFLECTIVE.

LMD REZON PROJ. N°: P22-337
 SEU PROJ. N°: P22-338
 PSLUSD PROJ. N°: 5292

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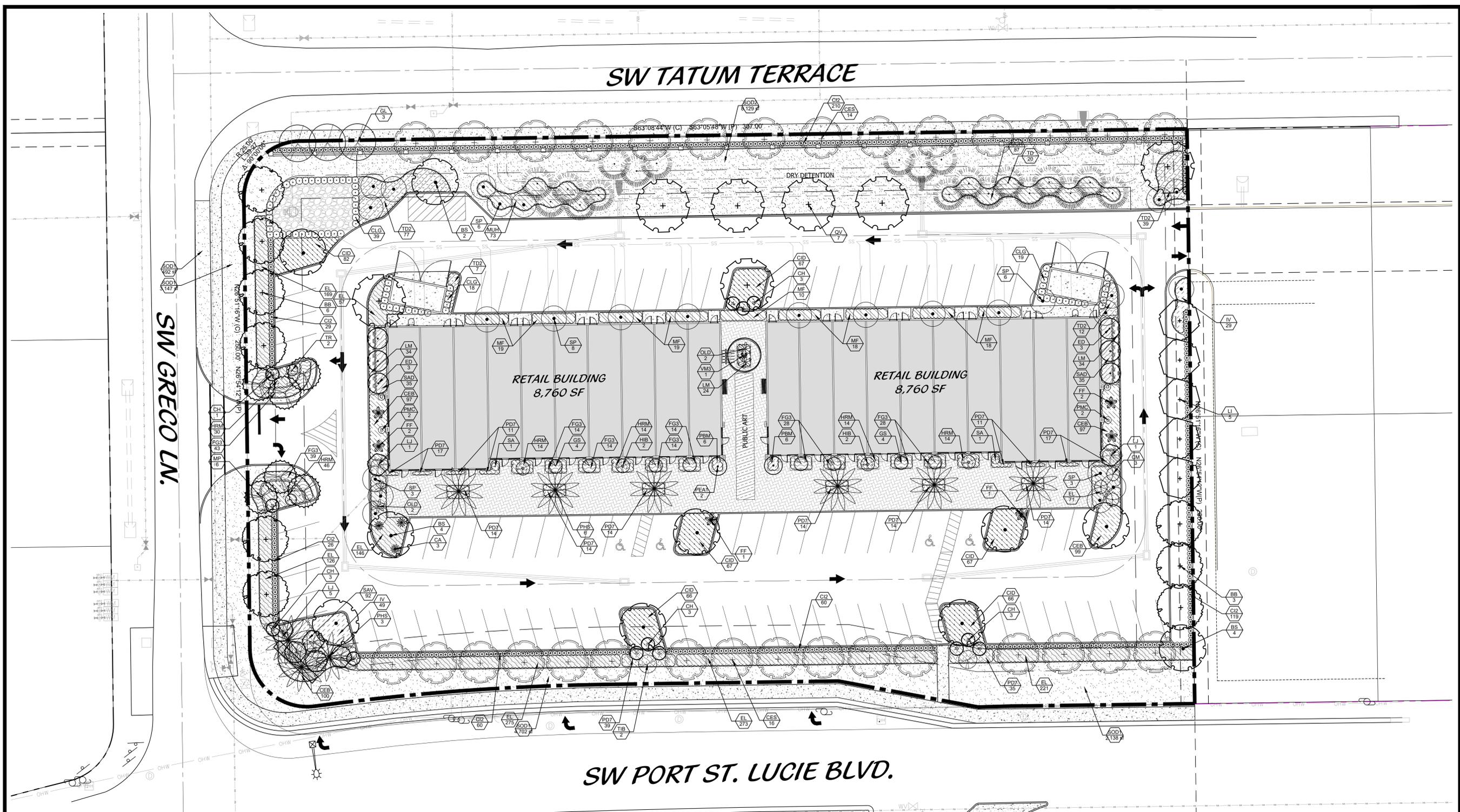
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01/12/2023	JAC	CHANGES DUE TO CITY COMMENTS			

GRECO PARK
 CONCEPTUAL SITE PLAN DETAILS

PORT ST. LUCIE, FLORIDA
 PREPARED BY: STORYBOOK HOLDINGS, LLC

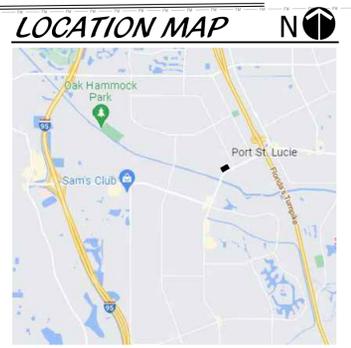
DATE: 12/14/2022
 PROJECT NO.:
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: NA
 SHEET: C-3.0



- NOTES**
- NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 153 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
 - ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
 - ALL LANDSCAPING SHALL MEET THE LATEST PSLUSD LANDSCAPE POLICY AND SHALL NOT BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
 - TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD INFRASTRUCTURE.
 - NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.
 - EXISTING LANDSCAPE IN THE RIGHT-OF-WAY TO BE REMOVED OR RELOCATED AS DIRECTED BY PORT ST. LUCIE ENVIRONMENTAL DIVISION. CONTRACTOR TO COORDINATE WITH PORT ST. LUCIE ENVIRONMENTAL. ALL EXPOSED AREAS WITHIN THE LIMITS OF CLEARING AND GRUBBING WHICH DO NOT INCLUDE RELOCATED LANDSCAPE SHALL HAVE SOD INSTALLED (SOD OF SAME VARIETY AS CURRENTLY PRESENT WITHIN THE RIGHT OF WAY).

LANDSCAPE DATA

TOTAL SITE AREA	103,287.00 SF 2.37 AC			
LANDSCAPE BUFFER REQUIREMENTS				
NORTH (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	412.00	14	17	
EAST (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	250.00	8	10	
*2 MIDSTORY TREES = 1 12' TREE				
SOUTH (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	412.00	14	16	
*2 MIDSTORY TREES = 1 12' TREE				
WEST (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	250.00	8	9	
VEHICULAR USE LANDSCAPE AREA REQ.				
(1) TREE PER LANDSCAPE ISLAND		REQUIRED	PROVIDED	
		14	14	
FOUNDATION PLANTING				
RETAIL 1 TOTAL PERIMETER (REQ. 5' WIDE, 1 TREE PER 30', HEDGE 2' O.C.)	418	14	14	
RETAIL 2 TOTAL PERIMETER (REQ. 5' WIDE, 1 TREE PER 30', HEDGE 2' O.C.)	418	14	14	



Scale: 1" = 20'

DESIGNED: DEH
 DRAWN: RO
 APPROVED: DEH
 JOB NUMBER: 22-0928
 DATE: 11-04-22
 REVISIONS: 01-27-23
 02-20-23

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORT SAINT LUCIE LAND DEVELOPMENT REGULATIONS. THE CITY OF PORT SAINT LUCIE LANDSCAPE CODE (LDRS) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF PORT SAINT LUCIE, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-126(2)(9)(c) OF THE CITY OF PORT SAINT LUCIE CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECUNDATUM FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY, IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INCH 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV. 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6) FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT SAINT LUCIE. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITHIN IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV, VEGETATION REMOVAL REQUIREMENTS IN THE CITY OF PORT SAINT LUCIE CODE. PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE Drip LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SHADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF THE TREE TO BE MOVED. THE APPLICATION SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 30 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BB	9	BUCIDIA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	N.A.	2.5" Cal	12' -14' HT, 6'-8' SPRD	N	FULL CANOPY
BS	10	BURSERA SIMARUBA	GUMBO LIMBO	65 GAL	3.5" CAL	12' O.A.	Y	FULL CANOPY
CES	30	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	45 GAL	1.5" CAL	14' O.A.	N	FULL CANOPY, 14' MINIMUM HEIGHT.
ED	6	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	30 GAL	N.A.	8'-9' O.A.	N	CONICAL, FULL TO BASE
GS	8	GARCINIA SPICATA	GARICINIA	15 GAL	1.5" CAL	4'-5' O.A.	N	FULL & THICK, MATCHED
GL	3	GYMNAETHES LUCIDA	CRABWOOD	15 GAL	1.5" CAL	4'-5' O.A.	Y	FULL CANOPY
HB	4	HIBISCUS ROSA-SINENSIS 'DOUBLE RED'	DOUBLE RED HIBISCUS	15 GAL	1.5" CAL	4'-5' O.A.	N	STANDARD, FULL & THICK
LI	5	LAGERSTROEMIA FAURIEI 'TUSKEGEE'	RED CRAPE MYRTLE	65 GAL	2" CAL.	12' O.A.	N	FULL & THICK CANOPY. FLORIDA FANCY. MATCHED. SINGLE STRAIGHT TRUNK, 5' CT
LJ	7	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	N.A.	7' HT., 7' SPD.	N	FULL CANOPY, MULTI-STEM, LIMB UP
LV	7	LIVE OAK	LIVE OAK	71 GAL	3.5" CAL	12' HT X 6' SPRD	Y	FULL CANOPY
TD	20	TAXODIUM DISTICHUM	BALD CYPRESS	45 GAL	3"-4" CAL	10'-12' O.A.	Y	FULL CANOPY
TIB	2	TIBOUCHINA GRANULOSA	PURPLE GLORY TREE	25 GAL	N.A.	10'-6" O.A.	N	FULL CANOPY, SYMMETRICAL, MULTI-TRUNK
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
MP	6	BUTIARRUS HARBONIANDII X	MULA PALM	FIELD GROWN	N.A.	8' GW	N	FULL CANOPY
CH	13	CHAMAEROPS HUMILIS 'SILVER SELECT'	EUROPEAN FAN PALM SILVER SELECT	15 GAL	N.A.	4'-5' O.A.	N	MULTI TRUNK, FULL CANOPY
OLD	4	COCOTHRINAX CRINITA BEVREICINIS	SHORT HAIR OLD MAN PALM	25 GAL	N.A.	4'-5' O.A.	N	FULL CANOPY
CM	3	COCOTHRINAX MIRAGUAMA	MIRAGUAMA PALM	15 GAL	N.A.	4'-5' O.A.	N	FUNN CANOPY
PHS	9	PHOENIX SYLVESTRIS	LYLVESTER DATE PALM	F.G.	N.A.	8' G.W.	N	STRAIGHT TRUNK, FULL CANOPY, MATCHED DIAMOND CUT
PEA1	2	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	N.A.	3" Cal	12' O.A.	N	FULL CANOPY, SINGLE STEM, MATCHED, FL FANCY
SP	26	SABAL PALMETTO	SABAL PALM	N.A.	N.A.	10', 14', 18' CT STGG	Y	SLICK, STRAIGHT TRUNK
TR	2	THRINAX RADIATA	THATCH PALM	15 GAL	N.A.	4'-5' HT. X 5' SPRD.	Y	FULL & THICK
VR3	1	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	65 GAL	N.A.	18' O.A.	N	TRIPLE TRUNK, FULL CANOPY
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CI2	504	CHRYSOBALANUS ICACO 'RED TIP'	REDDIP COCO PLUM	7 GAL	3' X 3'	2' O.C.	N	FULL & THICK
CLG	76	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	3' X 3'	3' O.C.	N	FULL & THICK
CA	3	CRINUM AUGUSTUM	QUEEN EMMA CRINUM LILY	25 GAL	4' X 4'	A.S.	N	FULL & THICK
FF	6	FURCRAEA FOETIDA	FALSE AGAVE	15 GAL	3' X 3'	A.S.	N	FULL & THICK
PMC	4	PODOCARPUS MAKII	PODOCARPUS COLUMN	30 GAL	5'-6' X 3'	A.S.	N	FULL AND THICK
SA	2	SCHFFELERA ARBORICOLA 'DAZZLE'	DAZZLE SCHEFFLERA	7 GAL	3.5' X 3.5'	A.S.	Y	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CEB	393	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	3 GAL	12" X 12"	24" O.C.	N	FULL & THICK
CD	415	CHRYSOBALANUS ICACO 'HORIZONTALIS'	DWARF COCOPLUM	3 GAL	12" X 12"	24" O.C.	Y	FULL & THICK
EL	1,338	ERINDEA LITTORALIS	GOLDEN CREEPER	3 GAL	12" X 12"	18" O.C.	Y	FULL & THICK
FIC3	194	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	FULL & THICK
HRM	132	HIBISCUS ROSA SINENSIS MIX	RED CARNATION & DOUBLE PEACH HIBISCUS	3 GAL	14" X 14"	24" O.C.	N	FULL & THICK
IV	78	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL	12" X 12"	2' O.C.	Y	FULL & THICK
LM	92	LIRIOPE MUSCARI 'EV. GIANT'	LIRIOPE	1 GAL	12" X 12"	18" O.C.	N	FULL & THICK
MUH	160	MULHBERGIA CAPILLARIS	MULHLY GRASS	3 GAL	18" X 12"	18" O.C.	Y	FULL & THICK
MH	84	MYRCINANTHES FRAGRANS	SIMPSON'S STOPPER	3 GAL	24" X 24"	36" O.C.	N	FULL & THICK
PBM	12	PHILODENDRON 'BURLE MARX'	BURLE MARX PHILODENDRON	3 GAL	18" X 18"	24" O.C.	N	FULL & THICK
P07	214	PODOCARPUS MACR. 'PRINGLES' OR 'META'	DWARF PODOCARPUS	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK
SAD	70	SCHFFELERA ARBORICOLA 'DAZZLE'	DAZZLE SCHEFFLERA	3 GAL	18" X18"	2' O.C.	N	FULL & THICK
SDV	92	SCHFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X18"	2' O.C.	N	FULL & THICK
TD2	135	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	30" O.C.	Y	FULL & THICK
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
S02	8,129 sf	PASPALUM NOTATUM	BAHIA SOD	ROLL				CERTIFIED, WEED FREE
S001	10,079 sf	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	ROLL				AROUND BUILDINGS, WEED FREE

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, CUTTING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS, PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. EXISTING TREES SHALL CONTAIN 15% OF BRANCHES. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 1, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELEALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER FOR TREES AND SHRUBS SHALL BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GERM TABLETS SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16"-12"	AGRIFORM TABLETS (21 GERM)
1 GAL	1/4 LB.	1
3 GAL	1/3 LB.	3
7-15 GAL	1/2 LB.	5
15-9" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 3 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING UNLESS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

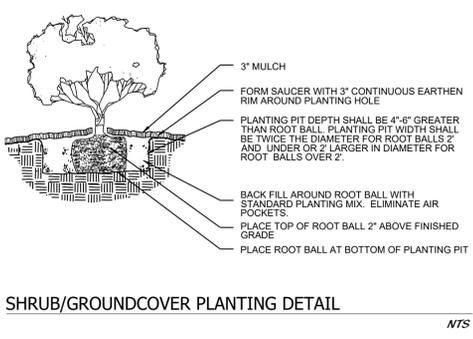
THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

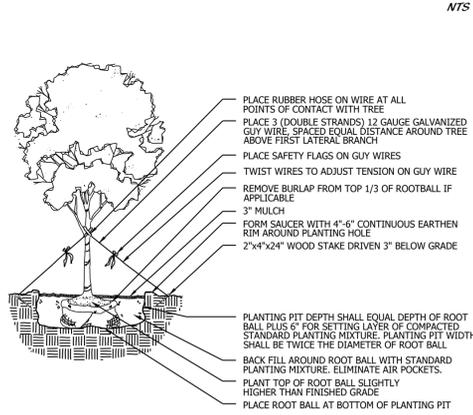
UPON COMPLETION OF THE WORK THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS SHOWN AS IS AS WELL AS THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

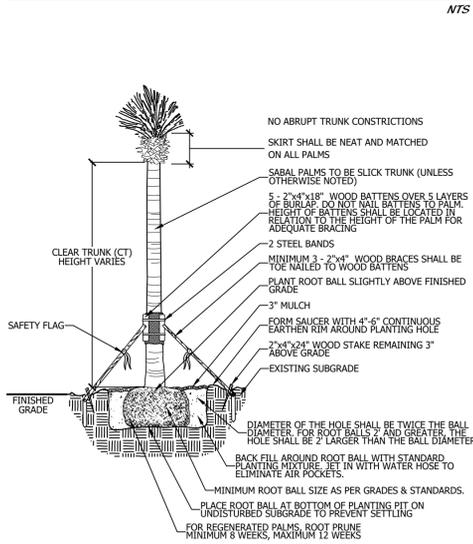
PLANTING DETAILS



SHRUB/GROUND COVER PLANTING DETAIL



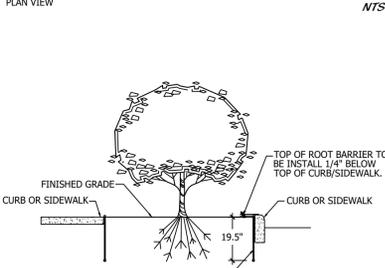
LARGE TREE PLANTING DETAIL



SABAL PALM PLANTING DETAIL



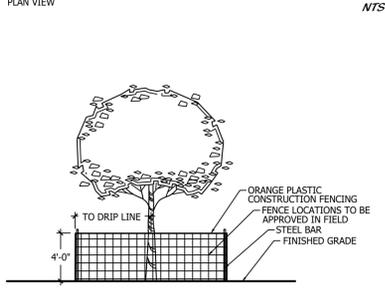
ROOT BARRIER DETAIL



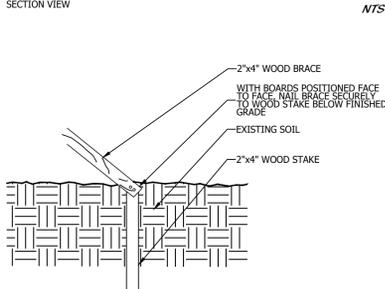
ROOT BARRIER DETAIL



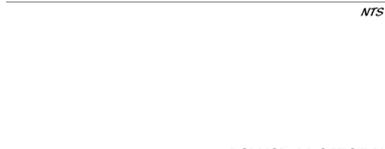
TREE PROTECTION DETAIL



TREE PROTECTION DETAIL



WOOD STAKING DETAIL



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1

Greco Park 18, LLC LMD Conceptual Plan Amendment (P22-337)

Planning & Zoning Board – April 4, 2023
Francis Forman, Planner II

CityofPSL.com



Request

- The Applicant is requesting approval to reconfigure the 2.37-acre Limited Mixed Use (LMD) site conceptual plan.
- The previously approved conceptual plan for this property was a 41,000 square foot mixed use with office/retail and residential.
- Proposed Project: Two 8,760 square foot office and retail buildings.

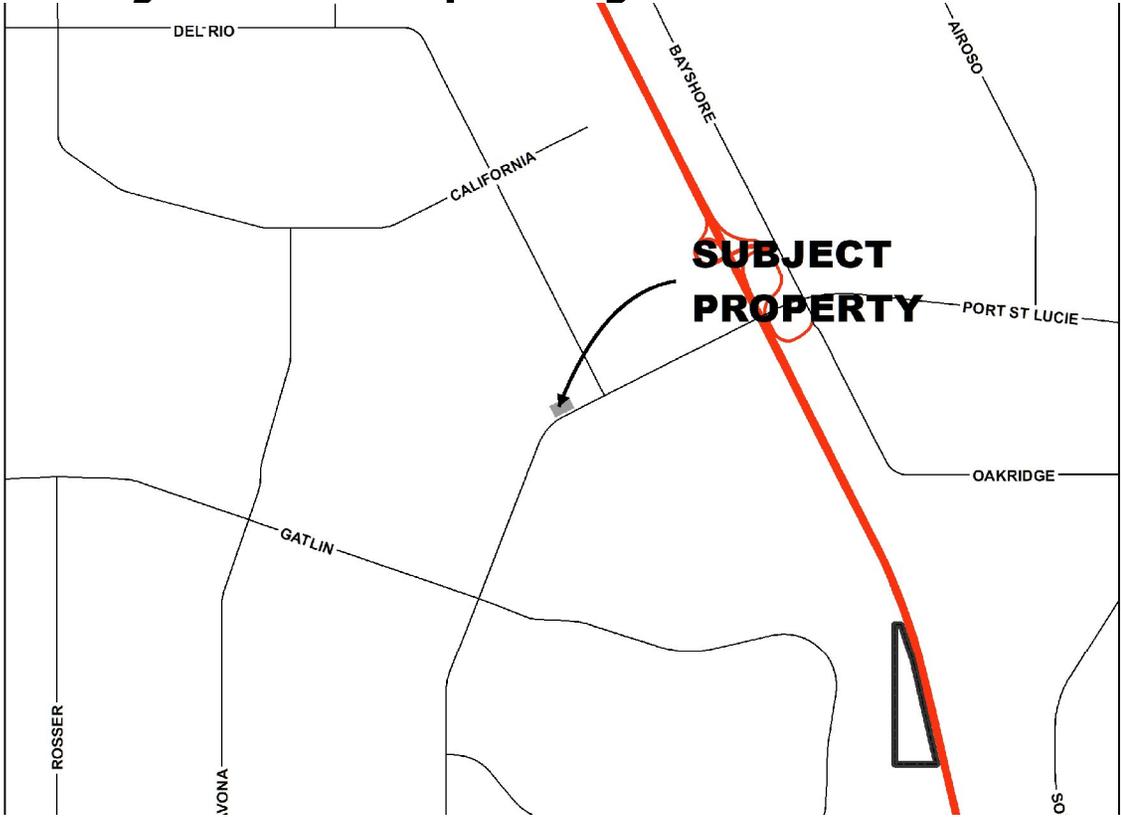


General Information

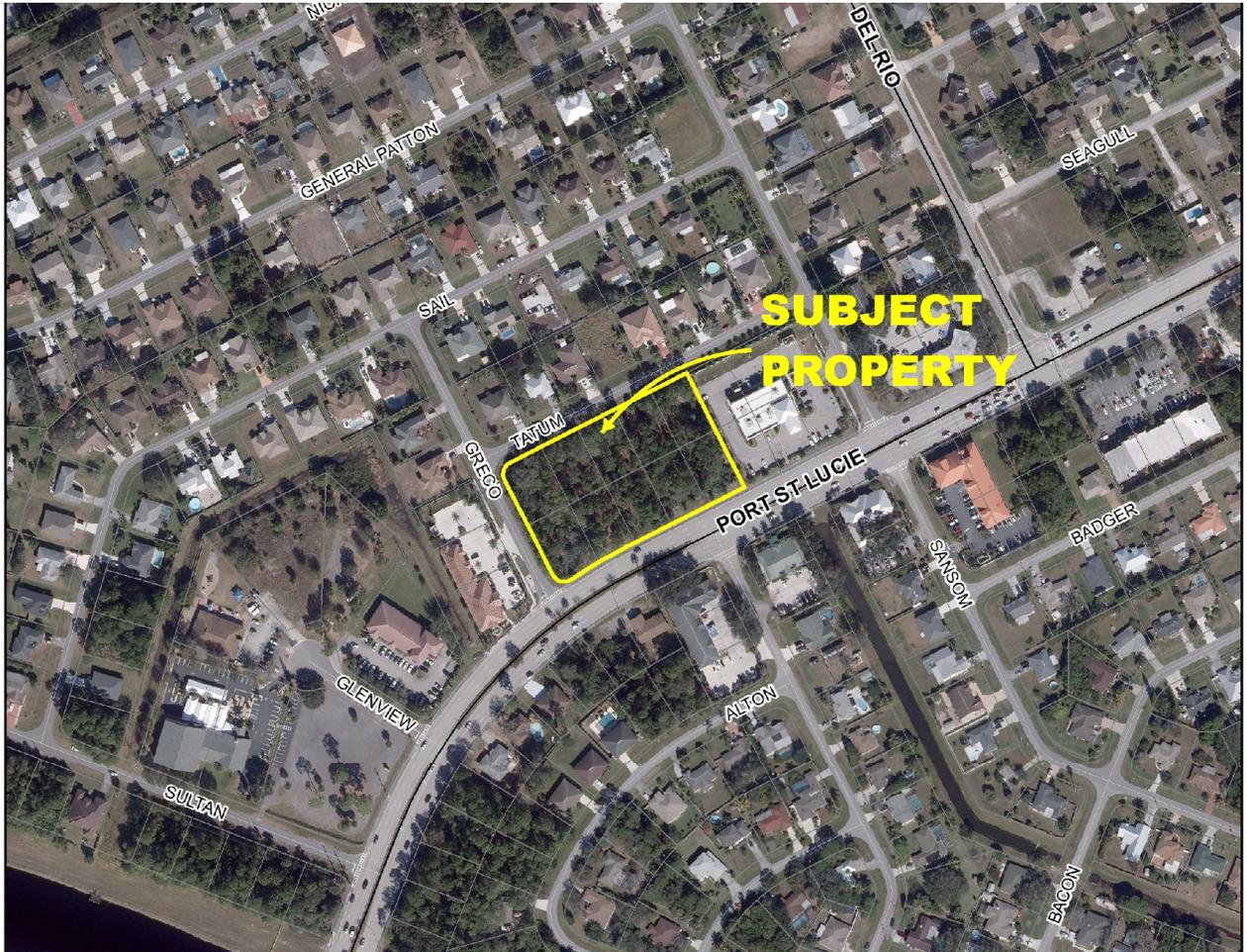
- Owners – Greco Park 18, LLC
- Applicant – StoryBook Holdings, LLC, Jose Chaves
- Location – Northeast corner of SW Port Saint Lucie Boulevard and SW Greco Park Lane
- Existing Use – Vacant land



Subject Property



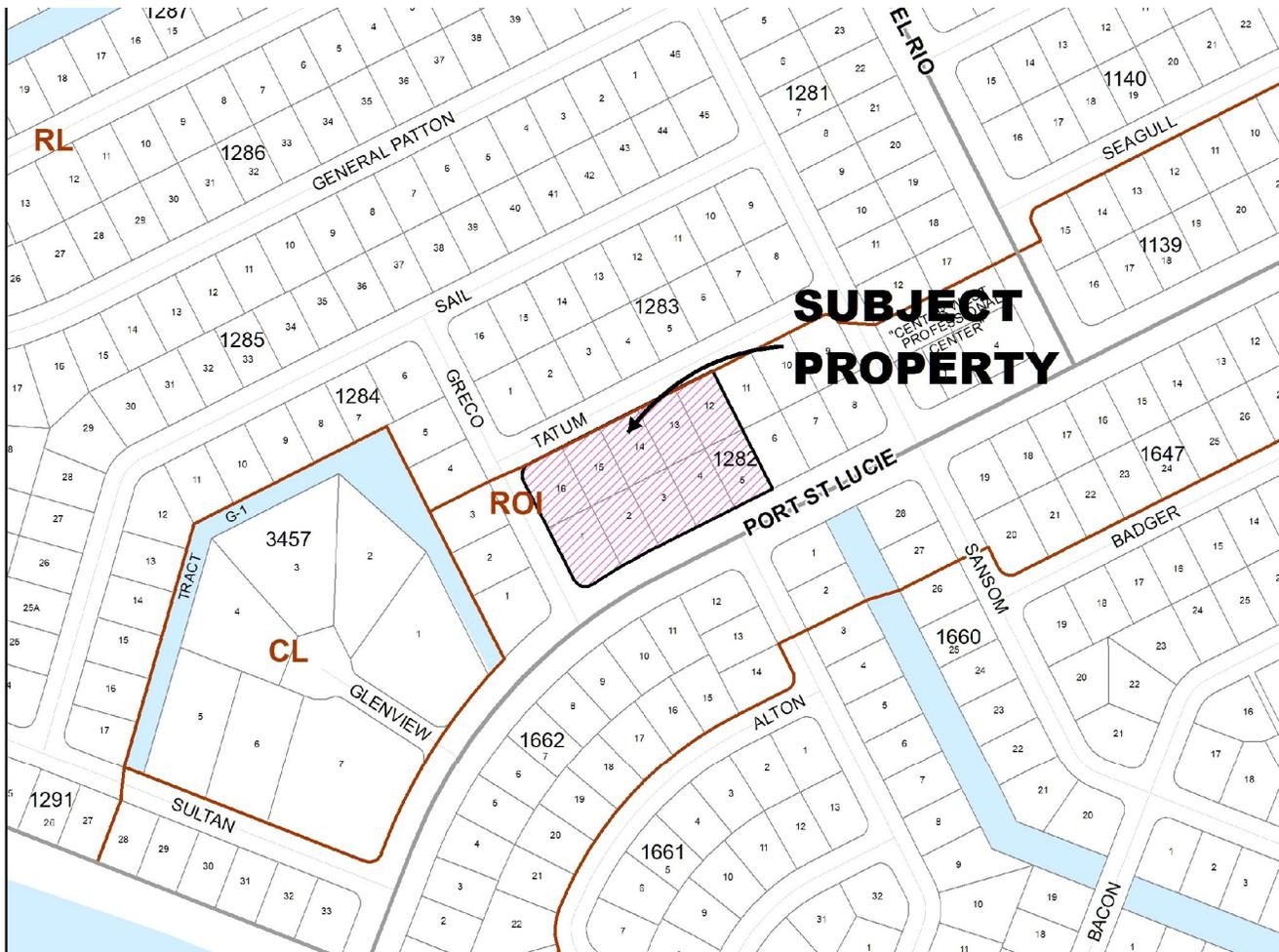
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AERIAL



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FUTURE LAND USE



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SURROUNDING USES

Direction	Future Land Use	Zoning	Existing Use
North	Low Residential (RL)	Single-Family Residential (RS-2)	Residential Homes
South	Residential, Office, Institutional (ROI)	Limited Mixed Use (LMD), Single-Family Residential (RS-2)	Retail
East	Residential, Office, Institutional (ROI)	Professional (P)	Professional Medical
West	Residential, Office, Institutional (ROI)	Professional (P)	Professional Office



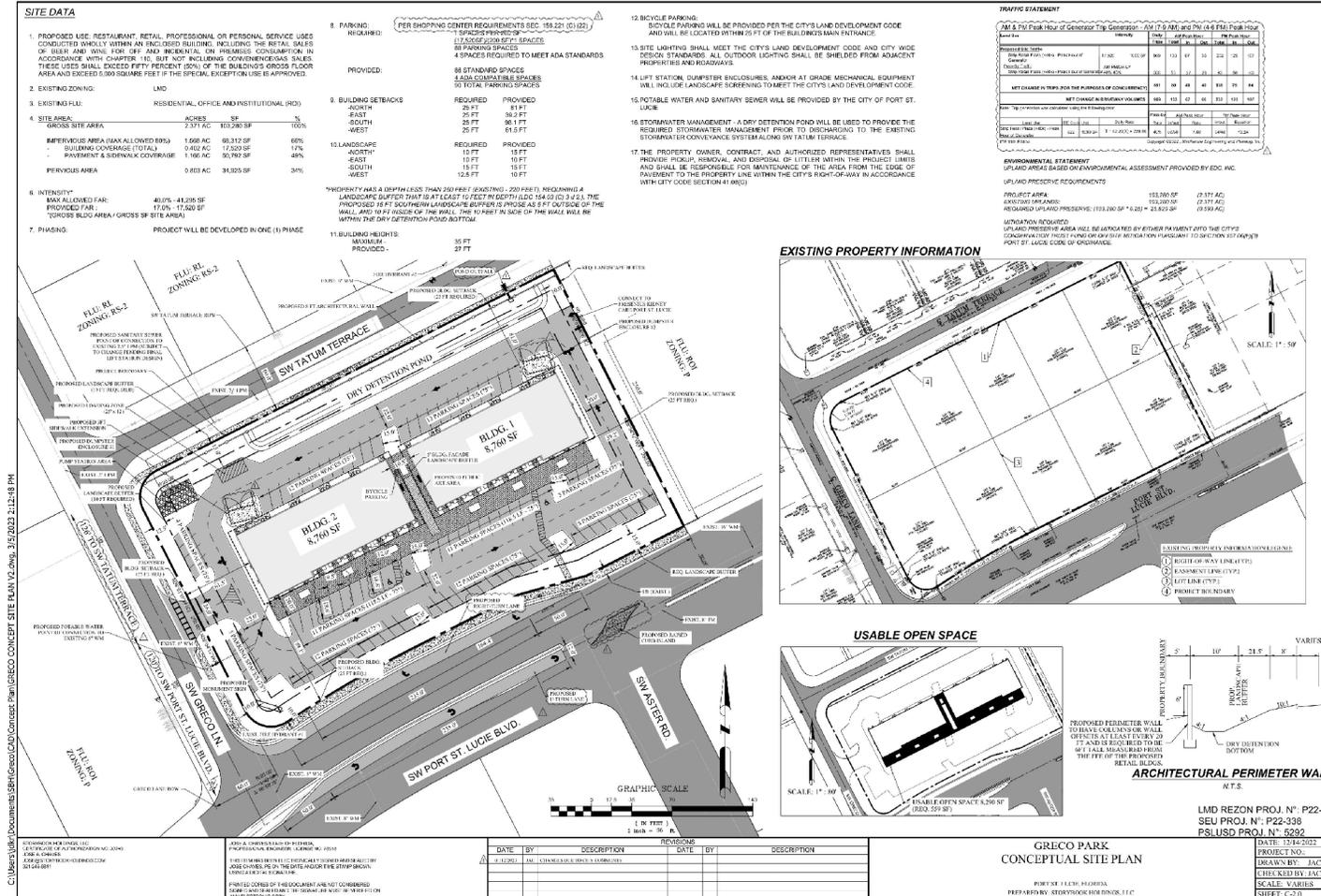
FUTURE LAND USE COMPATIBILITY

Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
ROI (Residential, Office, Institutional)	Limited Mixed Use (LMD), P (Office), I (Institutional), RM-5 or Residential PUD (Planned Unit Development) between 5-11 units per acre.



Conceptual Plan



C:\Users\j\Documents\Site\Concept\Plan\GRECO CONCEPT SITE PLAN V2.dwg, 25/02/2022 2:42:18 PM

ENVIRONMENTAL SERVICES, INC.
 1300 S. UNIVERSITY AVENUE, SUITE 200
 PORT ST. LUCIE, FLORIDA 34956
 PHONE: 888-888-8888
 FAX: 888-888-8888
 WWW.ESVINC.COM

DATE: 12/14/2022
 PROJECT NO.: P22-337
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: VARIES
 SHEET: C-2.0



JUSTIFICATION

- The existing zoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The applicant's proposal to reconfigure the subject property's conceptual plan is consistent with Section 158.155(P), any changes to the conceptual plan and/or changes to the proposed uses, is subject to the hearing requirements for rezoning as designated in the Zoning Code.



RECOMMENDATION

- Staff recommends that the Planning and Zoning Board recommend approval to the City Council.
- The Site Plan Review Committee reviewed the request at the January 11, 2023, meeting and recommended approval.





Agenda Summary

2023-322

Agenda Date: 4/4/2023

Agenda Item No.: 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P22-338 Greco Park - Special Exception Use

Location: Northeast corner of SW Port St Lucie Blvd. and SW Greco Ln.

Legal Description: Port St. Lucie Section 12, Block 1282, Lots 1-5 & 12-16

The request is for the approval of a Special Exception Use (SEU) to allow retail or personal service uses exceeding 50% of the buildings' gross floor area and to allow any one use to exceed 5,000 square feet in the Limited Mixed Use (LMD) Zoning District as per Sections 158.155(D)(4 & 5) of the Zoning Code.

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

Executive Summary: The applicant is requesting a special exception use to allow for two 8,760 square foot buildings containing over 50% retail or personal service uses and to allow any one use to exceed 5,000 square feet per Sections 158.155(D)(4 & 5) of the Limited Mixed Use (LMD) zoning district. The Zoning Code lists any use over 5,000 square feet and containing over 50% retail or personal service uses as special exception uses that may be permitted only following the review and specific approval thereof by the City Council. The proposed special exception use will allow the construction of a two-building commercial plaza.

Presentation Information: Staff will provide a presentation.

Planning and Zoning Board Action Options:

- Recommend approval.
- Recommend approval with conditions.
- Recommend denial.
- Table or continue the hearing and review to a future meeting.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: 2491 SW Greco Lane

Attachments: Staff Report, Conceptual Site Plan, Conceptual Landscape Plan, Conceptual Building Elevations, Applicant's Response to SEU Criteria, Staff Presentation.



**Greco Park
 Special Exception Use
 P22-338**



Project Location Map

SUMMARY

Applicant's Request:	The request is for the approval of a Special Exception Use (SEU) to allow retail or personal service uses exceeding 50% of the buildings' gross floor area and to allow any one use to exceed 5,000 square feet in the Limited Mixed Use (LMD) Zoning District as per Sections 158.155(D)(4 & 5) of the Zoning Code.
Agent:	Jose Chaves, P.E., StoryBook Holdings, LLC
Applicant/Property Owner:	Greco Park 18, LLC
Location:	The site is generally located on the northeast corner of SW Port St. Lucie Boulevard and SW Greco Lane.
Address:	2491 SW Greco Lane
Project Planner:	Francis Forman, Planner II

Project Description

The applicant is requesting a Special Exception Use to allow for two 8,760 square foot buildings containing over 50% square feet of retail or personal service uses and to allow any one use to exceed 5,000 square feet per Sections 158.155(D)(4 & 5) of the Limited Mixed Use (LMD) zoning district. The Zoning Code lists any use over 5,000 square feet and building containing over 50% retail or personal service uses as a Special Exception Use that may be permitted only following the review and specific approval thereof by the City Council.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on March 23, 2023, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

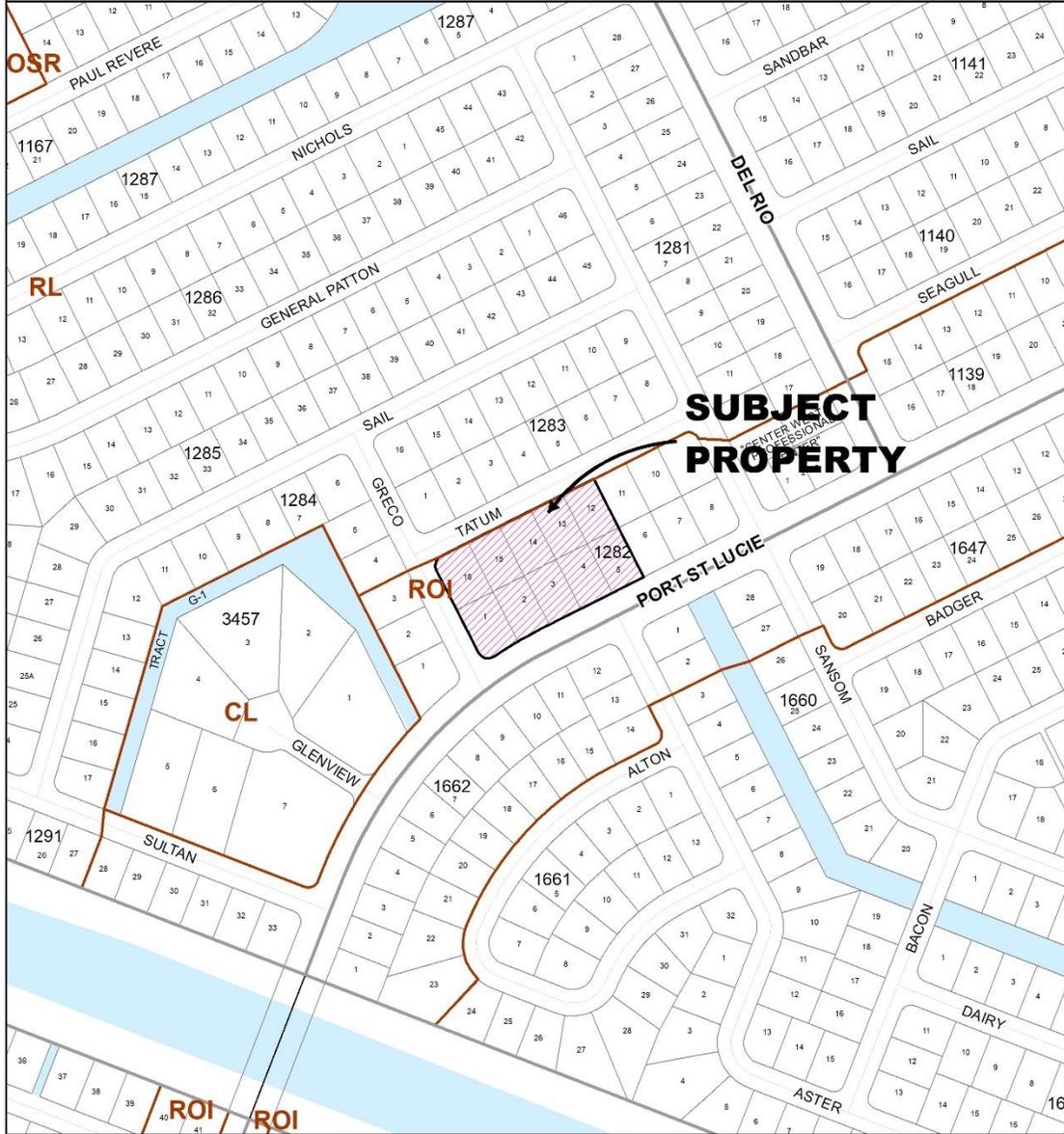
Parcel Number:	3420-555-0744-000-1
Property Size:	2.37 acres, more or less
Legal Description:	Port St. Lucie Section 12, Block 1282, Lots 1-5 & 12-16
Future Land Use:	Residential, Institutional, Office (ROI)
Existing Zoning:	LMD (LMD)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residents
South	ROI	LMD/RS-2	Commercial/Retail
East	ROI	P	Professional/Medical
West	ROI	P	Professional Office

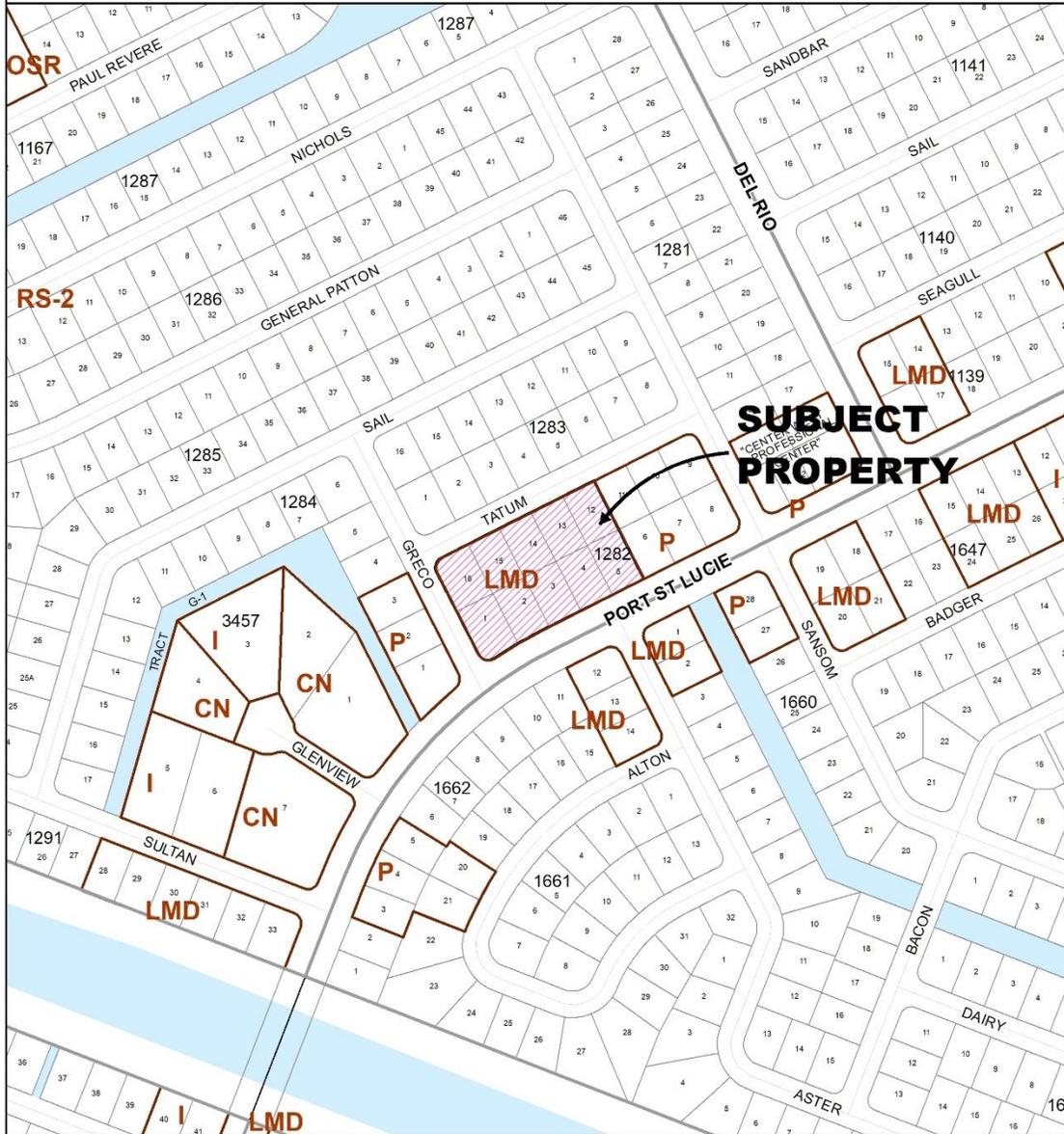
ROI – Residential, Office and Institutional RL – Low Residential
LMD – Limited Mixed Use RS-2 – Single-Family Residential P - Professional

FUTURE LAND USE



Future Land Use Map

EXISTING ZONING



Zoning District Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to these criteria are attached to the application. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Staff findings: The conceptual site plan demonstrates that the site has adequate ingress/egress for vehicles. The proposed development will allow for pedestrian safety and convenience. The property is located along Port St. Lucie Boulevard and has proposed a cross-access easement to the east to provide further ingress/egress.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Staff findings: Adequate off-street parking is proposed for the site. The two 8,760 sq. ft. commercial buildings will have 90 parking spaces for the proposed use. Shopping center, restaurant, and office space uses require one (1) space per two hundred (200) square feet per Section 158.221(C). The establishment requires 88 spaces. The proposed conceptual plan provides a total of 90 parking spaces with 4 of the spaces being handicap accessible spaces.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Staff findings: Adequate utilities are available to service the proposed development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Staff findings: There is adequate screening and buffering proposed for the site. The plans include a six-foot high architectural buffer wall along SW Tatum Terrace to buffer the residential properties to the north.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Staff findings: The signs and outdoor lighting will be required to meet the City standards.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: he proposed yard setbacks and open spaces are adequate, to properly serve the proposed development and to ensure compatibility with its adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(D)(4 & 5) - LMD (Limited Mixed Use) Zoning District and shall conform to all provisions of the City's Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Staff findings: The commercial retail facility is not expected to generate noise or hazards that would negatively impact the surrounding uses. The establishment will operate with typical business hours of operations.

J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Staff findings: The proposed use is not expected to adversely impact surrounding properties.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- a) Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- a) Staff findings: Acknowledged.

Related Projects

P22-337 – Greco Park – LMD Conceptual Plan Amendment

PLANNING AND ZONING BOARD ACTION OPTIONS

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions as recommended by staff

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

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

CONCEPTUAL SITE PLAN FOR GRECO PARK

PREPARED FOR:
GRECO PARK 18, LLC

PROPERTY ADDRESS:
2491 SW GRECO LN.

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	SITE PLAN
C-3.0	DETAILS
C-3.1	DETAILS

DEVELOPER/OWNER:

GRECO PARK 18, LLC
800 SE 4TH AVENUE
SUITE 618
HALLANDALE BEACH, FL 33009
FREDDY BOULTON

ARCHITECT:

TI ARCHITECTURE, INC.
3000 HIGH RIDGE ROAD, BAY #4
BOYNTON BEACH, FL 33426
HAROLD TUTTLE

ENGINEER:

STORYBOOK HOLDINGS, LLC
5260 N. LAKE BURKETT LANE.
WINTER PARK, FL 32792
JOSE A. CHAVES P.E.

LANDSCAPE ARCHITECT:

COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FL
PH 407-758-9456
DONALDSON E. HEARING, PLS, ASLA, LEED

SURVEYORS:

EDC
10250 VILLAGE PARKWAY, UNIT 201
PORT ST. LUCIE, FL 34987
MICHAEL T. OWEN



SITE LOCATION

1 IN = 2,000 FT

Legal Description (Written by Surveyor)

PARCEL 1:

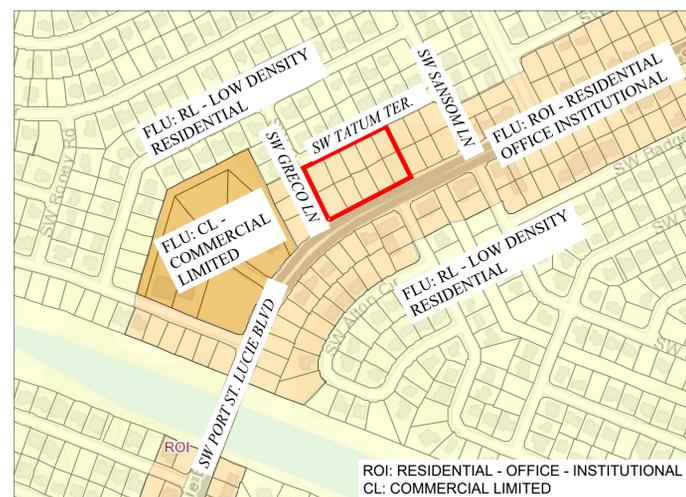
LOT 1, 2, 3, 4, 5, 12, 13, 14, 15 AND 16, BLOCK 1282, PORT ST. LUCIE SECTION TWELVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 55, 55A THROUGH 55G, OF THE PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.371 ACRES MORE OR LESS.

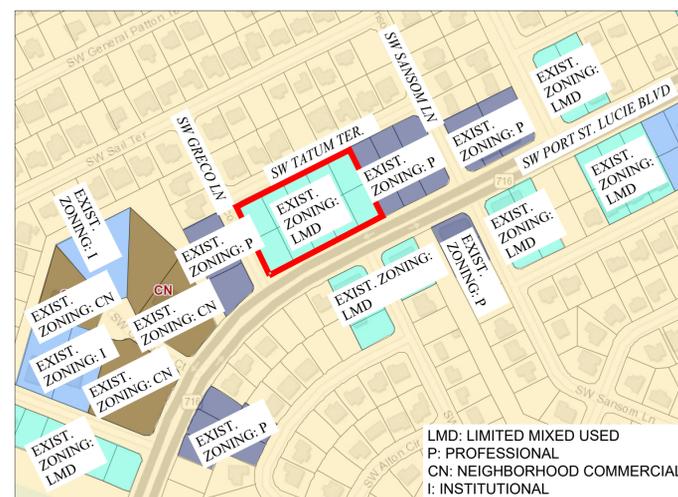
PARCEL 2:

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHT(S) AS CREATED BY CERTAIN CROSS ACCESS EASEMENT AGREEMENT, RECORDED APRIL 21, 2016 IN OFFICIAL RECORDS BOOK 3860, PAGE 266, AS AMENDED BY FIRST AMENDMENT TO CROSS ACCESS EASEMENT AGREEMENT RECORDED JUNE 2, 2016 IN OFFICIAL RECORD BOOK 3875, PAGE 176, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID No:
3420-555-0744-000-1



FLU MAP



ZONING MAP

C:\Users\jckr\Documents\SBH\Greco\CAD\Concept Plan\1 COVER SHEET.dwg, 1/23/2023 2:21:52 PM

STORYBOOK HOLDINGS, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKHOLDINGS.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN
USING A DIGITAL SIGNATURE.

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ANY ELECTRONIC COPY.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**GRECO LANE
CONCEPTUAL SITE PLAN COVER**

PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK HOLDINGS, LLC

LMD REZON PROJ. N°: P22-337
SEU PROJ. N°: P22-338
PSLUSD PROJ. N°: 5292

DATE: 12/14/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE:
SHEET: C-1.0

SITE DATA

- 1. PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE/GAS SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET
- 2. EXISTING ZONING: LMD
- 3. EXISTING FLU: RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)
- 4. SITE AREA:

	ACRES	SF	%
GROSS SITE AREA	2.371 AC	103,280 SF	100%
IMPERVIOUS AREA (MAX ALLOWED 80%)	1.568 AC	68,312 SF	66%
- BUILDING COVERAGE (TOTAL)	0.402 AC	17,520 SF	17%
- PAVEMENT & SIDEWALK COVERAGE	1.166 AC	50,792 SF	49%
PERVIOUS AREA	0.803 AC	34,925 SF	34%
- 6. INTENSITY*
 - MAX ALLOWED FAR: 40.0% - 41,295 SF
 - PROVIDED FAR: 17.0% - 17,520 SF
 - *(GROSS BLDG AREA / GROSS SF SITE AREA)
- 7. PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

- 8. PARKING: PER SHOPPING CENTER REQUIREMENTS SEC. 158.221 (C) (22)
 - REQUIRED: 1 SPACES PER 200 SF (17,520SF/200 SF) 1 SPACES 88 PARKING SPACES 4 SPACES REQUIRED TO MEET ADA STANDARDS.
 - PROVIDED: 86 STANDARD SPACES 4 ADA COMPATIBLE SPACES 90 TOTAL PARKING SPACES
- 9. BUILDING SETBACKS

	REQUIRED	PROVIDED
-NORTH	25 FT	81 FT
-EAST	25 FT	39.2 FT
-SOUTH	25 FT	98.1 FT
-WEST	25 FT	61.5 FT
- 10. LANDSCAPE

	REQUIRED	PROVIDED
-NORTH*	10 FT	15 FT
-EAST	10 FT	10 FT
-SOUTH	15 FT	15 FT
-WEST	12.5 FT	10 FT

*PROPERTY HAS A DEPTH LESS THAN 260 FEET (EXISTING - 220 FEET), REQUIRING A LANDSCAPE BUFFER THAT IS AT LEAST 10 FEET IN DEPTH (LDC 154.03 (C) 3 d 2). THE PROPOSED 15 FT SOUTHERN LANDSCAPE BUFFER IS PROPOSED AS 9 FT OUTSIDE OF THE WALL, AND 10 FT INSIDE OF THE WALL. THE 10 FEET IN SIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.

- 12. BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 25 FT OF THE BUILDING'S MAIN ENTRANCE.
- 13. SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
- 14. LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
- 15. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE
- 16. STORMWATER MANAGEMENT - A DRY DETENTION POND WILL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW TATUM TERRACE.
- 17. THE PROPERTY OWNER, CONTRACT, 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 PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.08(G)

ENVIRONMENTAL STATEMENT

UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY EDC, INC.

UPLAND PRESERVE REQUIREMENTS

PROJECT AREA:	103,280 SF	(2.371 AC)
EXISTING UPLANDS:	103,280 SF	(2.371 AC)
REQUIRED UPLAND PRESERVE: (103,280 SF * 0.25) =	25,820 SF	(0.593 AC)

MITIGATION REQUIRED: UPLAND PRESERVE AREA WILL BE MITIGATED BY EITHER PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND OR OFFSITE MITIGATION PURSUANT TO SECTION 157.06(E)(3) PORT ST. LUCIE CODE OF ORDINANCE.

TRAFFIC STATEMENT

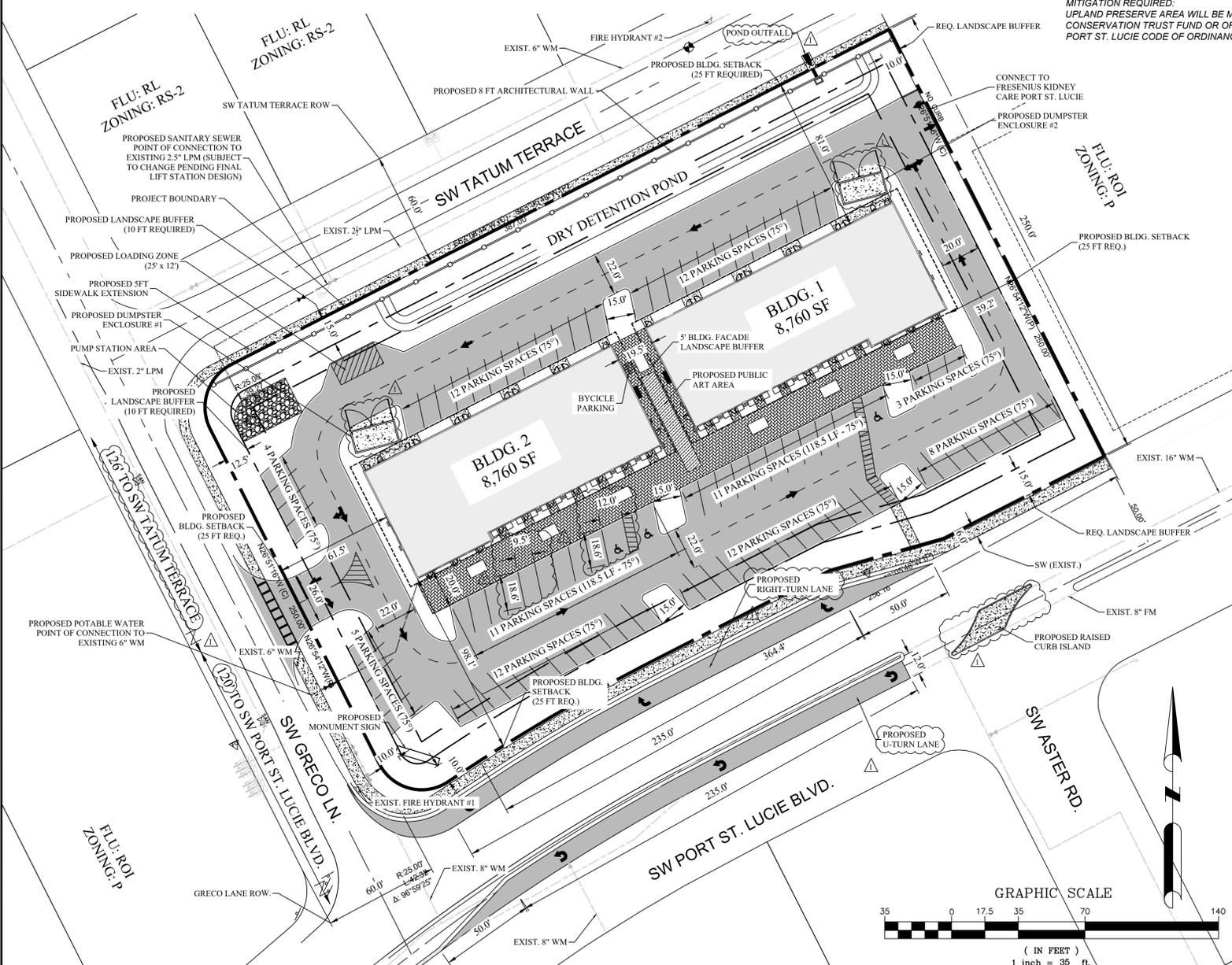
Weekday Trip Generation - AM (7-9 AM) and PM (4-6 PM) Peak Hour of Adjacent Street Traffic

Land Use	Intensity	Daily	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
Proposed Site Traffic						
Strip Retail Plaza (<40k)	17,520 / 1000 SF	969	42	25	17	116
Pass-By Traffic	AM PM/DAILY 40% 40%	388	17	10	7	46
Strip Retail Plaza (<40k)						
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		581	25	15	10	70
NET CHANGE IN DRIVEWAY VOLUMES		969	42	25	17	116

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by		Equation
				Rate	Rate	
Strip Retail Plaza (<40k)	822	1000 SF	T = 42.20(X) + 229.68	40%	60/40	Ln(T) = 0.66 Ln(X) = 1.84
						Ln(T) = 0.71 Ln(X) = 2.72

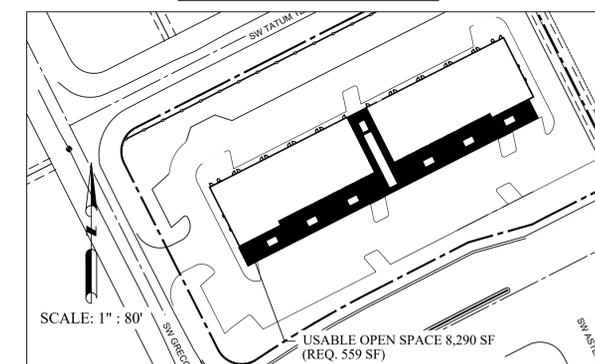
ITE 11th Edition Copyright ©2022, Mackenzie Engineering and Planning, Inc.



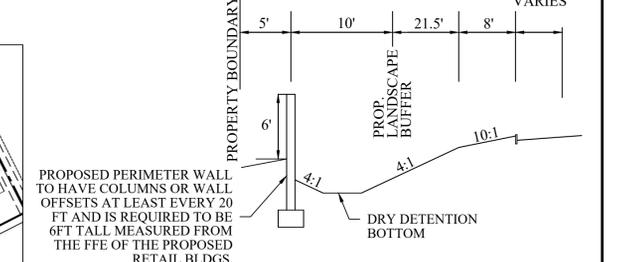
EXISTING PROPERTY INFORMATION



USABLE OPEN SPACE



ARCHITECTURAL PERIMETER WALL



STORYBOOK HOLDINGS, LLC
 CERTIFICATE OF AUTHORIZATION NO. 33749
 JOSE A. CHAVES
 JOSE@STORYBOOKHOLDINGS.COM
 321-246-8811

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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01/12/2023	JAC	CHANGES DUE TO CITY COMMENTS			

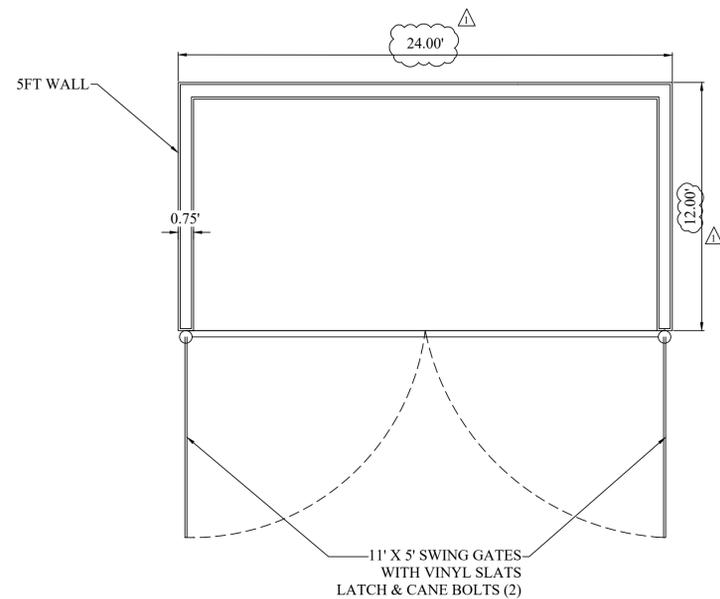
GRECO PARK CONCEPTUAL SITE PLAN

PORT ST. LUCIE, FLORIDA
 PREPARED BY: STORYBOOK HOLDINGS, LLC

LMD REZON PROJ. N°: P22-337
 SEU PROJ. N°: P22-338
 PLSUSD PROJ. N°: 5292

DATE: 12/14/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: VARIOUS
SHEET: C-2.0

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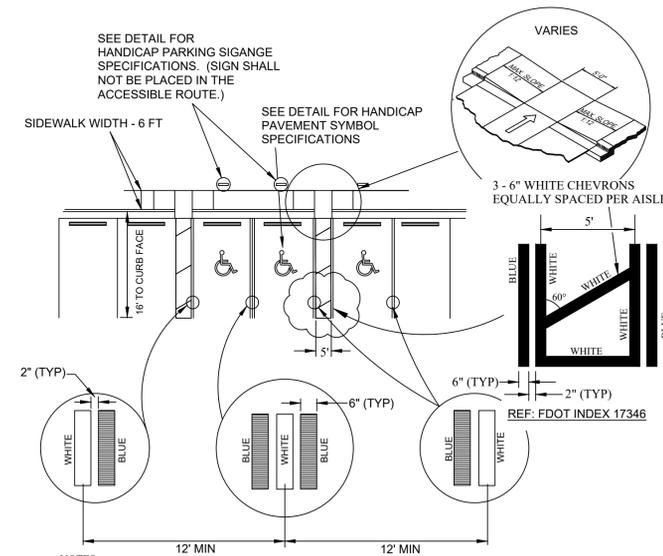


DUMPSTER ENCLOSURE DETAIL (N.T.S.)

Accessible Parking Spaces

Accessible parking spaces shall be provided in accordance with the current Florida Accessibility Code, Americans with Disabilities Act and any applicable Fair Housing Act requirements, including the following notes:

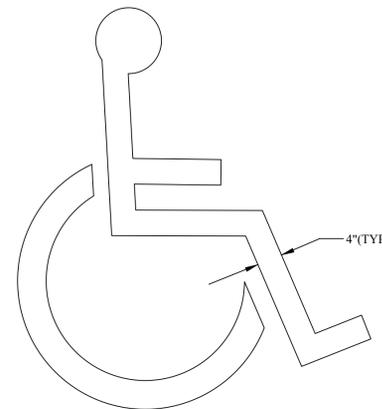
- Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to state law.
- All spaces shall have an accessible curb-ramp or curb-cut to allow access to the building served. It shall be located so that users will not be compelled to wheel behind parked vehicles.



NOTES:

- EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
- PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
- WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
- CURB RAMP CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

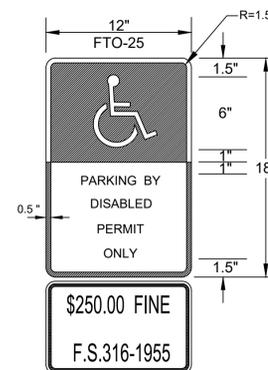
TYPICAL PAVEMENT SYMBOL FOR HANDICAP PARKING (N.T.S.)



NOTES:

- SYMBOL SHALL BE 42"x42" OR 48"x48".
- THIS SYMBOL TO BE WHITE FDOT TRAFFIC RATED PAINT.

TYPICAL HANDICAP PARKING SIGNAGE



NOTES:

- ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT AND SPACED 1" APART. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
- TOP PORTION OF SIGN SHALL BE BLUE BACKGROUND WITH WHITE LEGEND AND BORDER.
- BOTTOM PORTION OF SIGN SHALL BE WHITE BACKGROUND WITH BLACK BORDER.
- ONE SIGN REQUIRED FOR EACH PARKING SPACE.
- THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE ACCESSIBLE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY SHALL BE 7 FEET.
- SIGNS SHALL BE HIGH INTENSITY RETROREFLECTIVE.

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STORYBOOK HOLDINGS, LLC
 CERTIFICATE OF AUTHORIZATION NO. 33749
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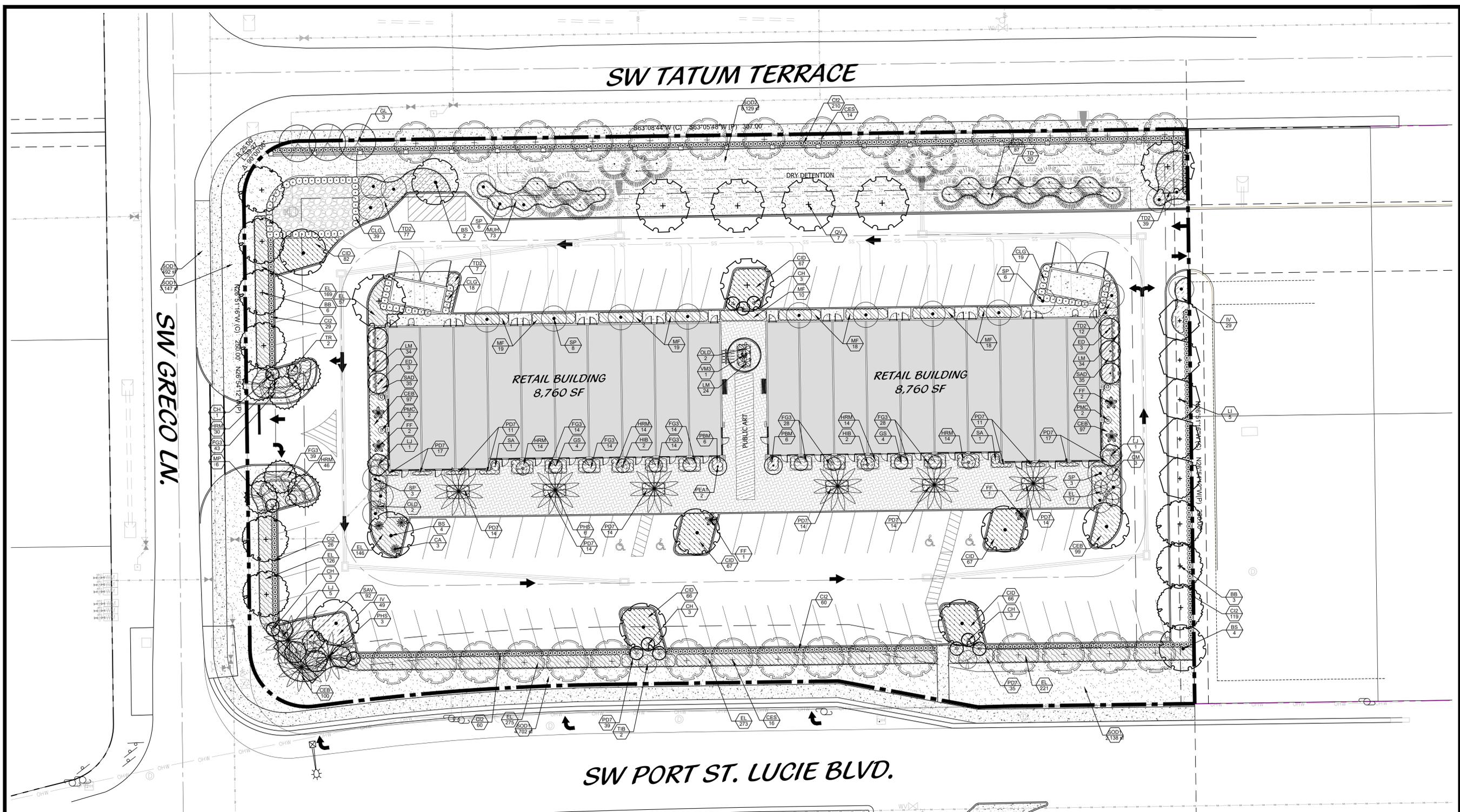
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01/12/2023	JAC	CHANGES DUE TO CITY COMMENTS			

GRECO PARK
 CONCEPTUAL SITE PLAN DETAILS

PORT ST. LUCIE, FLORIDA
 PREPARED BY: STORYBOOK HOLDINGS, LLC

LMD REZON PROJ. N°: P22-337
 SEU PROJ. N°: P22-338
 PSLUSD PROJ. N°: 5292

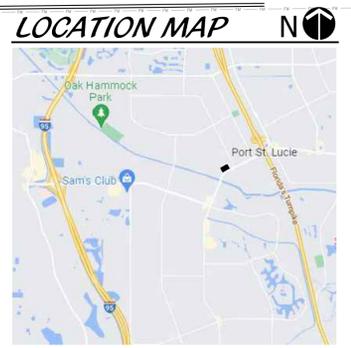
DATE: 12/14/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: NA
SHEET: C-3.0



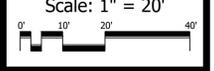
- NOTES**
- NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 153 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
 - ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
 - ALL LANDSCAPING SHALL MEET THE LATEST PSLUSD LANDSCAPE POLICY AND SHALL NOT BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
 - TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD INFRASTRUCTURE.
 - NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.
 - EXISTING LANDSCAPE IN THE RIGHT-OF-WAY TO BE REMOVED OR RELOCATED AS DIRECTED BY PORT ST. LUCIE ENVIRONMENTAL DIVISION. CONTRACTOR TO COORDINATE WITH PORT ST. LUCIE ENVIRONMENTAL. ALL EXPOSED AREAS WITHIN THE LIMITS OF CLEARING AND GRUBBING WHICH DO NOT INCLUDE RELOCATED LANDSCAPE SHALL HAVE SOD INSTALLED (SOD OF SAME VARIETY AS CURRENTLY PRESENT WITHIN THE RIGHT OF WAY).

LANDSCAPE DATA

TOTAL SITE AREA	103,287.00 SF	2.37 AC		
LANDSCAPE BUFFER REQUIREMENTS				
NORTH (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	412.00	14	17	
EAST (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	250.00	8	10	
*2 MIDSTORY TREES = 1 12' TREE				
SOUTH (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	412.00	14	16	
*2 MIDSTORY TREES = 1 12' TREE				
WEST (REQ. 10' WIDE, 1 TREE PER 30', CONT. HEDGE 2' O.C.)	250.00	8	9	
VEHICULAR USE LANDSCAPE AREA REQ.				
(1) TREE PER LANDSCAPE ISLAND		14	14	
FOUNDATION PLANTING				
RETAIL 1 TOTAL PERIMETER (REQ. 5' WIDE, 1 TREE PER 30', HEDGE 2' O.C.)	418	14	14	
RETAIL 2 TOTAL PERIMETER (REQ. 5' WIDE, 1 TREE PER 30', HEDGE 2' O.C.)	418	14	14	



Scale: 1" = 20'

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	22-0928
DATE	11-04-22
REVISIONS	01-27-23
	02-20-23

PSLUSD PROJECT NO. 5292
 LMD REZONING PROJECT NO. P22-337
 SEU PROJECT NO. P22-338

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORT SAINT LUCIE LAND DEVELOPMENT REGULATIONS. THE CITY OF PORT SAINT LUCIE LANDSCAPE CODE (LDRS) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF PORT SAINT LUCIE, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-126(2)(9)(c) OF THE CITY OF PORT SAINT LUCIE CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECUNDATUM FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INCH 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV. 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6) FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT SAINT LUCIE. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITHIN IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV, VEGETATION REMOVAL REQUIREMENTS IN THE CITY OF PORT SAINT LUCIE CODE. PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE Drip LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SHADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICATION SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 30 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BB	9	BUCIDIA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	2.5' Gal	12" - 14"	HT, 6' - 8' SPRD	N	FULL CANOPY
BS	10	BURSERA SIMARUBA	GUMBO LIMBO	65 GAL	3.5" CAL	12" O.A.	Y	FULL CANOPY
CES	30	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTWOOD	45 GAL	1.5" CAL	14" O.A.	N	FULL CANOPY, 14" MINIMUM HEIGHT.
ED	6	ELAEACARPUS DECIPENS	JAPANESE BLUEBERRY TREE	30 GAL	N.A.	8' - 9' O.A.	N	CONICAL, FULL TO BASE
GS	8	GARCINIA SPICATA	GARICINIA	15 GAL	1.5" CAL	4' - 5' O.A.	N	FULL & THICK, MATCHED
GL	3	GYMNAETHES LUCIDA	CRABWOOD	15 GAL	1.5" CAL	4' - 5' O.A.	Y	FULL CANOPY
HB	4	HIBISCUS ROSA-SINENSIS 'DOUBLE RED'	DOUBLE RED HIBISCUS	15 GAL	1.5" CAL	4' - 5' O.A.	N	STANDARD, FULL & THICK
LI	5	LAGERSTROEMIA FAURIEI 'TUSKEGEE'	RED CRAPE MYRTLE	65 GAL	2" CAL.	12" O.A.	N	FULL & THICK CANOPY. FLORIDA FANCY. MATCHED. SINGLE STRAIGHT TRUNK, 5' CT
LJ	7	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	N.A.	7' HT., 7" SPD.	N	FULL CANOPY, MULTI-STEM, LIMB UP
LV	7	LIVE OAK	LIVE OAK	7' GAL	3.5" CAL	12" HT X 6" SPRD	Y	FULL CANOPY
TD	20	TAXODIUM DISTICHUM	BALD CYPRESS	45 GAL	3"-4" CAL	10'-12' O.A.	Y	FULL CANOPY
TIB	2	TIBOUCHINA GRANULOSA	PURPLE GLORY TREE	25 GAL	N.A.	10'-6" O.A.	N	FULL CANOPY, SYMMETRICAL, MULTI-TRUNK
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
MP	6	BUTIARRUS HARBONIANDII X CHAMAEROPS HUMILIS 'SILVER SELECT'	MULA PALM	15 GAL	N.A.	8" GW	N	FULL CANOPY
CH	13	CHAMAEROPS HUMILIS 'SILVER SELECT'	EUROPEAN FAN PALM SILVER SELECT	15 GAL	N.A.	4' - 5" O.A.	N	MULTI TRUNK, FULL CANOPY
OLD	4	COCOTHRINAX CRINITA BEVREICINIS	SHORT HAIR OLD MAN PALM	25 GAL	N.A.	4' - 5" O.A.	N	FULL CANOPY
CM	3	COCOTHRINAX MIRAGUAMA	MIRAGUAMA PALM	15 GAL	N.A.	4' - 5" O.A.	N	FUNN CANOPY
PHS	9	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	F.G.	N.A.	8" G.W.	N	STRAIGHT TRUNK, FULL CANOPY, MATCHED DIAMOND CUT
PEA1	2	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	N.A.	3" Gal	12" O.A.	N	FULL CANOPY, SINGLE STEM, MATCHED, FL FANCY
SP	26	SABAL PALMETTO	SABAL PALM	N.A.	N.A.	10', 14', 18' CT STGG	Y	SLICK, STRAIGHT TRUNK
TR	2	THRINAX RADIATA	THATCH PALM	15 GAL	N.A.	4' - 5' HT. X 5' SPRD.	Y	FULL & THICK
VM3	1	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	65 GAL	N.A.	18" O.A.	N	TRIPLE TRUNK, FULL CANOPY
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CI2	504	CHRYSOBALANUS ICACO 'RED TIP'	REDDIP COCO PLUM	7 GAL	3" X 3"	2' O.C.	N	FULL & THICK
CLG	76	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	3" X 3"	3' O.C.	N	FULL & THICK
CA	3	CRINUM AUGUSTUM	QUEEN EMMA CRINUM LILY	25 GAL	4" X 4"	A.S.	N	FULL & THICK
FF	6	FURCRAEA FOETIDA	FALSE AGAVE	15 GAL	3" X 3"	A.S.	N	FULL & THICK
PMC	4	PODOCARPUS MAKII	PODOCARPUS COLUMN	30 GAL	5' - 6' X 3'	A.S.	N	FULL AND THICK
SA	2	SCHFFELERA ARBORICOLA 'DAZZLE'	DAZZLE SCHEFFLERA	7 GAL	3.5" X 3.5"	A.S.	Y	FULL & THICK
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CEB	393	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	3 GAL	12" X 12"	24" O.C.	N	FULL & THICK
CID	415	CHRYSOBALANUS ICACO 'HORIZONTALIS'	DWARF COCOPLUM	3 GAL	12" X 12"	24" O.C.	Y	FULL & THICK
EL	1,338	ERINODEA LITTORALIS	GOLDEN CREEPER	3 GAL	12" X 12"	18" O.C.	Y	FULL & THICK
FG3	194	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" O.C.	N	FULL & THICK
HRM	132	HIBISCUS ROSA SINENSIS MIX	RED CARNATION & DOUBLE PEACH HIBISCUS	3 GAL	14" X 14"	24" O.C.	N	FULL & THICK
IV	78	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL	12" X 12"	2' O.C.	Y	FULL & THICK
LM	92	LIRIOPE MUSCARI 'EV. GIANT'	LIRIOPE	1 GAL	12" X 12"	18" O.C.	N	FULL & THICK
MUH	160	MULHBERGIA CAPILLARIS	MULHLY GRASS	3 GAL	18" X 12"	36" O.C.	Y	FULL & THICK
MH	84	MYRCINANTHES FRAGRANS	SIMPSON'S STOPPER	3 GAL	24" X 24"	36" O.C.	N	FULL & THICK
PBM	12	PHILODENDRON 'BURLIE MARX'	BURLIE MARX PHILODENDRON	3 GAL	18" X 18"	24" O.C.	N	FULL & THICK
P07	214	PODOCARPUS MACR. 'PRINGLES' OR 'META'	DWARF PODOCARPUS	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK
SAD	70	SCHFFELERA ARBORICOLA 'DAZZLE'	DAZZLE SCHEFFLERA	3 GAL	18" X18"	2' O.C.	N	FULL & THICK
SDV	92	SCHFFELERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X18"	2' O.C.	N	FULL & THICK
TD2	135	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	30" O.C.	Y	FULL & THICK
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
S02	8,129 sf	PASPALUM NOTATUM	BAHIA SOD	ROLL				CERTIFIED, WEED FREE
S001	10,079 sf	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	ROLL				AROUND BUILDINGS, WEED FREE

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, CUTTING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS, PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NON-TREE PLANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE 1992 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 11, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING. IE. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDED MELEALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER FOR TREES AND SHRUBS WILL BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GERM TABLETS SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16"-12"	AGRIFORM TABLETS (21 GERM)
1 GAL	1/4 LB.	1
3 GAL	1/3 LB.	3
7-15 GAL	1/2 LB.	5
15-9" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 3 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

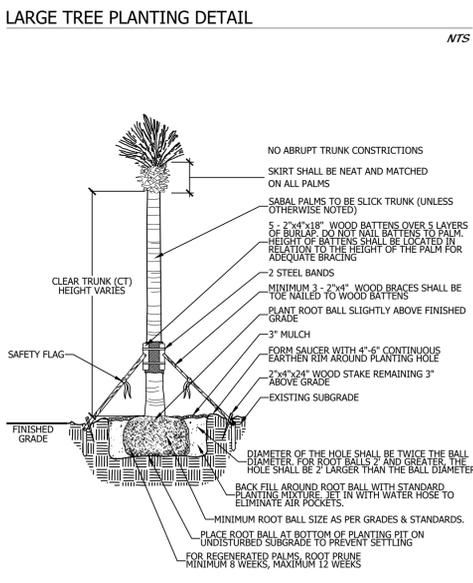
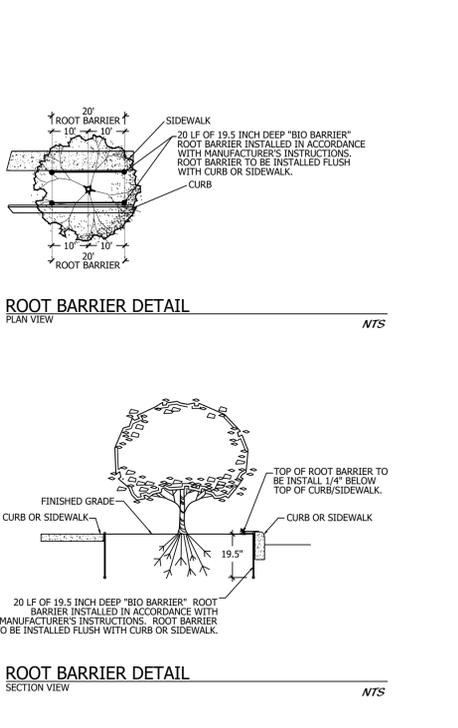
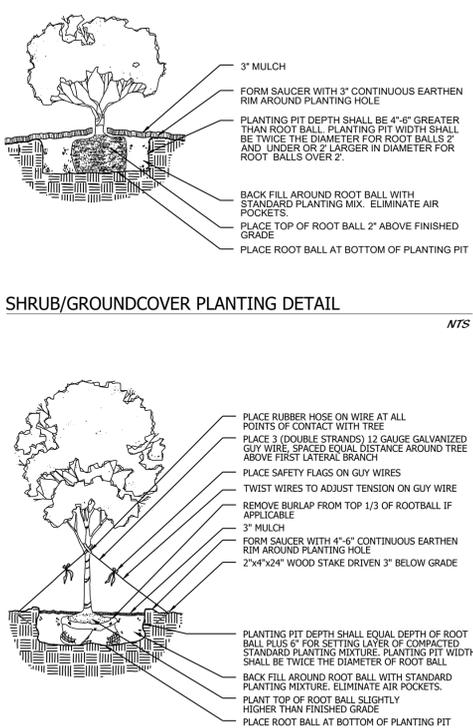
THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

PLANTING DETAILS



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-26000535

SW Greco Ln & SW Port St. Lucie Blvd.
 Phase II Landscape Details
 Port St. Lucie, Florida

Scale: 1" = 20'

DESIGNED: DEH
DRAWN: RO
APPROVED: DEH
JOB NUMBER: 22-0928
DATE: 11-04-22
REVISIONS: 01-27-23
02-20-23

February 20, 2023 2:02:54 p.m.
Drawing: 22-0928 LP.DWG

SHEET 2 OF 2

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This drawing is the property of the architect and is not to be used for extensions or on other projects except by agreement in writing with the architect. A liability report may be prepared by the architect. Any liability is limited to a governmental entity's public records requirement under Florida law.

PSLUSD PROJECT NO. 5292
LMD REZONING PROJECT NO. P22-337
SEU PROJECT NO. P22-338



SIDE ELEVATION BUILDING #1 & #2
1/8" = 1'-0"



INTERIOR SIDE ELEVATION BUILDING #1 & #2
1/8" = 1'-0"

MATERIAL SCHEDULE		
MK	Material	Finish
1	CEMENT PLASTER	LIGHT KNOCK-DOWN FINISH
2	EI'S DECORATIVE CORNICE	SMOOTH FINISH - PAINT
3	WOOD	PAINT
4	DECORATIVE SCORE LINES	1/2" PVC SCREED - PAINT SAME COLOR AS WALL
5	SLOPED CANVAS CANOPIES	MATCH BLACK
6	ARCHITECTURAL LIGHT FIXTURE	CLEAR ANODIZED FINISH
7	ALUM & GLASS STOREFRONT	DARK BRONZE ALUM. FRAME / GLASS - GRAY TINT
8	METAL CANOPIES	PRE-FINISHED ALUM. CANOPY - MATCH DARK GRAY
9	METAL	PAINT
10	NOT USED	
11	NOT USED	
12	TILE	SIMULATED WOOD TILE
13	STONE VENEER	NATURAL STONE
A	SHERWIN WILLIAMS	SW 7005 "PURE WHITE"
B	SHERWIN WILLIAMS	SW 9166 "DRIFT OF MIST"
C	SHERWIN WILLIAMS	SW 7018 "DOVETAIL"

BUILDING DESIGN STANDARDS		
ITEM	PROVIDED	COMMENT
HORIZONTAL / VERTICAL ARTICULATION	PROVIDED	5' MIN. HORIZONTAL, 2' MIN. VERTICAL
SLOPED ROOF ELEMENT	PROVIDED	25% OF FACADE - SLOPED CANVAS CANOPIES OVER CENTRAL RETAIL BAYS
CORNICE ELEMENTS	PROVIDED	ARTICULATED PARAPETS
ARCHITECTURAL ELEMENTS		
a.	STACKED STONE / HORIZONTAL WOOD LOOK TILE	PROVIDED 100% FRONT FACADE
b.	CANOPY / AWNING	PROVIDED SUSPENDED ALUM. CANOPIES / CANVAS CANOPIES PROVIDED OVER TENANT ENTRANCES
c.	SQUARE COLUMNS	PROVIDED SQUARE COLUMN - A VERTICAL SUPPORTING MEMBER WITH A SQUARE OR RECTANGULAR SHAPED SHAFT
e.	ARCADE	PROVIDED PROVIDED AT END-CAP ENTRY FEATURE EA. BUILDING
f.	DISPLAY WINDOWS	PROVIDED ALUGL STOREFRONT DISPLAY WINDOWS PROVIDED AT EA. TENANT BAY
g.	STONE PAVERS	PROVIDED SEE SITE PLAN FOR LOCATION AND QUANTITY



PARTIAL FRONT ELEVATION BUILDING #1
1/8" = 1'-0"

FRONT ELEVATION BUILDING #2
1/8" = 1'-0"



FRONT ELEVATION BUILDING #1
1/8" = 1'-0"

PARTIAL FRONT ELEVATION BUILDING #2
1/8" = 1'-0"

CITY OF PSL PROJECT NO. :P22-XXX

TUTTLE DESIGN LLC
561-880-2805

HAROLD TUTTLE
AR #015395

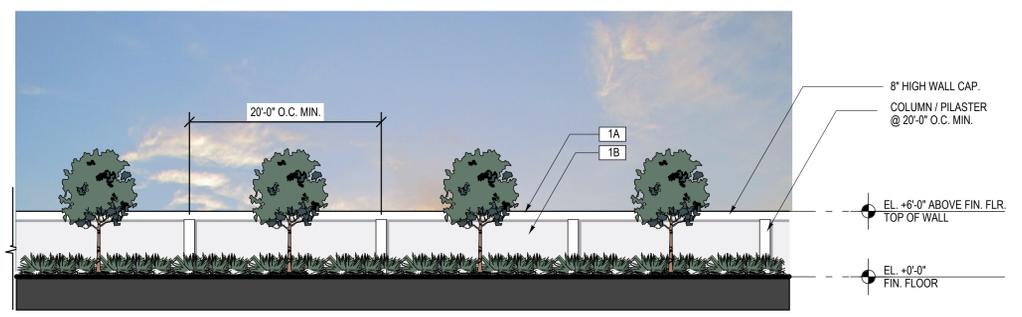
GRECO RETAIL PLAZA
PORT ST. LUCIE, FLORIDA

REVISIONS	DATE

Contract
Permit
Bid
Date 10/10/22
Scale AS NOTED
Drawn HT
Job 2022-23
Sheet
A3.01
Of XIX Sheets

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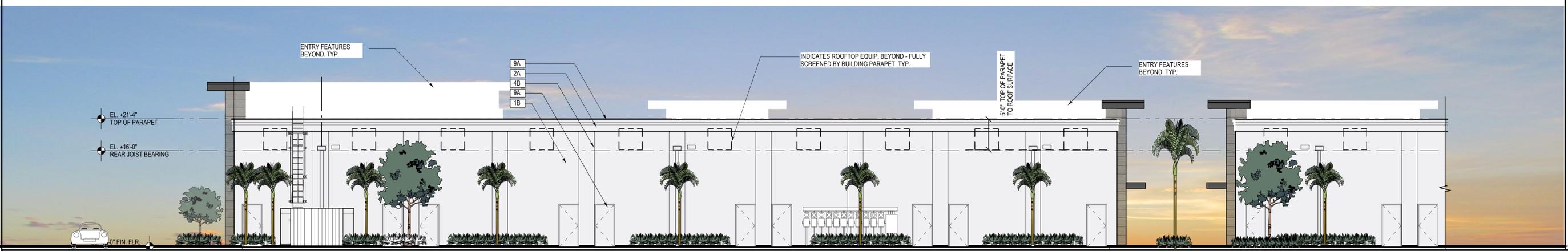
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g. STONE PAVERS	PROVIDED	SEE SITE PLAN FOR LOCATION AND QUANTITY



SITE SCREEN-WALL ELEVATION
 1/8" = 1'-0"



REAR ELEVATION BUILDING #1
 1/8" = 1'-0"



REAR ELEVATION BUILDING #2
 1/8" = 1'-0"

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	7/18/20
Scale	AS NOTED
Drawn	HT
Job	2020-40
Sheet	A3.02

StoryBook Holdings, LLC

Jose Chaves, PE / Owner

Jose@StoryBookHoldings.com

5931 Brick Court, Suite#168

Winter Park, Florida 32792

T: 321-246-8811

November 15, 2022

City of Port St. Lucie
Planning & Zoning Department
121 S.W. Port St. Lucie Blvd
Port St. Lucie, FL 34984

**Re: Greco Park - 2491 SW Greco Lane
LMD & Special Exception Use Application**

To Whom it May Concern,

StoryBook Holdings has prepared a Rezoning and Special Exception Use Application (referred to collectively herein as “Application”) for the Subject Property on behalf of Greco Park 18, LLC. The Subject Property is located in the City of Port St. Lucie, generally located to the North East of the intersection of SW Port St. Lucie Blvd and SW Greco Lane.

Reason for Rezoning Request and Special Exception Use Application:

The Subject Property currently has a Future Land Use (FLU) and Zoning of ROI – Residential–Office-Institutional and LMD Limited Mixed Use, respectively. The project site was previously rezoned under project number P21-056 to LMD with a more intense development program. The intent of this application is to amend the previously approved concept plan to represent the proposed development program and to allow the use of restaurant, retail, professional, and/or personal services uses conducted wholly within an enclosed building including the retail sales of beer and wine for off and incidental on premises consumption in accordance with Chapter 110, but not including convenience/gas sales. These uses shall exceed fifty percent (50%) of the building gross floor area and exceed 5,000 sf.

Based on the trends of other development within this corridor, and various national forecast of reduction in office space demand due to increase working from home scenarios as a result of the recent pandemic, we feel the best use for this property will be to support small businesses that provide professional services, small restaurants/bakeries, and other retail providers. As a result, the intent for this development is to be able to provide 100% retail or personal services including restaurant space to support the true anticipated demand for this corridor.

Rezoning Request and Special Exception Use Application Additional Information:

In support of the application the development team has completed certain site analysis and conceptual plans to ensure project feasibility and exhibit how the project intends to meet the requirements of the City’s Comprehensive Plan, Land Development Code and Citywide design guidelines. Items included in support of this application are as follows:

- All applicable Applications and related fees
- ALTA/NSPS Land Title Survey
- Concept Site Plan
- Concept Landscape Plan
- Preliminary Building Elevations
- Environmental Assessment

I trust that you will find this information complete. If you have any questions, please feel free to contact me directly (contact information below).

Respectfully,

Jose Chaves, P.E.
StoryBook Holdings, LLC
Jose@StoryBookHoldings.com
T: 321-246-8811

Special Exception Uses Responses

- (A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.**

Ingress and Egress will be provided at two location for this development. The first access point will be along the west, at the project entrance on SW Greco Lane. The second access point will be along the east connecting to the drive isles constructed on the adjacent development (Parcel 3420-5555-0749-000-6 – Easement currently exist as created by that certain cross access easement agreement recorded April 21, 2016 in official records book 3860 page 266 as amended). A traffic study is being completed by MacKenzie Engineering & Planning, Inc. and is being submitted under a separate cover.

A 22 ft pavement section provides one-way access around the buildings to both points of ingress/egress, providing access to parking, loading area, and rear access to the buildings.

Pedestrian connections is provided to SW Port St. Lucie Blvd.

- (B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.**

Adequate parking and loading areas are provided along the perimeter of the proposed site and are properly screened from the adjoining properties. The City requires a minimum of a 6 ft (measured from the finished floor of the buildings) wall to be constructed within a 10 ft landscape buffer between the proposed development and the surrounding properties to the north. In addition to this wall, we have strategically placed the stormwater management area (dry pond) to be along the rear of the property boundary to further separate the development area from adjoining residential properties. Specifically, the stormwater management area provides an additional 18-20 ft of separation (on top of the 10 ft required landscape buffer) between the off-street parking pavement area and the property boundary to the north. The loading area is being placed along the rear of the buildings. This allows for the loading area to be screened and separated from the adjoining properties by the dumpster enclosure, the stormwater management area and the buffer screening wall.

- (C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.**

The project proposes to connect to the City's existing 8" water main along SW Greco Lane and will connect to an existing 2.5" low pressure force main along SW Tatum Terrace. The developer will further review the possibility of connecting to an existing 8" force main along SW Port St. Lucie Blvd if the demand dictates. Sufficient area for a larger lift station is being displayed within the concept plan to allow flexibility at final engineering.

- (D) Please explain how additional buffering and screening, beyond that which is required by the code, will be provided in order to protect and provide compatibility with adjoining properties.**

Several steps were taken in consideration of buffering and screening beyond that which is required by the code, specifically for the property boundaries that abut residential uses. First, the site was planned to set the stormwater management pond along the rear of the property line to provide an additional 18-20 ft to the required 10 ft landscape buffer. The wall along the rear is additionally

shown to connect to the adjacent developments. The site layout and transitions to the residential uses along the northern property boundaries are consistent with other non-residential projects along this corridor.

- (E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.**

Exterior lighting and signage will be designed to avoid light pollution and glare, and in line with the City's Land Development Code and Citywide Design Guidelines.

- (F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.**

Landscape yards and open spaces were designed to adequately serve the property by providing sufficient exposure to the public ROW, but also screening the proposed development from the adjoining residential uses.

- (G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.**

No variances or waivers are being requested along with this application.

This special exception use application is specifically centered around how the space can be used. We are requesting to allow for 100% of the space to be used for retail/professional services within the LMD Zoning District, but no other provisions or requirements of the City's Land Development Regulations are intended not to be met by the proposed plan.

- (H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.**

The establishment and operation of the proposed use will further complement the City's vision for this corridor while acknowledging current market demands. The project as proposed will provide additional space for small business and will improve the convenience of residents and workers in the City by providing additional services within walking distance to existing neighborhoods.

- (I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.**

The project is being proposed to benefit from the existing traffic along SW Port St. Lucie Blvd. The project will provide professional services, small restaurants/bakeries, small business retail, and similar other uses to support the local community. This intent will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, as all the activity will be centered along the front of the building which will provide sufficient separation and screening from the residential uses. The low intensity commercial space will operate during regular business hours, with no early openings or late hours anticipated. Additionally, the site was strategically designed to screen waste disposal and sanitary sewer lift station areas from public view. No on-site

generators or any other fume generating or noise generating equipment, other than standard for this type of use, are proposed.

- (J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light, and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.**

The proposed use for this development is compatible not only with the existing or permitted uses of adjacent property, but it is compatible with the overall SW Port St. Lucie Blvd corridor.

The proposed project will be designed to comply with the City's Land Development Code and Citywide Design Standards to ensure compatibility with light and noise generation. Site access will also be compatible with the surrounding projects by providing one point of access to SW Grego Lane and one point of access to the adjacent development.

Greco Park

2491 SW Greco Lane

Special Exception Use

Project: P22-338

Planning and Zoning Board Meeting

Francis Forman, Planner II

April 4, 2023, Meeting



PROJECT SUMMARY

- A special exception use is sought to allow for a proposed retail plaza consisting of two buildings.
- Section 158.124(D)(4 & 5) of the Limited Mixed Use Zoning Code: Lists any retail or personal service use exceeding fifty percent (50%) of the building gross floor area and any use exceeding 5,000 square feet as a special exception use that may only be permitted following the review and specific approval by the City Council.



APPLICANT AND OWNER

- Agent – Jose Chaves, StoryBook Holdings, LLC
- Owner – Greco Park 18, LLC

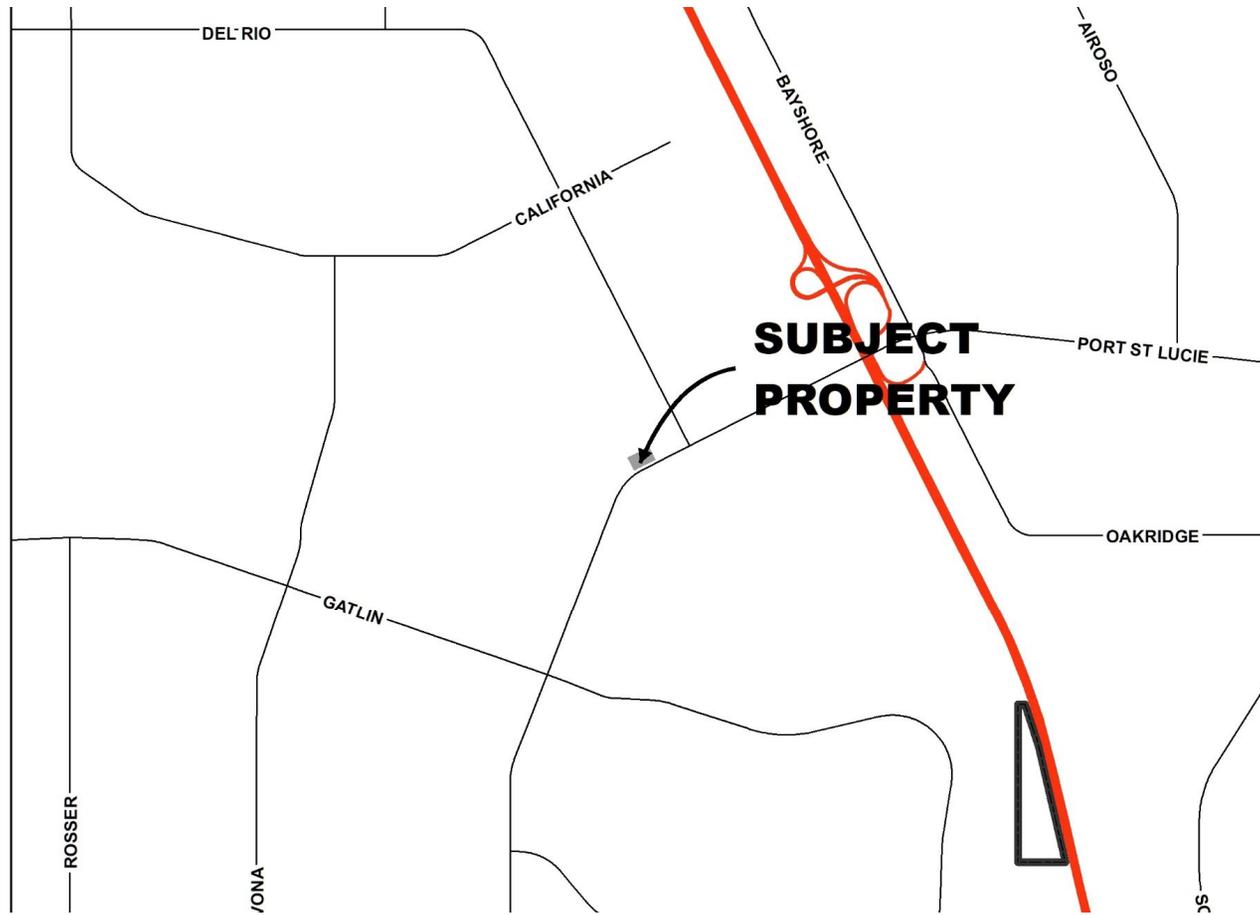


REQUEST

- Review a Special Exception Use to allow the proposed two 8,760 square foot buildings containing over 50% retail and office space uses in the Limited Mixed Use (LMD) Zoning District.



LOCATION



AERIAL MAP

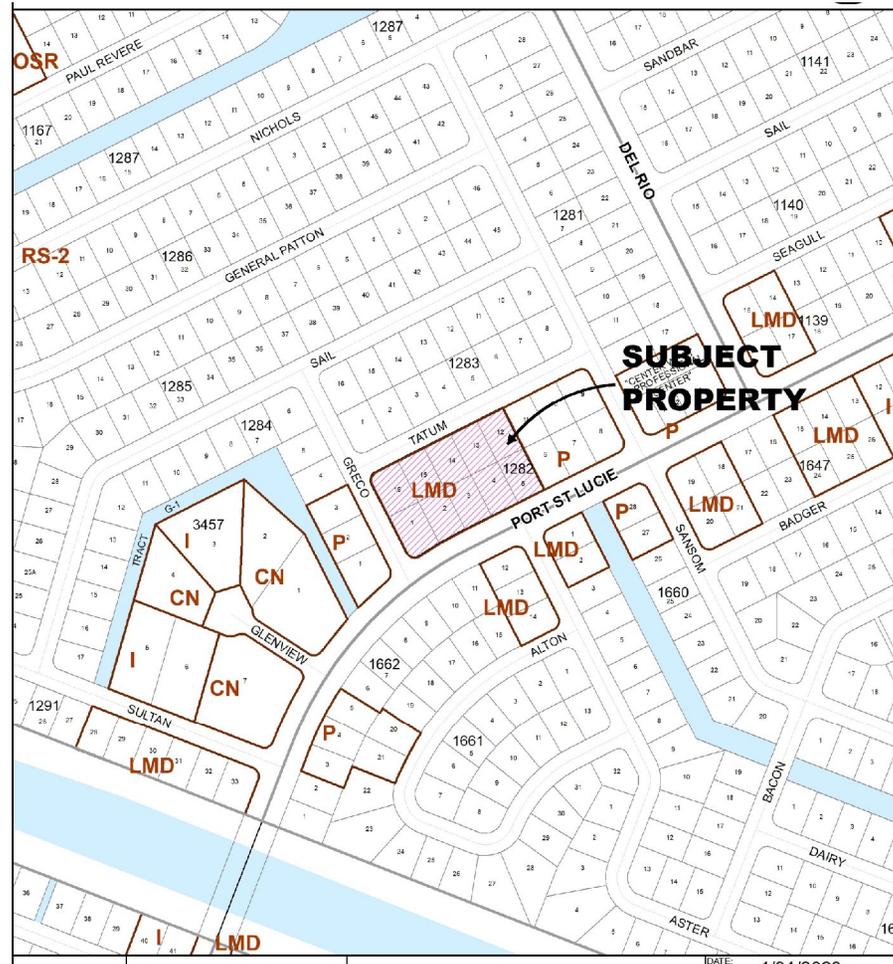


Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Low Residential (RL)	Single-Family Residential (RS-2)	Residential
South	Residential, Institutional, Office (ROI)	Limited Mixed Use (LMD), Single-Family Residential (RS-2)	Retail
East	Residential, Institutional, Office (ROI)	Professional (P)	Medical Professional
West	Residential, Institutional, Office (ROI)	Professional (P)	Professional Office



Zoning Map



SITE DATA

1. PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR ON- AND INCIDENTAL ON-PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET.
2. EXISTING ZONING: LMD
3. EXISTING USE: RESIDENTIAL, OFFICE AND INSTITUTIONAL (RO)
4. SITE AREA:

ACRES	SF	%
2.97 AC	103,290 SF	100%
5. IMPERVIOUS AREA (MAX ALLOWED 80%): 1.98 AC 88,312 SF 86%
 - BUILDING COVERAGE (TOTAL): 0.862 AC 37,503 SF 37%
 - PAVEMENT & SIDEWALK COVERAGE: 1.18 AC 50,792 SF 49%
 PERVIOUS AREA: 0.865 AC 34,205 SF 34%
6. INTENSITY:

MAX ALLOWED FAR	40.6% - 41,200 SF
PROVIDED FAR	17.0% - 17,520 SF
7. PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

8. PARKING:
 - REQUIRED: PER SHOPPING CENTER REQUIREMENTS SEC. 158.321 (C) (2) SPACES PER 200 SF
 - 117,520/200 = 587 SPACES
 - 58 PARKING SPACES
 - 4 SPACES REQUIRED TO MEET ADA STANDARDS
9. BUILDING SETBACKS:

REQUIRED	PROVIDED
NORTH: 25 FT	31 FT
EAST: 25 FT	39.2 FT
SOUTH: 25 FT	36.1 FT
WEST: 25 FT	61.5 FT
10. LANDSCAPE:

REQUIRED	PROVIDED
NORTH: 10 FT	10 FT
EAST: 10 FT	10 FT
SOUTH: 15 FT	15 FT
WEST: 12.5 FT	10 FT
11. BUILDING HEIGHTS:

MAXIMUM	PROVIDED
35 FT	27 FT

*PROPERTY HAS A DEPTH LESS THAN 265 FEET (EXISTING - 295 FEET), REQUIRING A LANDSCAPE BUFFER THAT IS AT LEAST 10 FEET IN WIDTH (LDC 154.07(C) 3 & 2). THE PROPOSED 15 FT SOUTHERN LANDSCAPE BUFFER PHASE AS IT OUTSIDE OF THE WALL AND 10 FT INSIDE OF THE WALL. THE 10 FEET IN SIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.

12. BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 25 FT OF THE BUILDING'S MAIN ENTRANCE.
13. SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND HIGHWAYS.
14. LIFT STATION, PUMP/PISTON ENCLOSURES AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
15. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE.
16. STORMWATER MANAGEMENT: A DRY DETENTION POND WILL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW TATUM TERRACE.
17. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PROPER, PERSONAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE SECTION 41.06(9).

ENVIRONMENTAL STATEMENT
 UP AND PREVIOUS REQUIREMENTS
 PROJECT AREA: 103,290 SF (2.97 AC)
 EXISTING UPLANDS: 103,290 SF (2.97 AC)
 PROPOSED UPLAND PRESERVE: (103,290 SF + 0.25) = 25,800 SF (0.99 AC)
 MITIGATION (REQUIRED): UPLAND PRESERVE AREA WILL BE MITIGATED BY LOT AREA PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND OR CREDIT MITIGATION PAYMENT TO SECTION 182.04(5)(F) PORT ST. LUCIE CODE OF ORDINANCE.

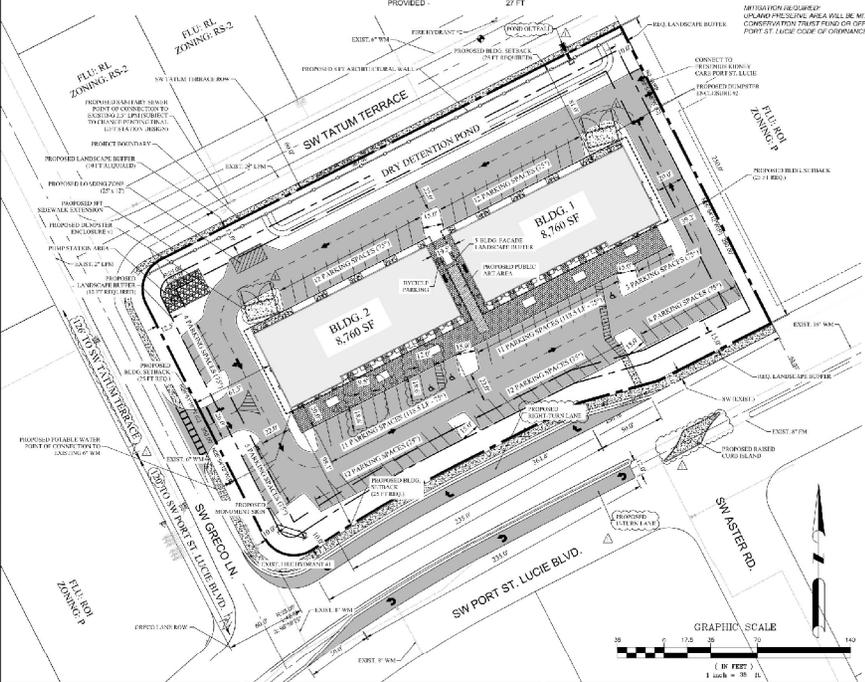
TRAFFIC STATEMENT

UNDER THE CONDITION: AM 7:30 AM TO 10:00 AM (AS SHOWN FROM TOP OF SUBJECT STREET TO BOTTOM OF SUBJECT STREET)

Phase Area (Sq Ft)	11:00 AM - 1:00 PM	2:00 PM - 4:00 PM	5:00 PM - 7:00 PM	8:00 PM - 10:00 PM
Phase Area (Sq Ft)	11,500	10,000	900	40
Phase Area (Sq Ft)	11,500	10,000	900	40
Phase Area (Sq Ft)	11,500	10,000	900	40
Phase Area (Sq Ft)	11,500	10,000	900	40

NET CHANGE IN TRAFFIC FOR THE PHASES OF CONSTRUCTION: 100 25 15 10 15 15 15

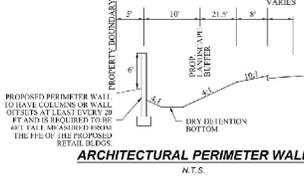
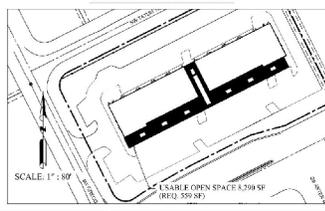
NET CHANGE IN DRIVEWAY VOLUMES: 100 40 25 17 16 16 16



EXISTING PROPERTY INFORMATION



USABLE OPEN SPACE



PREPARED BY: JAC
 DATE: 12/14/2022
 PROJECT NO.: P22-337
 DRAWN BY: JAC
 CHECKED BY: JAC
 SCALE: VARIES

DATE: 12/14/2022
 BY: JAC
 DESCRIPTION: CONCEPTUAL SITE PLAN

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
12/14/2022	JAC	CONCEPTUAL SITE PLAN			

GRECO PARK
CONCEPTUAL SITE PLAN
 PORT ST. LUCIE, FLORIDA
 PROJECT NO.: P22-337
 SEU PROJ. NO.: P22-338
 PLSUSD PROJ. NO.: 5292

Site Plan



<u>Evaluation of SEU CRITERIA</u> (Section 158.260)	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The conceptual site plan demonstrates that the site will have adequate ingress and egress for vehicles and will allow for pedestrian safety and convenience.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking is proposed for the use and site. Shopping centers, restaurants, and office space uses requires one (1) spaces per two hundred (200) square feet of area as per Section 158.221(C). The establishment requires 88 spaces. The conceptual site plan provides a total of 90 spaces for the site.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	There is adequate screening and buffering proposed for this site.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Signs and outdoor lighting will comply with the requirements of the City Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The establishment is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The commercial retail facility is not expected to generate noise outside of normal operational hours.



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to recommend approval to the City Council
- Make a motion to recommend approval to the City Council with conditions as recommended by staff
- Make a motion to recommend denial to the City Council
- Make a motion to table or continue the hearing or review to a future meeting





Agenda Summary

2023-333

Agenda Date: 4/4/2023

Agenda Item No.: 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-028 Adams Homes of NW Florida, Inc. - Rezoning

Location: 2136 and 2142 SW Madruga Street

Legal Description: Port St. Lucie Section 31, Block 1754, Lot 17.

This is a request to rezone a 0.46-acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2)

Submitted By: Daniel Robinson, Planner III/Code Compliance Liaison

Executive Summary: The Applicant, Adams Homes of NW Florida (owner), is requesting rezoning of a 0.46-acre property, from Residential Single Family (RS-1) to Residential Single Family (RS-2).

Presentation Information: Staff may provide a presentation.

Staff Recommendation: Move that the Board recommend denial of the request to rezone lot 17.

Alternate Recommendations:

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

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: On the west side of SW Madruga Street, between SW Import Drive and SW Cadiz Avenue

Attachments:

- Staff report
- Application
- Staff presentation



**Adams Homes of NW Florida, Inc.
Rezoning
P23-028**



Project Location Map

SUMMARY

Applicant's Request:	Rezoning a 0.46 acre property from Residential Single Family (RS-1) to Residential Single Family (RS-2).
Applicant:	Adams Homes of NW Florida, Inc.
Property Owner:	Adams Homes of NW Florida, Inc.
Location:	On the west side of SW Madruga Street, between SW Import Drive and SW Cadiz Avenue
Address:	2136 and 2142 SW Madruga Street
Project Planner:	Stephen Mayer, Planner III

Project Description

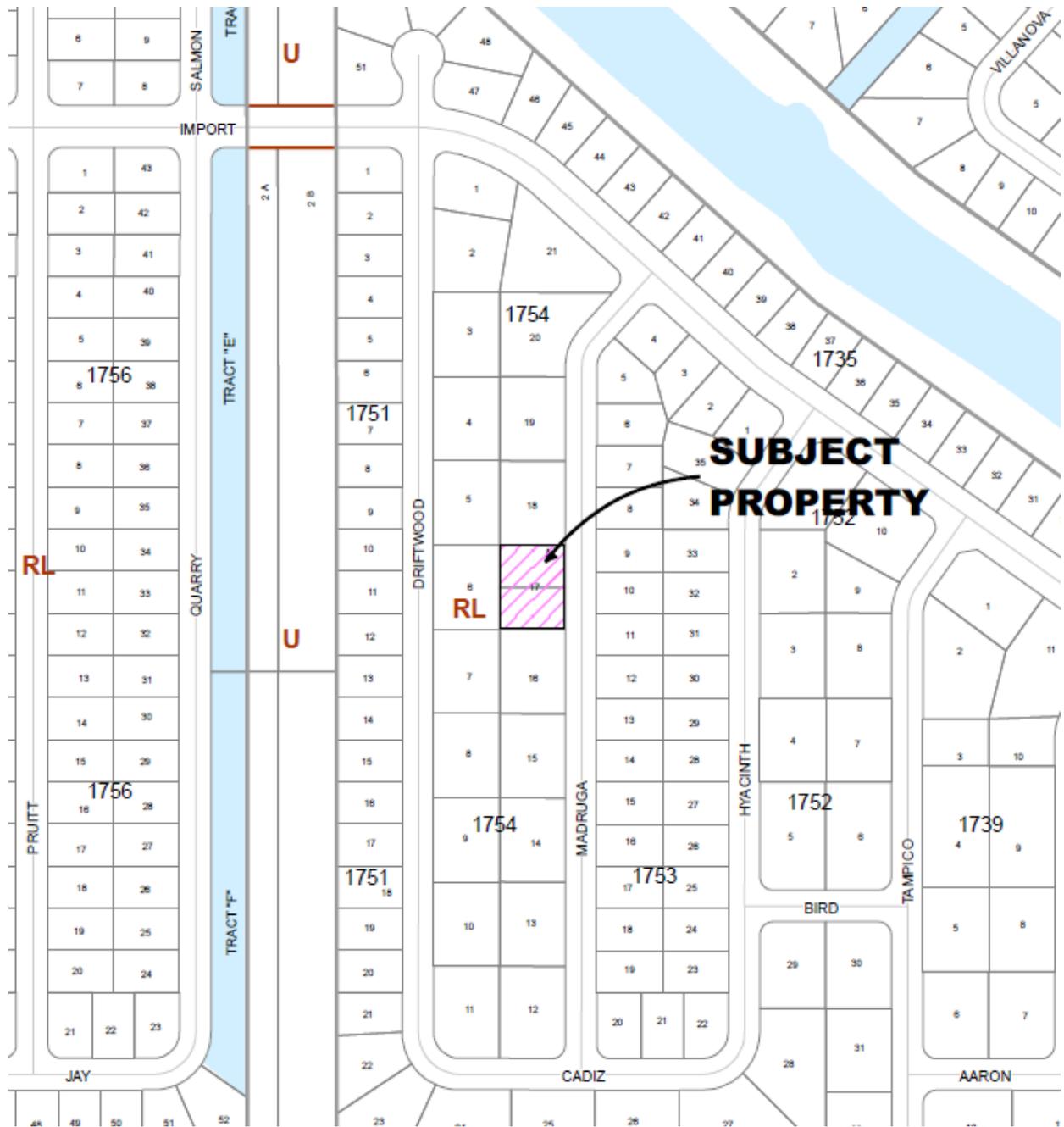
The Applicant, Adams Homes of NW Florida (owner), is requesting the rezoning of a 0.46-acre (20,000 square feet) property, from Residential Single Family (RS-1) to Residential Single Family (RS-2). The property addresses are 2136 and 2142 SW Madruga Street. The property is currently vacant. The property has a future land use designation of Low Density Residential (RL). The applicant has split the lot into two, in violation of the City's Subdivision Regulations, by recording separate deeds with the St. Lucie County Property Appraiser's office. The minimum lot size in the RS-1 zoning district is 15,000 square feet.

Location and Site Information

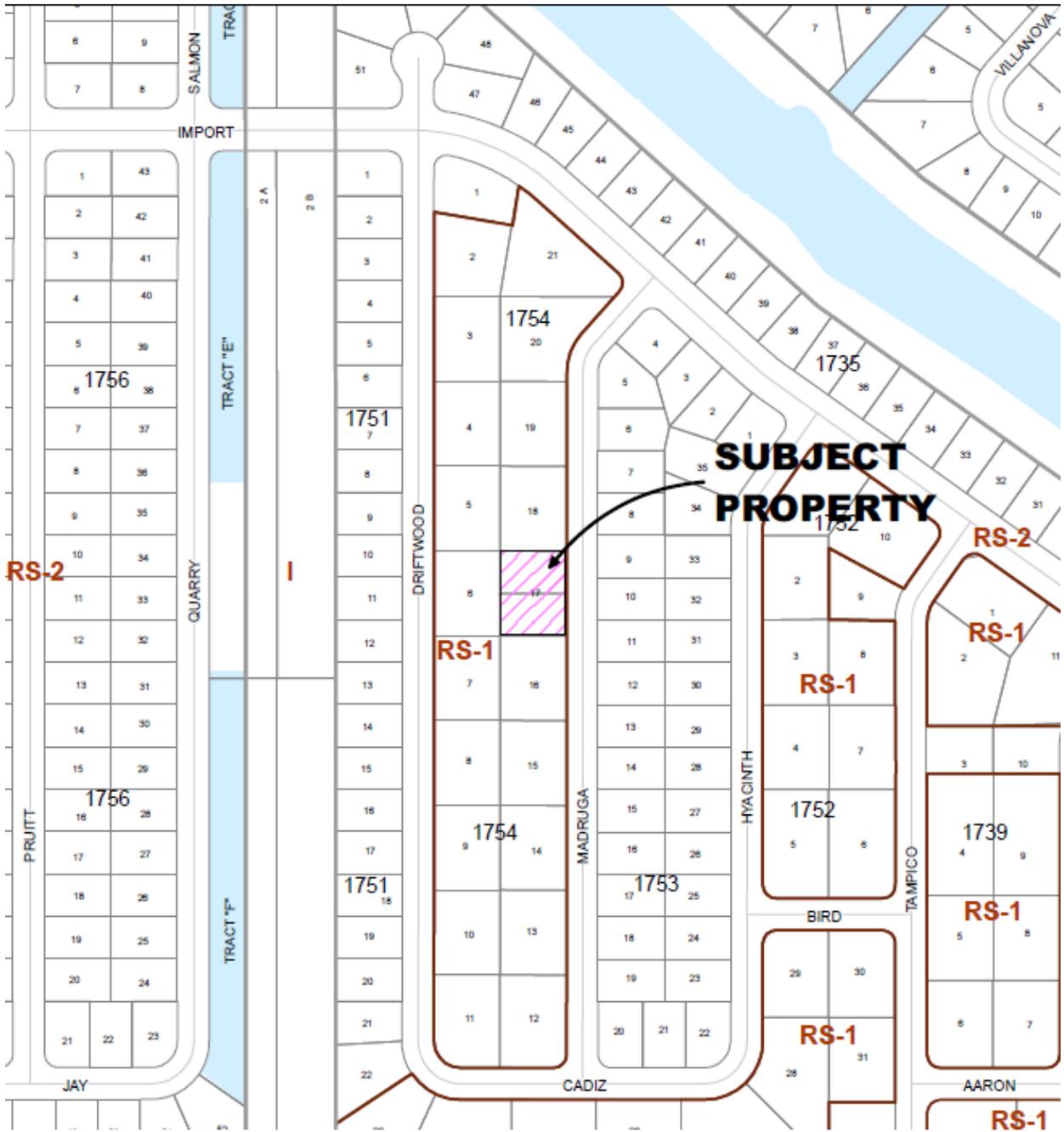
Parcel Number:	3420-650-1759-010-1 and 3420-650-1759-000-8
Property Size:	0.46 (or 20,000 square feet)
Legal Description:	Section 31, Block 1754, Lot 17
Future Land Use:	RL
Existing Zoning:	RS-1
Existing Use:	Vacant
Requested Zoning:	RS-2
Proposed Use:	Single Family Residences

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-1	Single Family Residence
South	RL	RS-1	Single Family Residence
East	RL	RS-2	Single Family Residence
West	RL	RS-1	Single Family Residence



Future Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Residential Single Family (RS-2) zoning district is listed as a compatible zoning district under the Residential Low Density (RL) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RL (Residential Low Density)	GU, RE, RS-1 through RM-5, RMH

ZONING REVIEW

Applicant's Justification Statement: Requesting a rezoning of lot 17 to address non-conforming lots that were unofficially split in order to have the right to build two single family structures.

Staff Analysis: The properties to the sides and rear are zoned RS-1. All of Block 1754 is zoned RS-1 and with the exception of Lot 1 (zoned RS-2), on the southeast corner of SW Import Drive and SW Driftwood Street. All of the other lots within Block 1754 are 20,000 square feet or greater in size. The minimum lot size in the RS-1 zoning district is 15,000 square feet.

The applicant's proposal to rezone the subject property to RS-2 is consistent with Policy 1.1.4.13 of the City's comprehensive plan, however it is not compatible with the surrounding RS-1 zoned lots in the residential block. Objective 1.1.4 of the Future Land Use Element states That "Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired complies with the regulation of the City of Port St. Lucie Comprehensive Plan and the desired community character, and to ensure availability of land for future demand and facilities." RS-2 Zoning would not be consistent with the desired community character since the entire block is zoned RS-1 with lots that are approximately 20,000 square feet in size.

Per Policy 1.1.4.10 the density permitted in the RL future land use category is 1-5 dwelling units per acre. However, Policy 1.1.4.11 allows the City Council to limit the densities or intensities to less than the maximums allowed. One acre of land (43,560 square feet) would allow for two 20,000 square foot lots or four 10,000 square foot lots. Therefore, the current density of the land is approximately 2 dwelling units per acres and, rezoning the land to RS-2 would double the density to 4 dwelling units per acre.

Please note that the applicant will be required to apply for a subdivision plat per Chapter 156, Subdivision Regulations of the City Code if the rezoning application is approved.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be inconsistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends denial.

Planning and Zoning Board Action Options:

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

TYPE	STATUS	BUILDING TYPE	
R	SUBMITTED		
ASSIGNED TO			
Daniel Robinson; Stephen Mayer			
ADDRESS			
2136 & 2142 SW Madruga St			
SECTION	BLOCK	LOT	
31	1754	Lot 17	
LEGAL DESCRIPTION			
Port St Lucie - Section 31 - blk 1754, lot 17			
SITE LOCATION			
PARCEL #			
3420-650-1759-010-1	3420-650-1759-000-8		
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
RL		RS-1	RS-2
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
0.46			
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
0	0		
UTILITY PROVIDER			
CITY OF PORT ST. LUCIE			
DESCRIBE REQUEST			
The property that is being built on has been split to make two properties, and the customer is wanting to build two houses on each property. So I am submitting two rezoning applications for both the properties, to get verification to be able to start the permit process to build.			
Primary Contact Email			
pslpermits@adamshomes.com			
AGENT/APPLICANT			
FIRST NAME	LAST NAME		
Danielle	Zimmerman		
Business Name			
Adams Homes of Northwest Florida, INC			
ADDRESS			
751 SE Port Saint Lucie Blvd			
CITY	STATE	ZIP	
Port Saint Lucie	FL	34974	
EMAIL	PHONE		
pslpermits@adamshomes.com	7729058394		
AUTHORIZED SIGNATORY OF CORPORATION			
FIRST NAME	LAST NAME		
Danielle	Zimmerman		
ADDRESS			
751 SE Port Saint Lucie Blvd			
CITY	STATE	ZIP	

Port Saint Lucie FL 34974

EMAIL	PHONE
pslpermits@adamshomes.com	7729058394

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME
-------------------	------------------

Business Name

ADDRESS

CITY	STATE	ZIP
-------------	--------------	------------

EMAIL	PHONE
--------------	--------------

PROPERTY OWNER

Business Name

Adams Homes of Northwest Florida, INC

ADDRESS

751 SE Port Saint Lucie Blvd

CITY	STATE	ZIP
Port Saint Lucie	FL	34974

EMAIL	PHONE
pslpermits@adamshomes.com	(772) 905-8394

Adams Homes of NW Florida, Inc.
Rezoning Request
(P23-028)

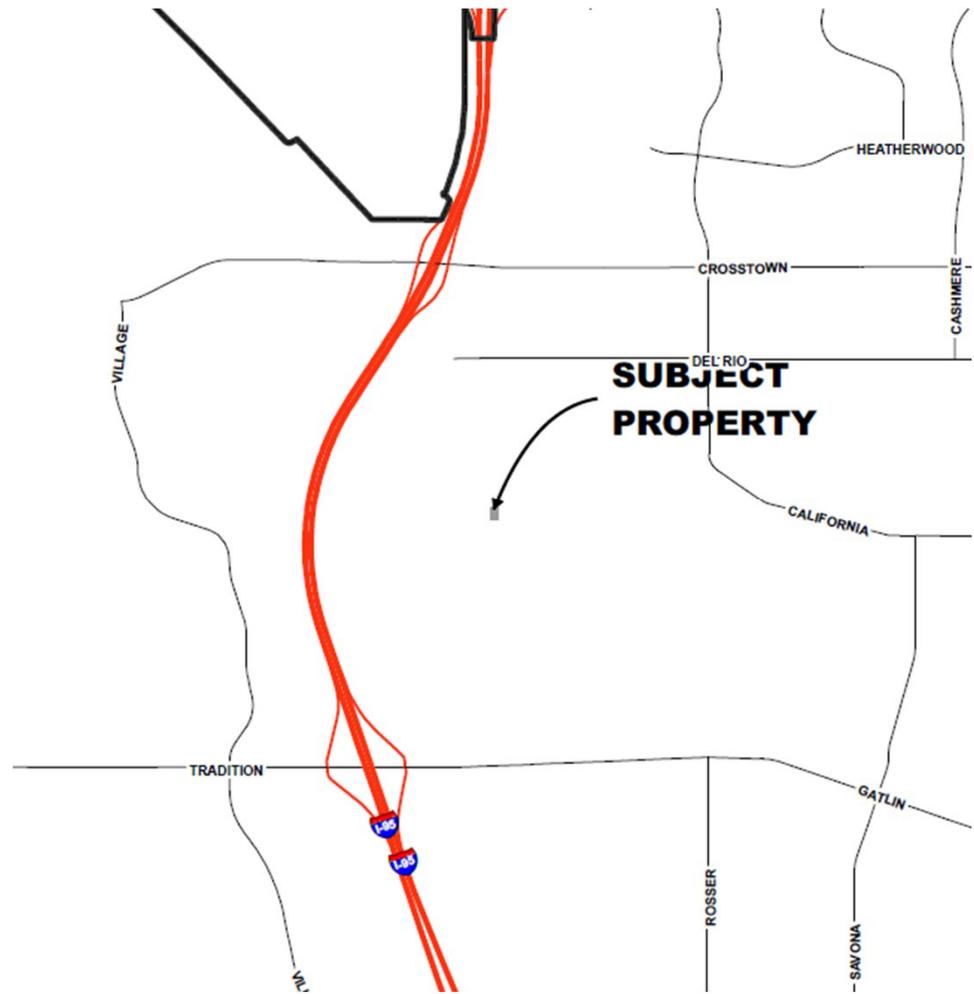


Request:

The Applicant, Adams Homes of NW Florida (owner), is requesting rezoning of a 0.46-acre property, from Residential Single Family (RS-1) to Residential Single Family (RS-2). The property addresses are 2136 and 2142 SW Madrugá Street. The property is currently vacant. The property has a future land use designation of Residential, Low Density (RL).



Location Map



CityofPSL.com

Aerial



CityofPSL.com

Background:

The applicant has split the lot into two, in violation of the City's Subdivision Regulations, by recording separate deeds with the St. Lucie County Property Appraiser's office. The minimum lot size in the RS-1 zoning district is 15,000 square feet.

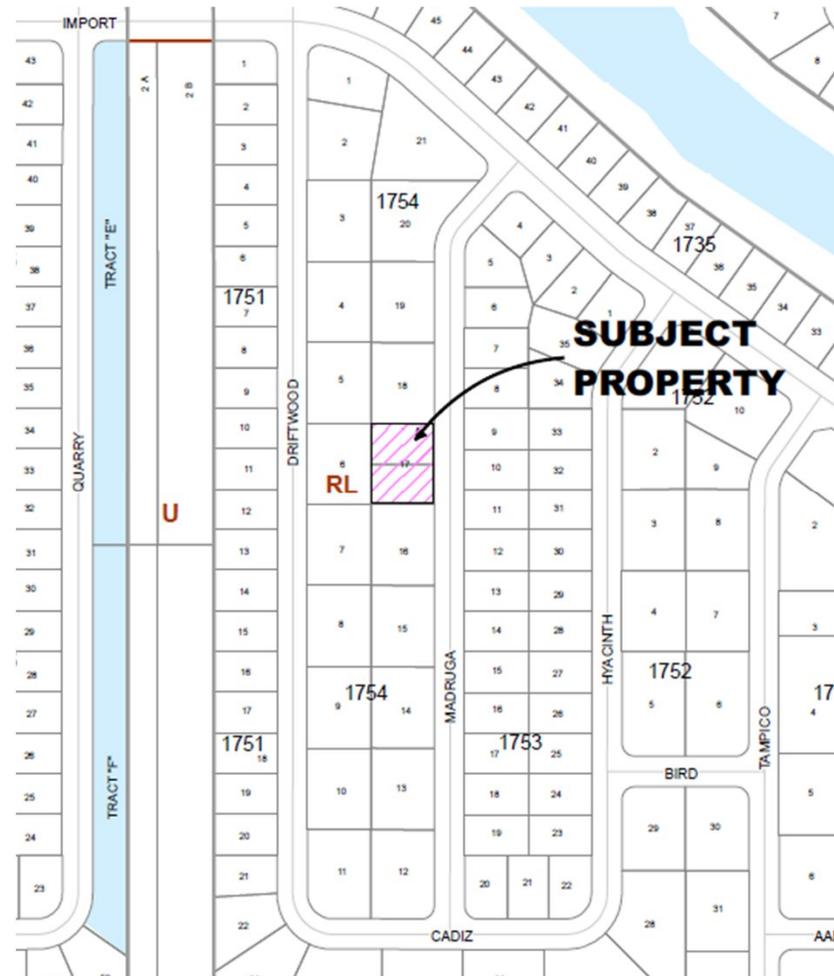
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Existing
Future Land Use
Residential Low Density (RL)



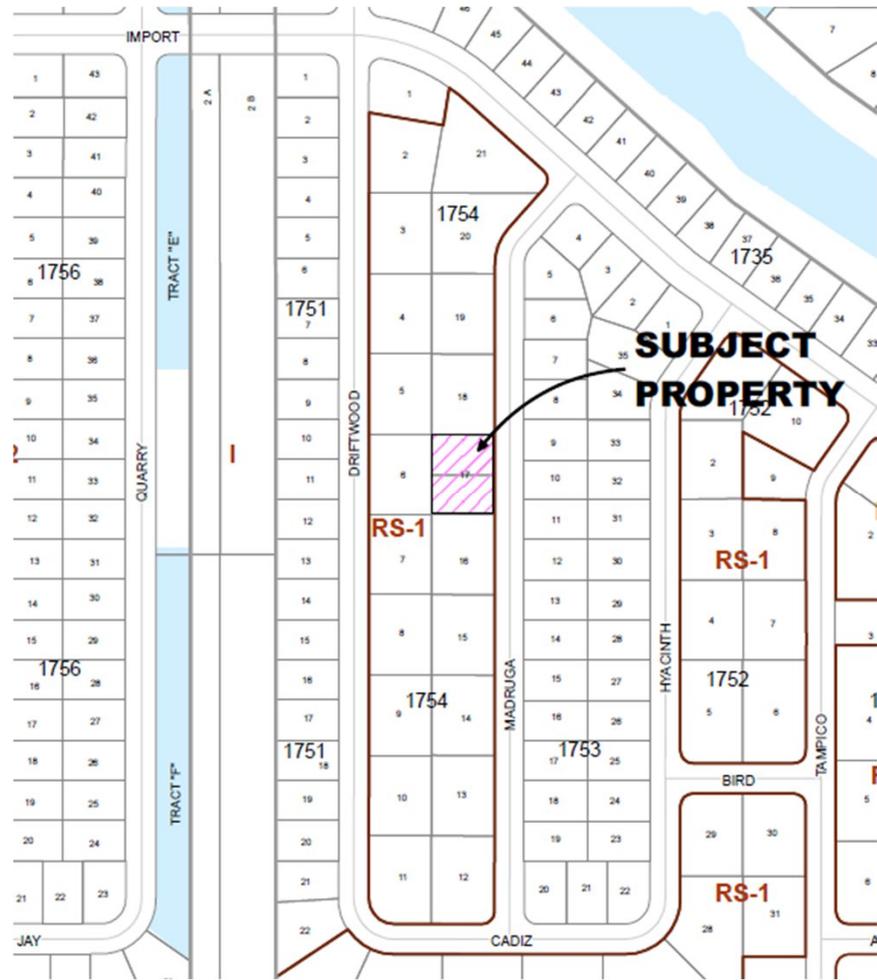
Direction	Future Land Use	Zoning	Existing Use
North	<i>Residential Low Density (RL)</i>	RS-1	Single Family Residence
South	Residential Low Density (RL)	RS-1	Single Family Residence
East	<i>Residential Low Density (RL)</i>	RS-1	Single Family Residential
West	<i>Residential Low Density (RL)</i>	RS-1	Single Family Residence



CityofPSL.com



Existing Zoning
Professional Office (P)



Direction	Future Land Use	Zoning	Existing Use
North	Residential Low Density (RL)	RS-1	Single Family Residence
South	Residential Low Density (RL)	RS-1	Single Family Residence
East	Residential Low Density (RL)	RS-1	Single Family Residential
West	Residential Low Density (RL)	RS-1	Single Family Residence



Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
RL (Residential Low Density)	GU, RE, RS-1 through RM-5, RMH



Justification

Applicant's Justification Statement: Requesting a rezoning of lot 17 to address non-conforming lots that were unofficially split in order to have the right to build two single family structures.



Justification

Staff Analysis:

The applicant's proposal to rezone the subject property to RS-2 is consistent with Policy 1.1.4.13 of the City's comprehensive plan, however it is not compatible with the surrounding RS-1 zoned lots in the residential block. Objective 1.1.4 of the Future Land Use Element states That "Future growth, development and redevelopment should be directed to appropriate areas as depicted on the Future Land Use Map. The land use map should be consistent with sound planning principles including the prevention of sprawl; energy efficiency, natural limitations; the goals, objectives, and policies contained within this Comprehensive Plan; and the desired complies with the regulation of the City of Port St. Lucie Comprehensive Plan and the desired community character, and to ensure availability of land for future demand and facilities." RS-2 Zoning would not be consistent with the desired community character since the entire block is zoned RS-1 with lots that are approximately 20,000 square feet in size.

Per Policy 1.1.4.10 the density permitted in the RL future land use category is 1-5 dwelling units per acre. However, Policy 1.1.4.11 allows the City Council to limit the densities or intensities to less than the maximums allowed. One acre of land (43,560 square feet) would allow for two 20,000 square foot lots or four 10,000 square foot lots. Therefore, the current density of the land is approximately 2 dwelling units per acres and, rezoning the land to RS-2 would double the density to 4 dwelling units per acre.

Please note that the applicant will be required to apply for a subdivision plat per Chapter 156, Subdivision Regulations of the City Code if the rezoning application is approved.



Planning and Zoning Staff Recommendation:

The Planning and Zoning Department staff finds the request to be inconsistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends denial.

Planning and Zoning Board Action Options:

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



To: Daniel Robinson, Planner III
drobinson@cityofpsl.com
Fr: Douglas L. Farrell, property owner

March 26, 2023

RE: P23-028 – Adams Homes of Northwest Florida, Inc

Mr. Robinson,

I'm sure you and the other people who make up the Planning and Zoning Department for the City of Port St. Lucie are well aware of the hundreds (maybe thousands) of quarter acre lots available in Port St. Lucie. I'm sure you are also aware that there are very few half-acre lots remaining. Why would you and your department give any consideration to the people at Adam Homes to change this piece of property? It makes absolutely NO sense!

If Adam Homes wants to build (2) houses, there are plenty of lots available for them to choose from. I have owned property on Driftwood Street for more than 35 years. We purchased the property due to the half-acre lots on Driftwood and Madruga. By allowing Adam Homes to put (2) houses on one lot destroys the entire neighborhood and there is no need to do that. We have a vested right to maintain the neighborhood as it has been and not change everything because some out-of-town company decides they want to make more money.

As a long time property owner and resident of Port St. Lucie, I am adamantly opposed to the rezoning of the property. I would hope everyone in P & Z would agree, it is not in the best interest of the homeowners and there is no legitimate need for the rezoning.

Please do not allow the rezoning to move forward.

Cordially,

Douglas L. Farrell
2041 Driftwood Street
Port St. Lucie

From: [LJ Con](#)
To: [Daniel Robinson](#)
Cc: [paul Hinkley_music4missions@comcast.com](mailto:paul.Hinkley_music4missions@comcast.com)
Subject: Rezoning P23-028 Adams homes
Date: Saturday, March 25, 2023 8:05:13 PM

My name is Lynn Constransitch my phone # 772-807-0428
I have lived at 2080 SW Driftwood st > 18 years.
I would oppose this lot being split from RS-2 into RS-1
No logical reason by the builder to request this action other than financial gain on their part.
Those 1/2 acre lots are beautiful and add value to the neighborhood.
There are many 1/4 acre lots all over PSL that this builder can obtain if that is their goal.
Thank You

To: Daniel Robinson, Planner III
drobinson@cityofpsl.com

March 28, 2023

Fr: Michael Farrell, property owner - Lot 6

RE: P23-028 – Adams Homes of Northwest Florida, Inc

Mr. Robinson,

I am writing in regard to the mailing I received on March 23, 2023 P23-028 – Adams Homes of Northwest Florida, Inc Rezoning from RS-1 to RS-2.

I own Lot 6, directly west of the lots in question and implore that the planning and zoning department deny Adams Home request. My family has owned Lot 6 since 1988 – when the entire area was all woods. I purchased this property because of the ½ acre lot designation and the space it afforded between neighbors. Splitting this parcel will negatively impact my property value and negatively impact the quality of life my family enjoys. I was born and raised in Port St. Lucie, on this property. I am a taxpayer, business owner and resident of Port St. Lucie that has earned the right to have a say on this block.

Adams Homes has operated in Port St. Lucie for years. The company was aware of the RS-1 designation when they purchased Lot 17. There are upwards of 40,000 lots still available in Port St. Lucie. If Adams Homes wants to build houses on RS-2 lots, there are plenty available to choose from. There is not a current need to justify rezoning this property, and it will negatively impact long-standing property owners and residents.

As a lifelong resident of Port St. Lucie and property owner I have a vested right to maintain the neighborhood. I am adamantly opposed to the rezoning of Port St. Lucie Section 31, Block 1754, Lot 17. This is not in the best interest of the homeowners or the neighborhood.

Please do not allow the rezoning to move forward.

Cordially,

Michael Farrell
2049 Driftwood Street
Port St. Lucie



Agenda Summary
2023-325

Agenda Date: 4/4/2023

Agenda Item No.: 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-032 Romanelli, Rocco (TR) - Up on Top Volleyball - Special Exception Use

Location: East of I-95 & west of NW Interpark Place

Legal Description: St. Lucie West Plat #14 Commerce Park Phase 2

This is a request for a Special Exception Use to allow an expansion of an enclosed assembly area over 3,000 square feet for recreational use totaling 12,354 square feet.

Submitted By: Bianca Lee, Planner I, Department of Planning & Zoning

Executive Summary: The proposed special exception use will allow the expansion of an enclosed assembly area over 3,000 square feet for recreational use totaling 12,354 square feet for a developed property. As per Section 158.135.C(5) - Special Exception Use requirements within the Warehouse Industrial Zoning District (WI) the use may be permitted following the review and specific approval of the City Council.

Presentation Information: Bianca Lee, Planner I

Staff Recommendation: Move that the Board review the SEU application and criteria and either:

(a) Motion to recommend approval to the City Council with the conditions recommended by staff:

1. A parking agreement shall be approved by the City Attorney's Office prior to the issuance of any building permits or occupancy of the additional 3,654 sq. ft. of enclosed assembly area, whichever occurs first.
2. The SEU shall expire if there is not a valid parking agreement in effect.

(b) Motion to recommend approval to the City Council; or

(c) Motion to recommend denial to the City Council

Background: See attached staff report.

Issues/Analysis: See attached staff report.

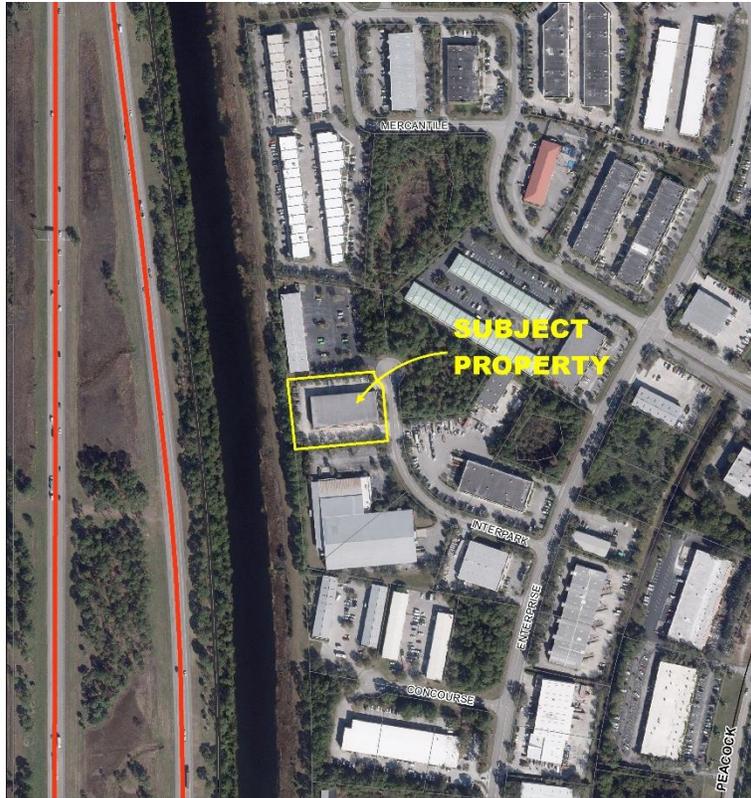
Special Consideration: N/A

Location of Project: 561 NW Interpark PL

Attachments: 1. Staff report, 2. Applicant response to criteria, 3. Conceptual site plan, 4. Existing approved site plan, 5. Project narrative, 6. Staff presentation



**Romanelli, Rocco (TR) – Up on Top Volleyball
 Special Exception Use
 P23-032**



Project Aerial Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow an expansion of the existing enclosed assembly area over 3,000 square feet in the Warehouse Industrial (WI) Zoning District as per Section 158.135(C)(5) of the Zoning Code for a total of 12,354 sq. ft. of recreational facility.
Applicant:	Alejandro Toro
Agent:	Alejandro Toro
Property Owner:	Rocco Romanelli (TR)
Location:	Located east of I95 & west of NW Interpark Place
Address:	561 NW Interpark Place
Project Planner:	Bianca Lee, Planner I

Project Description

The applicant is requesting a special exception use to allow an expansion of the existing enclosed assembly area over 3,000 square feet for recreational use totaling 12,354 square feet for a developed property, as per Section 158.135(C)(5) of the Warehouse Industrial (WI) zoning district. The Zoning Code lists an enclosed assembly area more than 3,000 square feet as a special exception use that may be permitted only following the review and specific approval thereof by the City Council. The proposed special exception use will allow the operation of an instructional volleyball school.

Background

The Up on Top Volleyball site plan (P09-006) was approved by the City Council on 9/10/2012. A special exception use (SEU) was granted on 9/26/2011 to allow a volleyball instruction school totaling 8,700 sq. ft. of enclosed assembly area in an existing warehouse within the Warehouse Industrial (WI) Zoning District. The volleyball facility is seeking to expand the enclosed assembly area by 3,654 sq. ft.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on March 23, 2023, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

Parcel Number:	3323-640-0010-000-0
Property Size:	1.53 acres
Legal Description:	St. Lucie West Plat #14 Commerce Park Phase 2 BLK 6 Lot 4
Future Land Use:	LI/OSR/I (Light Industrial, Open Space- Recreation, Institutional)
Existing Zoning:	WI (Warehouse Industrial)
Existing Use:	Volleyball facility/Dance studio

Surrounding Uses

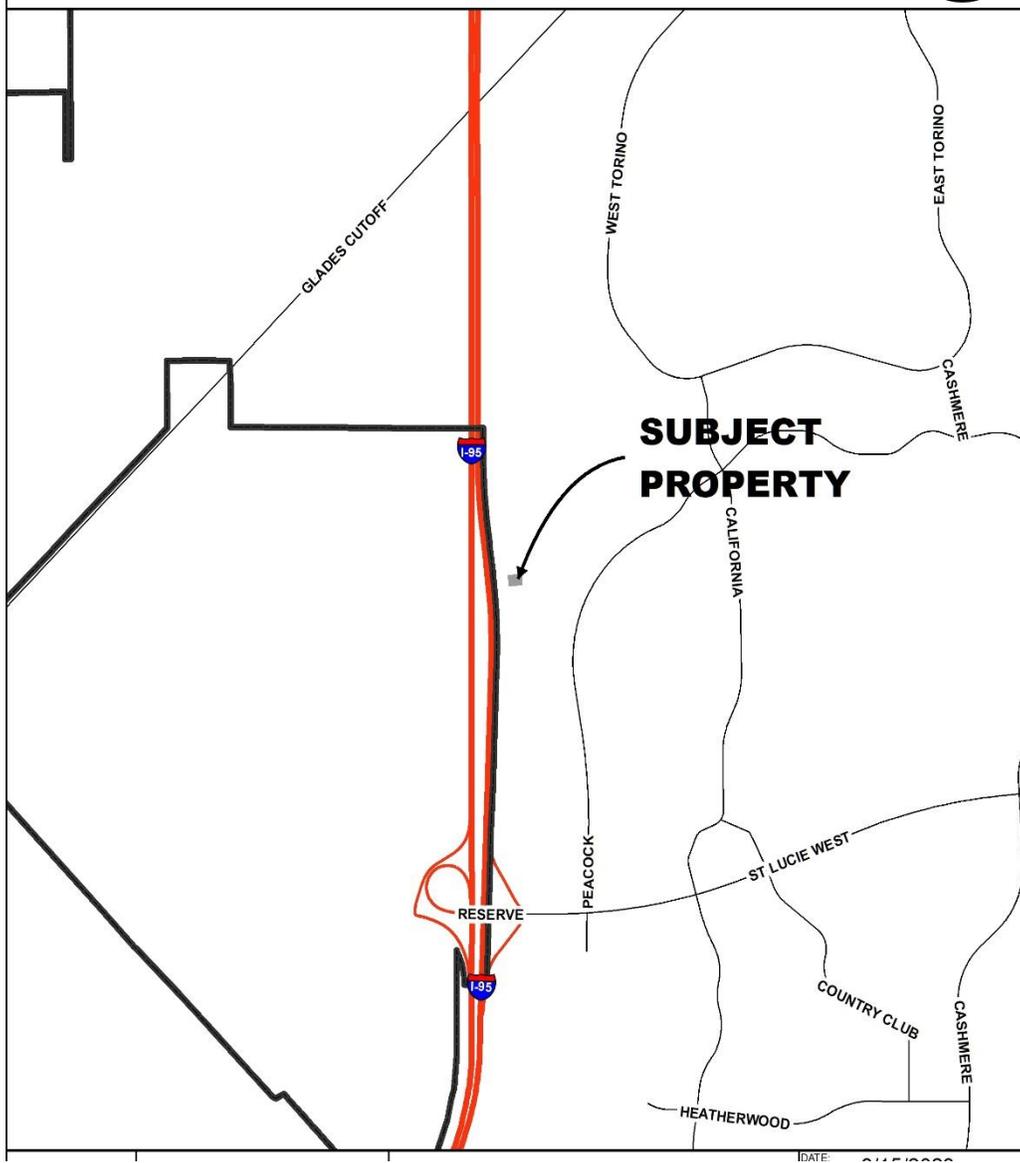
Direction	Future Land Use	Zoning	Existing Use
North	LI/OSR/I	WI	Warehouse
South	LI/OSR/I	WI	Warehouse
East	LI/OSR/I	WI	Industrial
West	OSC	WI	Open Space Water Mgmt.

Future Land Use

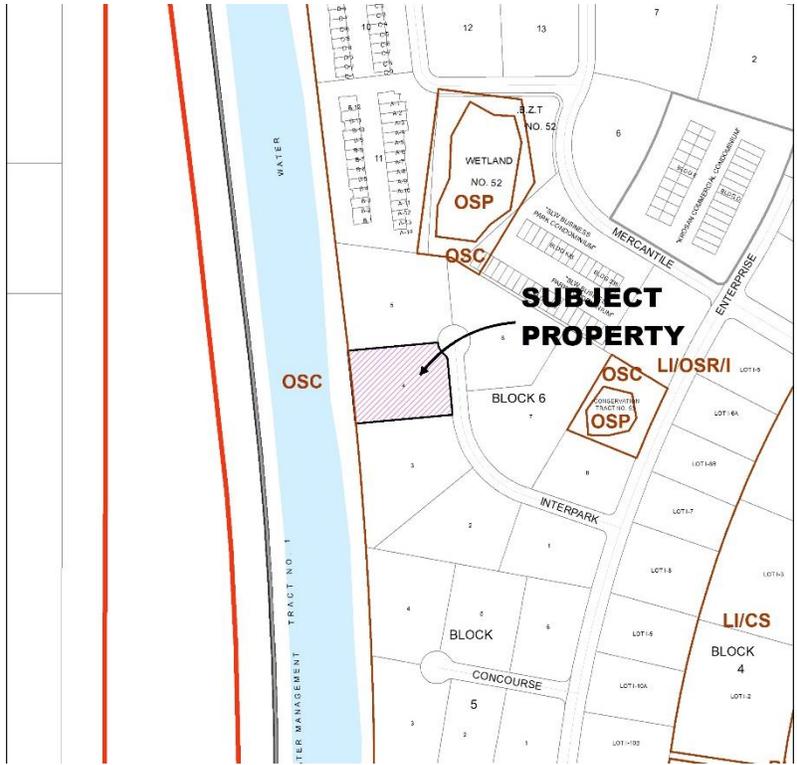
LI – Light Industrial, OSR - Open Space-Recreation, and I – Institutional

Zoning District

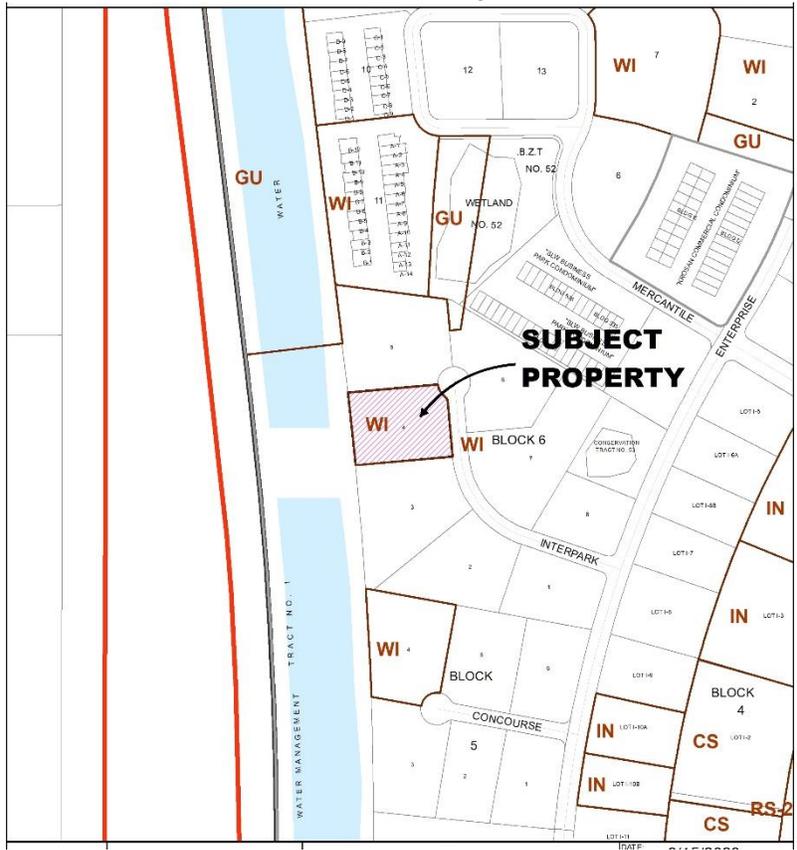
WI – Warehouse Industrial



Location Map



Land Use Map



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- **Staff findings:** The site plan demonstrates that the site has adequate ingress and egress for vehicles, the property is developed and will allow for pedestrian safety and convenience. The property is located east of I95 & west of NW Interpark Place and has two vehicular access points along this roadway.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Staff findings:** Adequate off-street parking can be provided for the proposed expanded use through a shared parking agreement. The overall site is required to have 105 parking spaces at one (1) space per 200 square feet. There are 59 parking spaces onsite. The 12,354 sq. ft. recreational facility requires one (1) space per 200 square feet as per section 158.221(C)(17), or 62 spaces. The parking required for the 21,000 square feet to be utilized as enclosed assembly and office space is 105 spaces, calculated at 1:200. The applicant has provided a shared parking agreement with the establishment to the south, however the agreement needs to be reviewed and approved by the City Attorney's Office. This agreement provides for an additional 55 parking spaces. The parking can be utilized after 5 PM and anytime on the weekends, increasing the available parking to a total of 114 spaces. The applicant has indicated that the volleyball school will operate Monday- Friday from 5:30 PM to 9:30 PM.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- **Staff findings:** Adequate utilities are available to service the development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- **Staff findings:** There is adequate screening and buffering for this site.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- **Staff findings:** No signs or outdoor lighting is proposed for this existing site.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: Yard setbacks and open space are adequate, to properly serve the existing development and to ensure compatibility with its adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.135(C)(5) - WI (Warehouse Industrial) Zoning District and shall conform to all provisions of the City's Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Staff findings: The indoor recreational facility is not expected to generate noise or hazards because of the number of persons who will attend or use the facility. The establishment will operate year-round and is open Monday- Friday from 5:30 PM to 9:30 PM. The facility's operating hours do not overlap with those of the surrounding uses. The shared parking agreement with the property owner to the south seeks to provide adequate parking for the volleyball facility during operating hours. The Applicant proposes to utilize this agreement to satisfy its parking requirements. However, the document still needs to be reviewed and approved by the City Attorney's Office.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The building footprint is existing, the recreational facility is surrounded by warehouse and industrial uses.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council with conditions as recommended by staff
 1. A parking agreement shall be approved by the City Attorney's Office prior to the issuance of any building permits or occupancy of the additional 3,654 sq. ft. of enclosed assembly area, whichever occurs first.
 2. The SEU shall expire if there is not a valid parking agreement in effect.
- Motion to recommend approval to the City Council

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

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

FOR SPECIAL EXCEPTION USE APPLICATION

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

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: alejandrotoro@edc-inc or roucht@yahoo.com

PROPERTY OWNER:

Name: Rocco Romanelli (TR)
Address: 128 Vizcaya Estates Dr, Palm Beach Gardens, FL 33418
Telephone No.: 561-350-0307 Email RDino112@aol.com

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

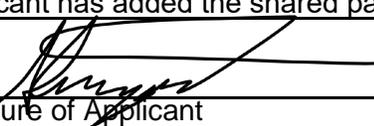
Name: Alejandro Toro (Authorized Agent)
Address: 10250 SW Village Parkway., Port St. Lucie, FL 34987
Telephone No.: 772-462-2455 Email alejandrotoro@edc-inc.com

SUBJECT PROPERTY: BEING ALL OF LOT 4, BLOCK 6, ACCORDING TO ST. LUCIE WEST PLAT NO. 14, COMMERCE PARKPHASE TWO, AS RECORDED IN PLAT BOOK 27, PAGES 17, 17A THROUGH 17F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

Legal Description: _____
Parcel I.D Number: 3323-640-0010-000-0
Address: 565 NW Interpark Place Bays: 2
Development Name: Up on Top Volleyball Academy (Attach Sketch and/or Survey)
Gross Leasable Area (sq. ft.): 21,000 sq. ft Assembly Area (sq. ft.): 18,904 sq. ft.
Current Zoning Classification: LI/OSR/I SEU Requested: Volleyball Academy

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

The purpose of this request for a Special Exception us is to allow for a volleyball Instruction school in the existing ~~warehouse. I.e. Enclosed Assembly area. The school will occupy 14,000 sf of the 21,000 sq.ft. building. The school will operate from Mon-Fri from 5:30 PM - 9:30 PM. The requested SEU will not pose a negative impact on surrounding uses. The applicant has a parking agreement with the property owner to the south . The applicant will be able to utilize the parking area of the southern property outside of the southern parcel's hours of operation. The applicant has added the shared parking area to their liability insurance policy that went into effect on January 25,~~
2022


Signature of Applicant _____ Alejandro Toro (Auth. Agent) _____ 2/14/2022 _____
Hand Print Name _____ Date _____

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

Two (2) right-in, right-out driveways exist on Interpark Place. Pedestrian Access is provided from the building to the parking area. The Building is fully sprinkled and accessible to fire fighting equipment on all sides

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

The proposed uses under the SEU requires 105 parking spaces. The existing site currently provides 59 spaces

The applicant has a parking agreement with the property owners to the south that will allow the applicant to utilize

the southern parcel's parking lot outside of their hours of operation. The southern property has 55 spaces. Together, both parcels provide 114 total spaces satisfying the parking requirement. The proposed uses will be indoors and will not create noise, glare, odor, or other negative effects on adjoining properties

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

Water and Wastewater are in place for the existing building

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

This is an existing building in the SLW Industrial Park. All operations will be indoors. Additional buffering will not be required.

(E) Please explain how signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

Signs and lighting are currently existing on site. The site is in the SLW Industrial park.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

The open space meets the City of Port St. Lucie's Requirements, and is comparable top the existing open spaces for the adjacent developments

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

The applicant will follow all of the City of Port St. Lucie's stated provisions and requirements of the City's Land Development Regulations

(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

The proposed development will comply all city guidelines and will not impair the health, safety or welfare of the City's citizens. The Volleyball Academy will offer a needed recreational facility for youth in the City. The proposed Use is also compatible with existing uses in this area as there are trampoline parks, pickleball facilities, and indoor soccer facilities in the area

(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

We do not anticipate any nuisance or hazard to be cause for this indoor use. Hours of operation for this facility start at 5:30 PM as to not overlap with the hours of operation of surrounding uses.

(J)!Please explain how the use, as proposed for development, will be compatible with the existing or permitted! uses of adjacent property. The proximity or separation and potential impact of the proposed use (including! size and height of buildings, access, location, light and noise) on nearby property will be considered in the! submittal and analysis of the request. The City may request project design changes or changes to the! proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

The Indoor volleyball academy is compatible with existing and permitted uses of the adjacent properties.

The SLW Industrial Park consists of several needed recreational facilities such as: paintball & airsoft, gyms, martial art studios, indoor soccer, trampoline parks, shooting ranges, and a new pickleball facility

	Alejandro Toro	2/14/2023
_____ Signature of Applicant	_____ Hand Print Name	_____ Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

SPECIAL EXCEPTION USE

§ 158.260 REQUIREMENTS AND APPROVAL

Special Exceptions are uses that would only be allowed under certain conditions and are required to be compatible with the existing neighborhood. It is expected that any such approval be implemented in a timely manner to ensure the use is established under the physical conditions of the area in place when approved. Therefore, Special Exception Uses shall expire after one year on the date of approval unless the applicant has received final site plan approval, or if a site plan is not required, the appropriate permits to allow development of the use to continue as approved.

Approval of a special exception application shall be granted by the City Council only upon a finding that:

- (A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.
- (B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.
- (C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.
- (D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.
- (E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.
- (F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
- (G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.
- (H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.
- (I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.
- (J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.
- (K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.
- (L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.



CONCEPT PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: Rouch - Up On Top SEU SLW

Project Number: P _____ 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.			
	2 CD's with all application materials			
●	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 <u>or...</u>			
	...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, 2013

Project Name: Rouch - Up On Top SEU SLW

Project Number: P _____ New Submittal x or Resubmittal _____ (Check One)

Applicant Certification

I, Alejandro Toro (Authorized Agent) (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.

[Handwritten signature of Alejandro Toro]
(Signature of Applicant)

February 14, 2023

(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)

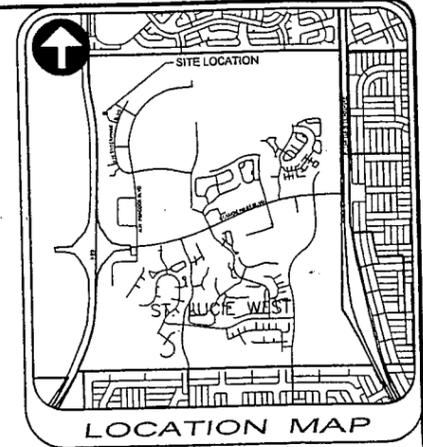
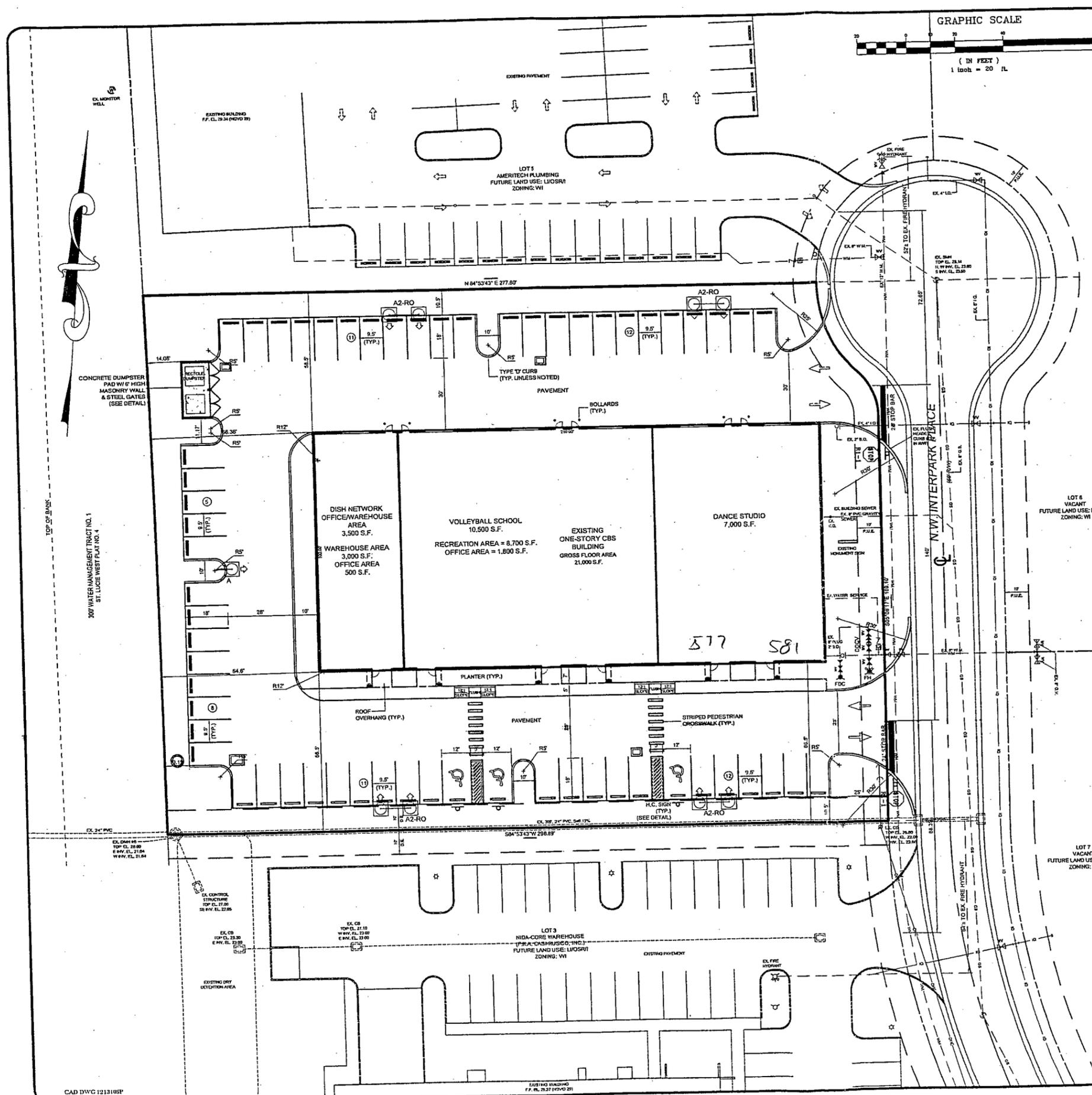
Utilities System Department

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)



Date	Revisions	By

Area	Gross Floor Area	Spacing	Spaces
Parking Calculations			
Gross Floor Area	21,000 S.F.		
Volleyball School Area	10,500 S.F.		
Recreation Area	8,700 S.F.		
Parking Required		1 SPACE PER 600 S.F.	= 15 SPACES NIGHTTIME
Office Area	1,800 S.F.		
Parking Required		1 SPACE PER 200 S.F.	= 9 SPACES NIGHTTIME
Dance Studio Area	7,000 S.F.		
Parking Required		1 SPACE PER 200 S.F.	= 35 SPACES NIGHTTIME
TOTAL NIGHTTIME SPACES REQUIRED			= 59
TOTAL NIGHTTIME SPACES PROVIDED			= 59
Office/Warehouse Area	3,500 S.F.		
Warehouse Area	3,000 S.F.		
Parking Required		1 SPACE PER 500 S.F.	= 6 SPACES DAYTIME
Office Area	500 S.F.		
Parking Required		1 SPACE PER 200 S.F.	= 3 SPACES DAYTIME
TOTAL DAYTIME SPACES REQUIRED			= 9
TOTAL DAYTIME SPACES PROVIDED			= 9
TOTAL DAYTIME PARKING SPACES			= 9
TOTAL NIGHTTIME PARKING SPACES			= 59
TOTAL PARKING SPACES REQUIRED			= 68
TOTAL PARKING SPACES PROVIDED			= 59

ERNSOLIA ENGINEERING
 439 N.W. Palm Vista Blvd., Port St. Lucie, FL 34989
 P.O. Box 1000, Port St. Lucie, FL 34989
 Phone: (888) 340-9990 Fax: (772) 340-7996
 Email: ernsolia@erpsol.com
 State of Florida License No. 6194

ROMANELLI WAREHOUSE
 SEU EXHIBIT FOR DANCE STUDIO
 IN W1 ZONING DISTRICT

RECEIVED
 JUL 30 2012

APPROVED *Kitt* 9.10.12
 INITIAL DATE
 CHECKED _____
 INITIAL DATE
 by City Council
 Resolution No. 121891

PSL PROJECT NO.
 P12-072
 JOSEPH T. FRISCIA, P.E.
 FL REG. NO. 31413

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	

EXHIBIT A

March 28, 2023

Bianca Lee
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

**Re: Romanelli, Rocco (TR)- Up on Top Volleyball
PSL # P23-032**

Dear Bianca:

On behalf of our client, please find the attached response to comments received on March 27, 2023 from Fusion for a project known as Romanelli, Rocco (TR) – Up On Top Volleyball SEU. Each comment is identified below followed by a response in ***bold italics***.

Planning & Zoning Department – Bianca Lee

1. What is the maximum number of persons attending the facility at any given time and any info regarding the frequency of games, number of participants, and number of games being played at once?

Response: The maximum number of people inside our gym is 175 people when we have our weekend recreational tournaments or club travel tournaments. 150 people on a Friday Night for our Recreational League. The games are only held only Friday Nights, maximum of three games going on at one time, lasting only one hour.

2. Will the facility host travel leagues?

Response: We have travel teams but do not host travel leagues. We do host our own in-house leagues and tournaments for our recreational league. During our Travel Season Nov-April we do host 4-6 weekend small tournaments where teams from out of the area attend.

3. What are the ages (range) of persons participating in the games and volleyball instruction at the facility?

Response: We train children as young as three years old, up to eighteen years of age. We occasionally will train a college student who needs help or an adult who want to improve their game. We do have adult volleyball on Thursday evenings 7:30pm-10pm. Students start at our recreational league 3-18 years of age. Those who excel usually move to our club

program where they travel outside of Port St Lucie and compete in tournaments. These tournaments are where college recruiters and coaches see their talent and offer them scholarships to their respective schools. We've had over 40-50 girls obtain college scholarships through our program. In 2020, our 12-year-old team was the AAU National Champion for their age division. In 2022, we had a 14-year-old team who was a National Champion Runner up.

We feel the attached adequately addresses staff comments and respectfully request approval of these responses. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,



ENGINEERING DESIGN & CONSTRUCTION, INC.

Alejandro Toro

Planner

Z:\EDC-2023\23-109 - Rouch - UpOnTop SEU 565 NW Interpark Place\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2023-03-28_UpOnTop_SEU_Rsp2Cmts.docx

Up on Top Volleyball
561 NW Interpark Place
Special Exception Use
Project: P23-032

Planning and Zoning Board Meeting
Bianca Lee, Planner I
April 4, 2023, Meeting



PROJECT SUMMARY

- A special exception use is sought to allow an expansion of the existing enclosed assembly area over 3,000 square feet for recreational use totaling 12,354 square feet for a developed property.
- Section 158.135(C)(5) of the Warehouse Industrial Zoning Code: Lists an enclosed assembly area over 3,000 square feet as a special exception use that may only be permitted following the review and specific approval by the City Council.



APPLICANT AND OWNER

- Alejandro Toro of EDC is agent, for Romanelli, Rocco (TR), property owners.



REQUEST

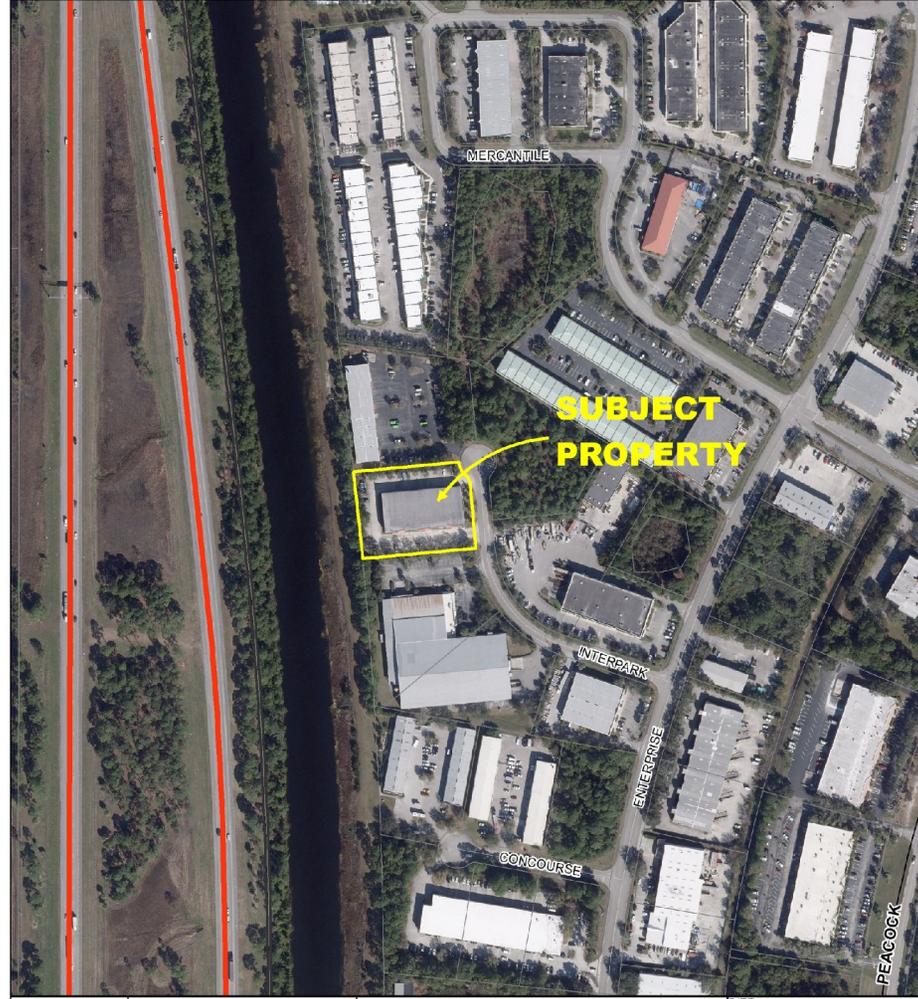
- Review a Special Exception Use to allow an expansion of the existing enclosed assembly area over 3,000 square feet in the Warehouse Industrial (WI) Zoning District: for a recreational facility for children's volleyball, travel leagues, and open gym activities in the community.



LOCATION



AERIAL MAP

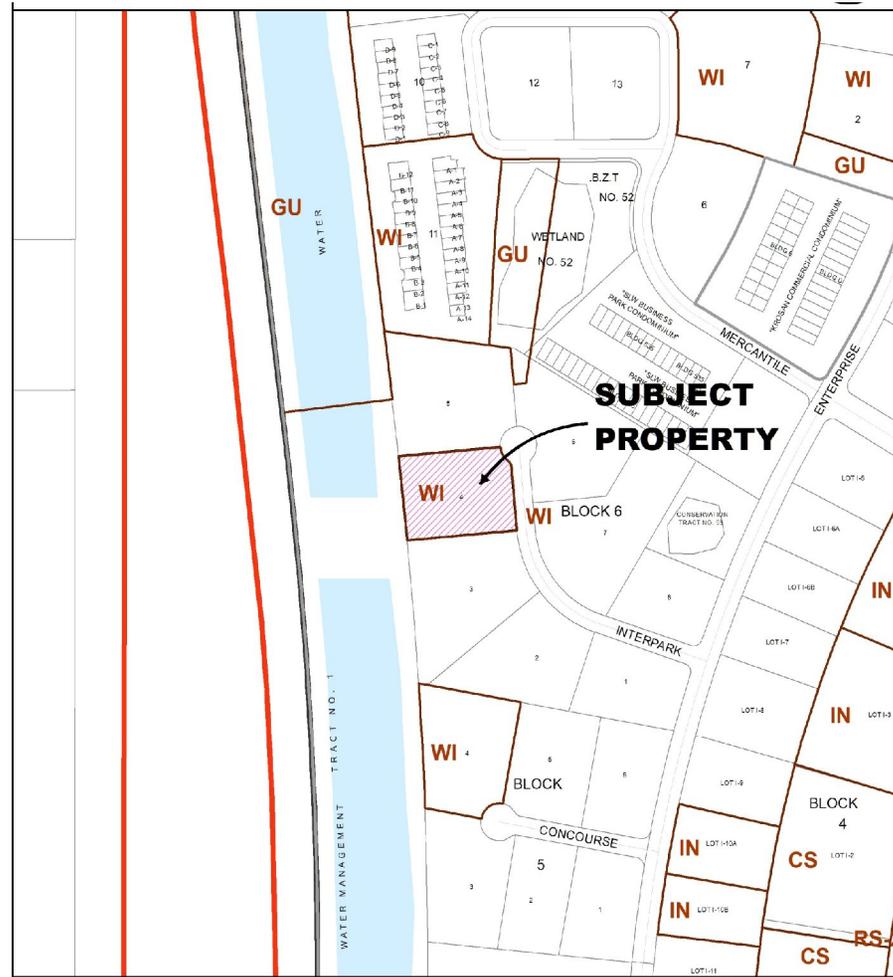


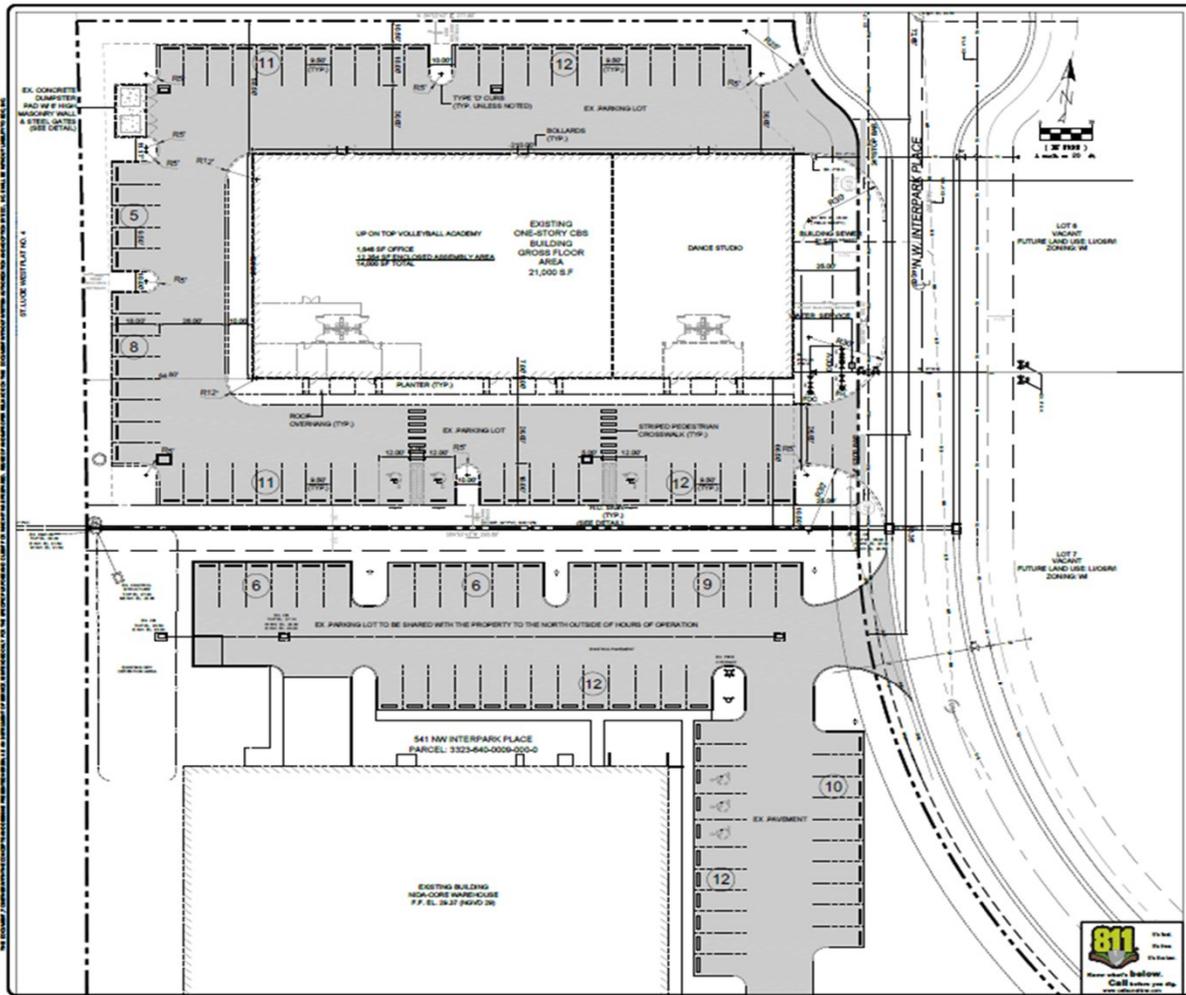
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	(LI) – Light Industrial, (OSR) - Open Space-Recreation, & (I) – Institutional,	Warehouse Industrial (WI)	Warehouse
South	(LI) – Light Industrial, (OSR) - Open Space-Recreation, & (I) – Institutional	Warehouse Industrial (WI)	Warehouse
East	(LI) – Light Industrial, (OSR) - Open Space-Recreation, & (I) – Institutional	Warehouse Industrial (WI)	Industrial
West	(OSC) – Open Space Conservation	Warehouse Industrial (WI)	Open Space Water Mgmt.



Zoning Map





VICINITY MAP
SCALE: 1/8" = 10'

SITE DATA
PROJECT NAME: UP ON TOP VOLLEYBALL ACADEMY
OWNER: RIGOLD COMMERCIAL LTD.
ADDRESS: 541 NW INTERPARK PLACE
PORT ST. LUCIE, FL 34957
PHONE: 772-462-2458
WEBSITE: www.upontop.com

EXISTING BUILDING DATA BY USE

USE	AREA (S.F.)
UP ON TOP VOLLEYBALL ACADEMY	14,000 S.F.
OFFICE	12,000 S.F.
ULTIMATE ALL-PURPOSE POSTAGE OFFICE	7,000 S.F.
EXISTING ASSEMBLY AREA	8,000 S.F.

ZONING CODES

ZONE	DESCRIPTION
UP ON TOP VOLLEYBALL ACADEMY	UP ON TOP VOLLEYBALL ACADEMY
OFFICE	OFFICE
ULTIMATE ALL-PURPOSE POSTAGE OFFICE	ULTIMATE ALL-PURPOSE POSTAGE OFFICE
EXISTING ASSEMBLY AREA	EXISTING ASSEMBLY AREA

PROVISIONS OF UTILITIES
WATER: AT LUCIE WEST SERVICE DISTRICT
SEWERAGE: AT LUCIE WEST SERVICE DISTRICT
STORMWATER: AT LUCIE WEST SERVICE DISTRICT
TRASH: COMPUTER PICKUP

PARKING STATISTICS
 THE EXISTING PARKING AT THE SUBJECT SITE HAS A PARKING AGREEMENT WITH THE CITY OF PORT ST. LUCIE. THE EXISTING PARKING AT THE SUBJECT SITE WILL BE USED TO SERVE THE PROJECT. THE PROJECT WILL BE USED TO SERVE THE PROJECT. THE PROJECT WILL BE USED TO SERVE THE PROJECT.

PARKING DATA PER SEC 163.02 (C)

TYPE	SPACES
OFFICE SPACE (1 SPACE PER 500 SF)	24 SPACES
EXISTING ASSEMBLY AREA (1 SPACE PER 200 SF)	40 SPACES
TOTAL REQUIRED PARKING SPACES	64 SPACES

REGULATORY COMPLIANCE
 THE EXISTING BUILDING SYSTEMS COMPLY WITH ALL APPLICABLE REGULATIONS. THE PROJECT WILL BE USED TO SERVE THE PROJECT. THE PROJECT WILL BE USED TO SERVE THE PROJECT.

HAZARDOUS WASTE
 ALL HAZARDOUS WASTE MATERIALS WILL BE PROPERLY HANDLED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

ACCESSIBILITY AND ADA COMPLIANCE
 ALL BUILDINGS AND AREAS CURRENTLY MEET FDOT AND ADA REQUIREMENTS.

LEGEND

SYMBOL	DESCRIPTION
EXISTING METAL	EXISTING METAL
EXISTING CONCRETE	EXISTING CONCRETE
EXISTING MASONRY	EXISTING MASONRY
EXISTING DRAINAGE	EXISTING DRAINAGE

13200 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34957
772-462-2458
www.upontop.com

UP ON TOP VOLLEYBALL ACADEMY
SPECIAL EXCEPTION USE
EXHIBIT

23-109

1 OF 1

Conceptual Site Plan





Aerial Site View



Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The site plan demonstrates that the site has adequate ingress and egress for vehicles, the property is developed and will allow for pedestrian safety and convenience. The property is located east of I95 & west of NW Interpark Place and has two vehicular access points along this roadway.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking can be provided for the proposed expanded use for the developed site through a shared parking agreement. The overall site is required to have 105 parking spaces at one (1) space per 200 square feet. There are 59 parking spaces onsite. The 12,354 sq. ft. recreational facility requires one (1) space per 200 square feet as per section 158.221(C)(17), or 62 spaces. The parking required for the 21,000 square feet to be utilized as enclosed assembly and office space is 105 spaces, calculated at 1:200. The applicant has provided a shared parking agreement with the establishment to the south, however the agreement needs to be reviewed and approved by the City Attorney's Office. This agreement provides for an additional 55 parking spaces. The parking can be utilized after 5 PM and anytime on the weekends, increasing the available parking to a total of 114 spaces. The applicant has indicated that the volleyball school will operate Monday- Friday from 5:30 PM to 9:30 PM.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	There is adequate screening and buffering for this site.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	No signs or outdoor lighting is proposed for this existing site.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The establishment is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The indoor recreational facility is not expected to generate noise that would constitute a nuisance or create safety hazards because of the number of persons who will attend or use the facility. The building footprint is existing. The recreational facility is surrounded by warehouse and industrial uses. Operating hours do not overlap with those of the surrounding uses and is not expected to adversely affect these uses. The establishment will operate year-round and is open Monday- Friday from 5:30 PM to 9:30 PM. The shared parking agreement with the property owner to the south seeks to provide adequate parking for the volleyball facility during operating hours.

QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to recommend approval to the City Council with conditions as recommended by staff
 1. A parking agreement shall be approved by the City Attorney's Office prior to the issuance of any building permits or occupancy of the additional 3,654 sq. ft. of enclosed assembly area, whichever occurs first.
 2. The SEU shall expire if there is not a valid parking agreement in effect.
- Make a motion to recommend approval to the City Council
- Make a motion to recommend denial to the City Council
- Make a motion to table or continue the hearing or review to a future meeting





Agenda Summary

2023-324

Agenda Date: 4/4/2023

Agenda Item No.: 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-038 Tommy C. Creel - Custom Welding Diversified, Inc. - Variance

Location: 1983 SW Biltmore St.

Legal Description: Port St Lucie Section 13, Block 628 S, ½ Lot 14 and all lots 15 and 16.

This is a request for a variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage.

Submitted By: Bianca Lee, Planner I, Department of Planning & Zoning

Executive Summary: The applicant is requesting a variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage. Section 158.126(J) Setback and Landscaping Requirements, a side setback of ten (10) feet is required as a ten (10) foot wide landscape buffer strip.

Presentation Information: A presentation will be provided.

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve with conditions
 1. Amend the site plan to include the proposed concrete slab and outdoor storage area.
 2. Install the missing hedges along the south and west property lines to comply with landscaping requirements.
 3. Construct a dumpster enclosure with gates adjacent to the northwest property line between the existing buildings as per Section 158.232(B).
- Motion to approve

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

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

- Motion to table or continue the hearing or review to a future meeting

Background: See attached staff report

Issues/Analysis: See attached staff report.

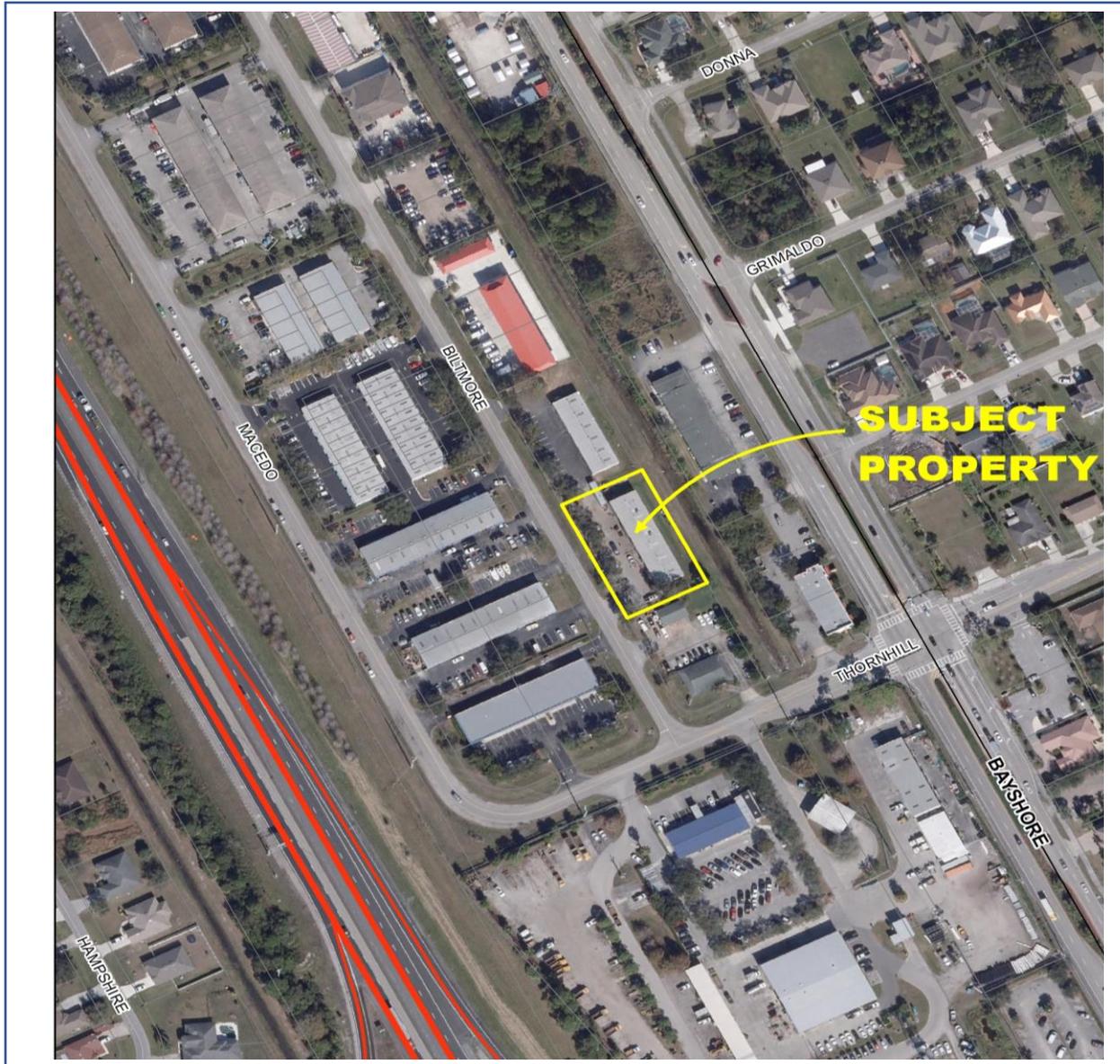
Special Consideration: N/A

Location of Project: 1983 SW Biltmore St.

Attachments: 1. Staff report, 2. Application 3. Applicant response to variance criteria 4. Survey, 5. Deed, 6. Staff presentation



Tommy C. Creel
Variance
Project Number: P23-038



Project Aerial Map

SUMMARY

Applicant's Request:	To grant a variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage.
Applicant:	Tommy C. Creel
Property Owner:	Tommy C. Creel
Location:	1983 SW Biltmore St.
Application Type: (Identify if quasi-judicial)	Variance, Quasi-Judicial
Project Planner:	Bianca Lee

Project Description

The applicant is requesting a variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage. Section 158.126(J) Setback and Landscaping Requirements, a side setback of ten (10) feet is required as a ten (10) foot wide landscape buffer strip.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements (Section 158.298 (B))

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

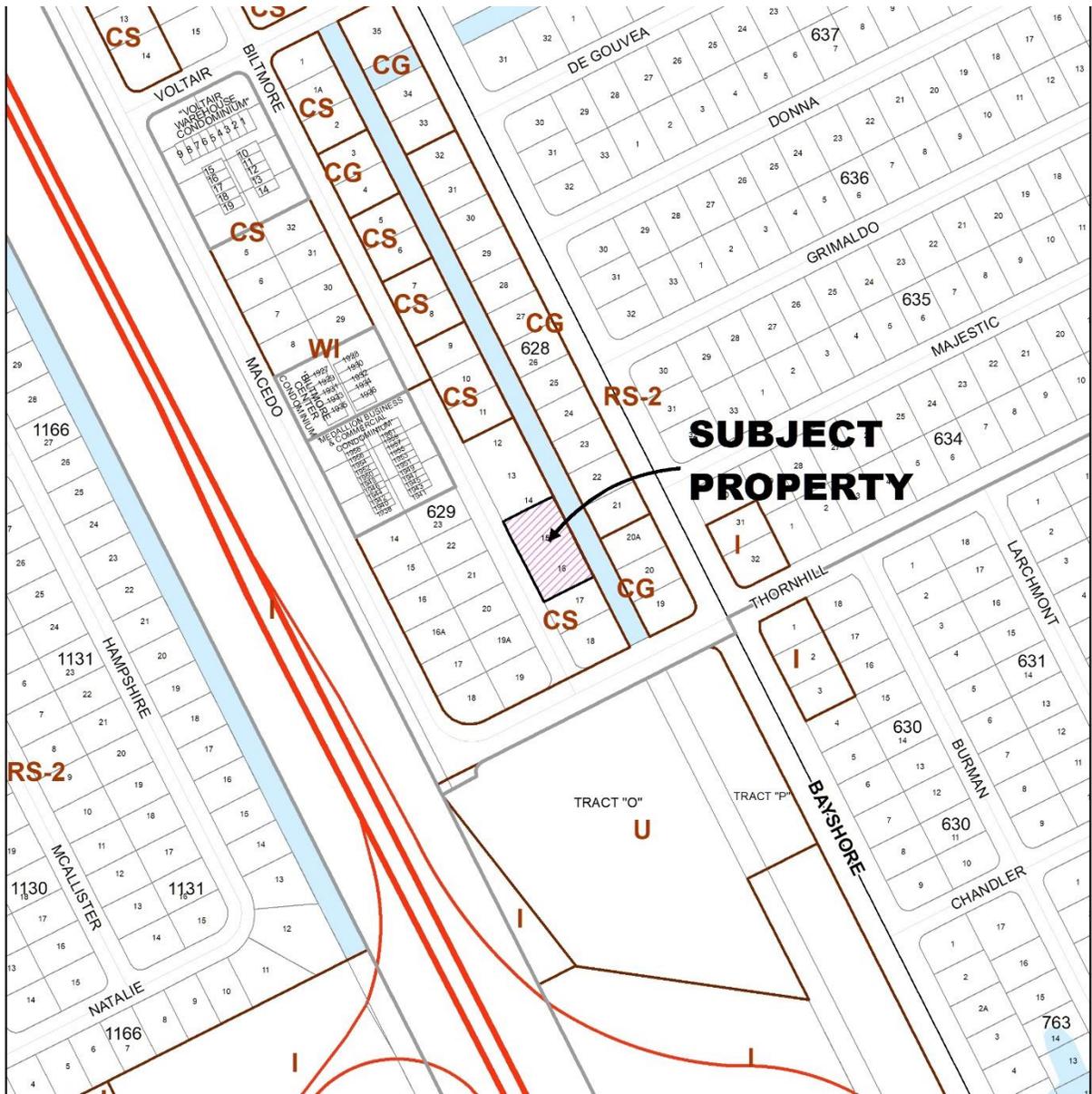
Location and Site Information

Parcel Number:	3420-560-2425-000-9
Property Size:	0.57 AC/ 25,000 SF
Legal Description:	Port St. Lucie Section 13, Block 628 S ½ Lot 14 & All Lots 15 & 16
Address:	1983 SW Biltmore St.
Future Land Use:	Light Industrial (LI) & Service Commercial (CS)
Existing Zoning:	Service Commercial (CS)
Existing Use:	Welding shop

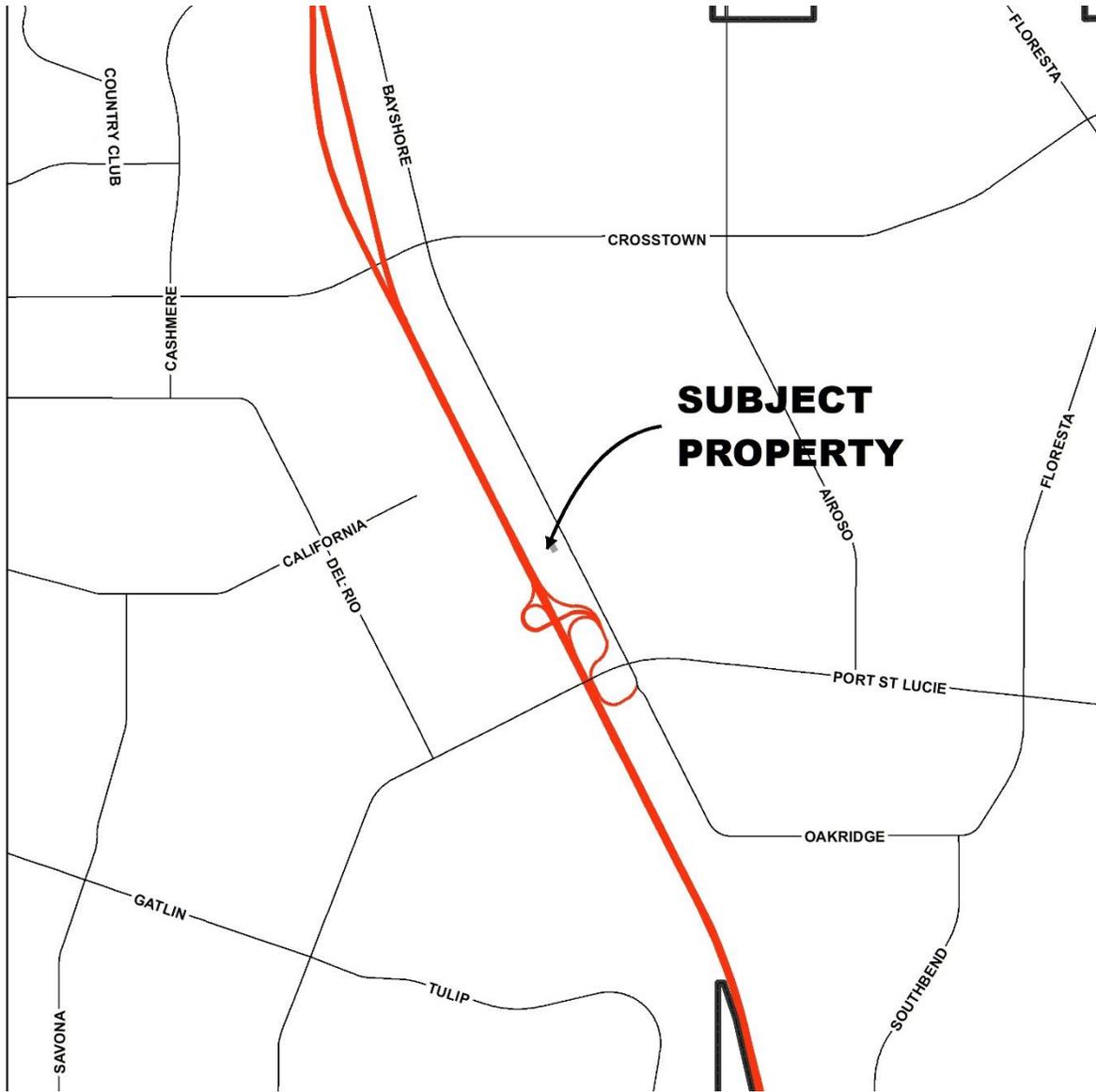
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Service
South	LI/CS	CS	Service
East	CG	CG	Retail
West	LI/CS	CS	Repair shop

RL-Low Density Residential, and RS-2- Single-Family Residential



Zoning Map



Location Map

IMPACTS AND FINDINGS

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

Compatibility with variance criteria Section 158:295 (B).

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - *Staff Findings: Special conditions and circumstances do not exist, which are peculiar to the land, structure, or building involved.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Staff Findings: See No. 1 above.*
- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - *Staff Findings: Special privileges would be conferred upon the applicant, a 10 ft. side landscape buffer strip is a regulatory standard applied to other lands, buildings, and structures in the Service Commercial Zoning District.*
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
 - *Staff Findings: Literal interpretation of the provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district or introduce unnecessary and undue hardships on the applicant.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Staff Findings: The proposed concrete slab for open storage should comply with the 10 ft. side setback as per CS-Service Commercial Zoning Section 158.126(J) Setback and Landscaping Requirements, a side setback of ten (10) feet is required as a ten (10) foot wide landscape buffer strip. The proposed concrete slab should not interfere with any utilities or drainage. A dumpster enclosure was originally intended to be located adjacent to this area on the site. The dumpster enclosure area was moved to the area between this building and the building to the north, however the enclosure is only partially constructed and does not comply with Zoning Code Section 158.232. In addition, the shrubs along the south and east sides are missing.*
- 6) That the granting of the variance will be in harmony with the general intent and purpose of

the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- *Staff Findings: Granting of the variance will not be in harmony with the general intent and purpose of the chapter, however, the variance is not thought to be injurious to the area involved or otherwise detrimental to the public welfare.*

7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

- *Staff Findings: The applicant has acknowledged this.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve with conditions
 1. Amend the site plan to include the proposed concrete slab and outdoor storage area.
 2. Install the missing hedges along the south and west property lines to comply with landscaping requirements.
 3. Construct a dumpster enclosure with gates adjacent to the northwest property line between the existing buildings as per Section 158.232(B).
- Motion to approve

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

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

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

VARIANCE APPLICATION

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

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: Customweldingdiv@gmail.com

PROPERTY OWNER: (1) fabrication69@gmail.com

Name: Tommy Creel

Address: 1983 SW Biltmore St, PSL 34984

Telephone No. 772-879-6928

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: _____

Address: _____

Telephone No. _____ Email _____

SUBJECT PROPERTY:

Legal Description: Port St. Lucie Section 13 - Blk 628 S 1/2 Lot 14 and all lots 15 & 16

Parcel I.D. Number: 3420-560-2425-000-9

Address: 1983 SW Biltmore St. PSL 34984

Current Zoning Classification CS Service commercial

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

To make use of property 6' from property line. Addition of a concrete pad 6" thick by 40' x 17'8" wide, to provide outdoor ^{Security?} storage behind fence, for machine & equipment storage. (Please see attached letter) submitted


Signature of Applicant

Tommy Creel
Hand Print Name

3/9/2023
Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 03/02/20

VARIANCES

§ 158.295 PLANNING AND ZONING BOARD OR ZONING ADMINISTRATOR (DIRECTOR OF PLANNING AND ZONING) TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

(C) Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator should consider:

- (1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- (2) That the special conditions and circumstances do not result from any action of the applicant;
- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;
- (4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
- (7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **§ 158.295 (C) 1-7** and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

Please see submitted Variance Responses.pdf

(2) Please explain if these conditions and circumstances result from actions by the applicant;

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.



Signature of Applicant

Tommy Creel

Hand Print Name

3/9/2023

Date



Custom Welding Diversified, Inc
1983 SW Biltmore Street
Port St Lucie, FL 34984
Phone# 772-879-6928 Fax# 772-879-6390
Email: Customweldingdiv@gmail.com

Parcel # 3420-560-2425-000-9

Responses to variance criteria listed under Section 158.295 (B) of Zoning Code

1) Special conditions and circumstances that exist are to make available the valuable and smart use of land behind an opaque fence to seclude construction machines and store inventory from thieving eyes. The extra width would allow the storage of machines that would not fit before, furthermore beautifying the front of the building as well.

2) Our request centers on the desire to better store machines and inventory as well as hide items from thieves.

3) That granting the variance requested will not confer any special privileges as other businesses in the area have concrete pads behind opaque fences for storage and security.

4) An unnecessary hardship would be the continuation of time and monies lost, plus the potential for injury, for employees to unload and load the shop. This requires moving vehicles and the use of a forklift to move machines. The requested variance of the extra 4' width would provide a permanent home for most of the machines, thereby saving time and money as well as reducing risk for injury.

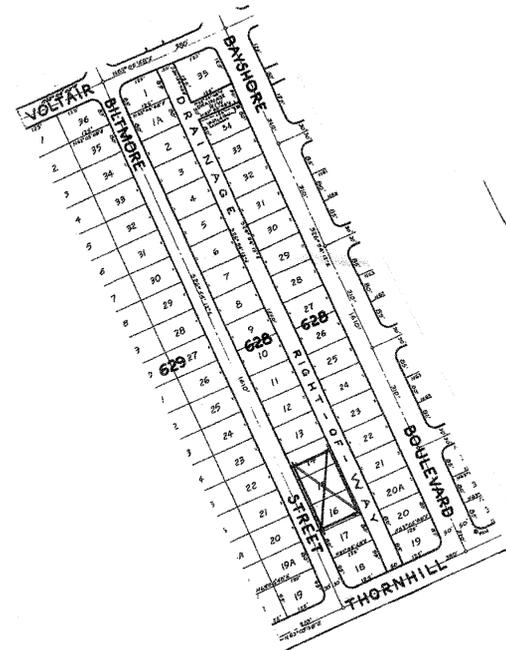
5) The variance requested would make reasonable and smart use of the land for outdoor storage and security. Moreover, provide valuable width and an additional 160 square feet.

6) The requested variance would not be injurious to the area nor detrimental to the public welfare. The other side of the fence is mostly grassy open air with some storage by the pest control business.

7) There will be full compliance with safeguards and additional conditions including time limits you may deem necessary to grant this request.



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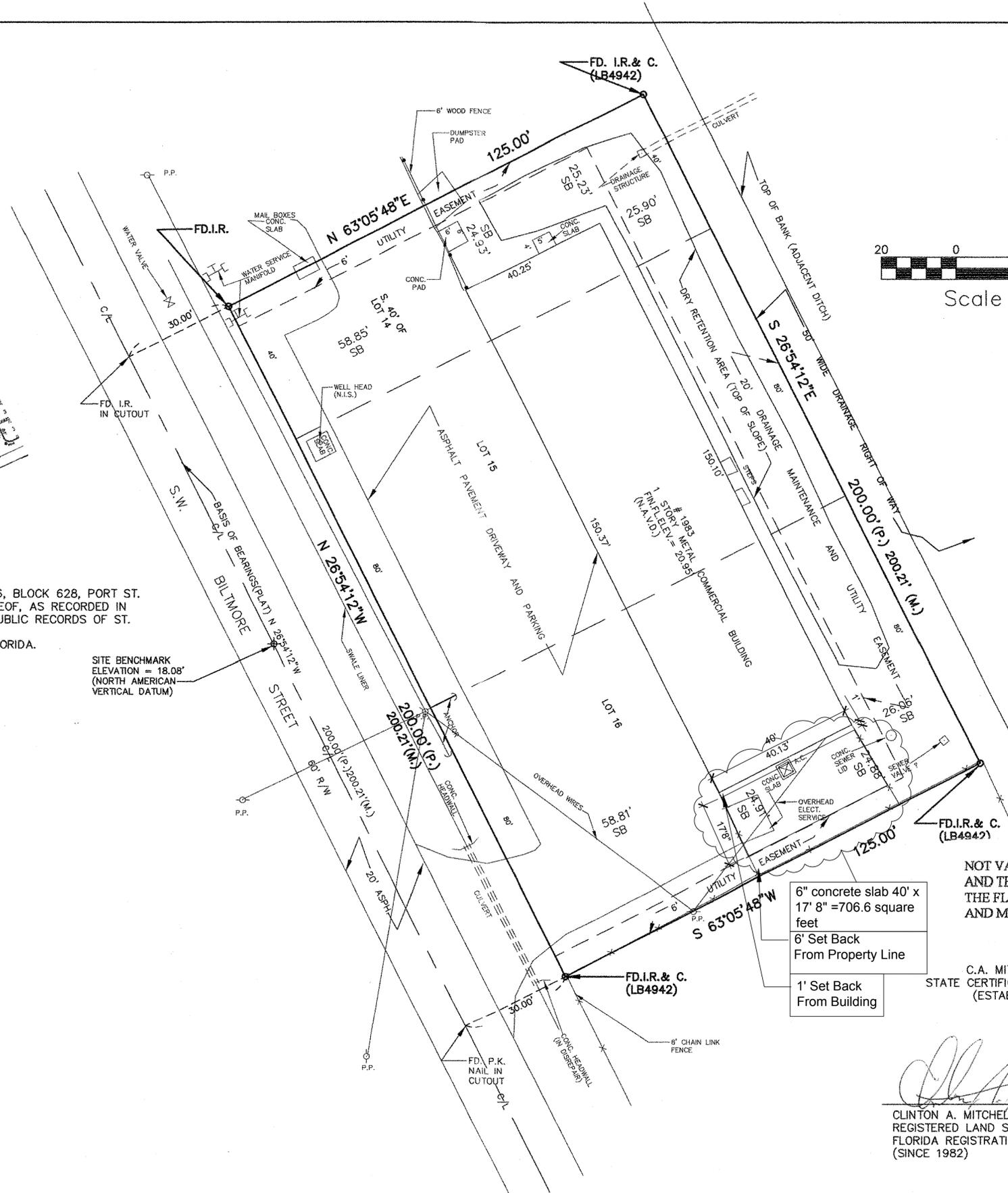


DESCRIPTION: (SUPPLIED BY CLIENT)
 THE SOUTH 1/2 OF LOT 14 AND ALL OF LOTS 15 AND 16, BLOCK 628, PORT ST. LUCIE SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 4, 4-A THROUGH 4-M OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, FLORIDA.

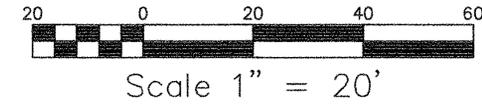
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY. (F.A.C. 5J-17).



THIS DOCUMENT PREPARED IN THE OFFICE OF:
 C.A. MITCHELL AND ASSOCIATES, INC.
 LAND SURVEYOR'S AND MAPPERS
 759 S.W. SOUTH MACEDO BOULEVARD
 PORT ST. LUCIE, FLORIDA. 34983
 (PH) 772-878-7547



FLOOD ZONE "X"
 120287-12111CO 288 "K"
 EFF. DATE: 2/19/2020



- LEGEND:
- P. = PLAT
 - M. = MEASURED
 - C. = CALCULATED
 - D. = DESCRIPTION
 - I.R. & C. = IRON ROD AND CAP
 - W.C. = WITNESS CORNER
 - C.M. = CONCRETE MONUMENT
 - I.P. = IRON PIPE
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 - O.H.W. = OVERHEAD WIRES
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 - P.C.P. = PERMANENT CONTROL POINT
 - C.A. = CENTRAL ANGLE (DELTA ANGLE)
 - TYP. = TYPICAL
 - CONC. = CONCRETE
 - SB = SETBACK
 - R = RADIUS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. (F.A.C. 5J-17)

C.A. MITCHELL AND ASSOCIATES, INC.
 STATE CERTIFICATE OF AUTHORIZATION NO. LB4276
 (ESTABLISHED 1985)

(Signature)
 SEPTEMBER 14, 2022
 CLINTON A. MITCHELL, R.L.S.
 REGISTERED LAND SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. LS3541
 (SINCE 1982)

DRAWN BY: C.A.M. DATE: SEPTEMBER 2022 DWG. NO.: 5143	APPROVED BY: M.E. PROJ. NO.: 5143 DWG. File name: C:\EPSA\5143	REVISIONS	PROJECT S. 1/2 LOT 14, ALL OF LOTS 15 & 16, BLOCK 628 PORT ST. LUCIE SECTION 13 - 1983 S.W. BILTMORE STREET, PORT ST. LUCIE, FLORIDA. 34984	SH. NAME BOUNDARY SURVEY WITH IMPROVEMENT LOCATIONS	SH. NO. ONE OF ONE	5143
--	--	-----------	--	---	-----------------------	------

* Doc Assump: \$ 0.00
 * Doc Tax : \$ 1365.00
 * Int Tax : \$ 0.00

Return to: (enclosed self-addressed stamped envelope)
 Name: DIANA GOLDMAN, P. A.
 Address: 1858 SE Port St. Lucie Blvd.
 Port St. Lucie, FL 34952

This instrument prepared by: DIANA GOLDMAN, P.A.
 Address: 1858 SE Port S. Lucie Blvd.
 Port St. Lucie, FL 34952

Property Appraisers Parcel Identification (Folio Number(s)):
 3420-560-2425-000/9

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
 File Number: 1577373 OR BOOK 1097 PAGE 1488
 Recorded: 09-08-97 09:03 A.M.

THIS WARRANTY DEED made the 27 day of August, A.D. 1997, by
 GUY P. McNESKY and DAWNA M. McNESKY, his wife
 hereinafter called the grantor, to TOMMY C. CREEL and KENNEY L. BURKE,
 whose post office address is: 1983 SW Biltmore St., Port St. Lucie, FL 34984,
 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

The South 1/2 of Lot 14 and all of Lots 15 and 16, Block 628, PORT ST. LUCIE SECTION THIRTEEN, according to the Plat thereof, as recorded in Plat Book 13, at Pages 4 and 4A through 4M, of the Public Records of St. Lucie County, Florida.

Subject to conditions, restrictions, reservations, limitations and easements of record; zoning and other regulatory ordinances.

Together, with all the tenements, hereditaments and appurtenances thereto belonging to or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Alice L Schmitter
 Signature
Alice L Schmitter
 Printed Signature

Guy P. McNesky
 Signature
GUY P. McNESKY
 Printed Signature

12676 West Ten Mile, South Lyon, MI 48178
 Post Office Address

Brenda Mausolf
 Signature
Brenda Mausolf
 Printed Signature

Dawna M. McNesky
 Signature
DAWNA M. McNESKY
 Printed Signature

12676 West Ten Mile, South Lyon, MI 48178
 Post Office Address

Alice L Schmitter
 Signature
Alice L Schmitter
 Printed Signature

Brenda Mausolf
 Signature
Brenda Mausolf
 Printed Signature

STATE OF MICHIGAN
 COUNTY OF OAKLAND

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared GUY P. McNESKY and DAWNA M. McNESKY, his wife, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and that I relied upon the following forms of identification of the above-named person(s): drivers license.

Witness my hand and official seal in the County and State last aforesaid this 27 day of August, 1997.



Brenda Mausolf
 Notary Signature
Brenda Mausolf
 Printed Notary Signature

BRENDA MAUSOLF
 NOTARY PUBLIC - OAKLAND COUNTY, MI
 MY COMMISSION EXP. 10/24/2001

(SEAL)

Tommy C. Creel

1983 SW Biltmore Street

VARIANCE

Project: P23-038

Planning and Zoning Board Meeting

Bianca Lee, Planner I

April 4, 2023, Meeting



PROJECT SUMMARY

- A variance to the setback requirements of Service Commercial (CS) Zoning.



APPLICANT AND OWNER

- Tommy C. Creel, property owner and applicant.

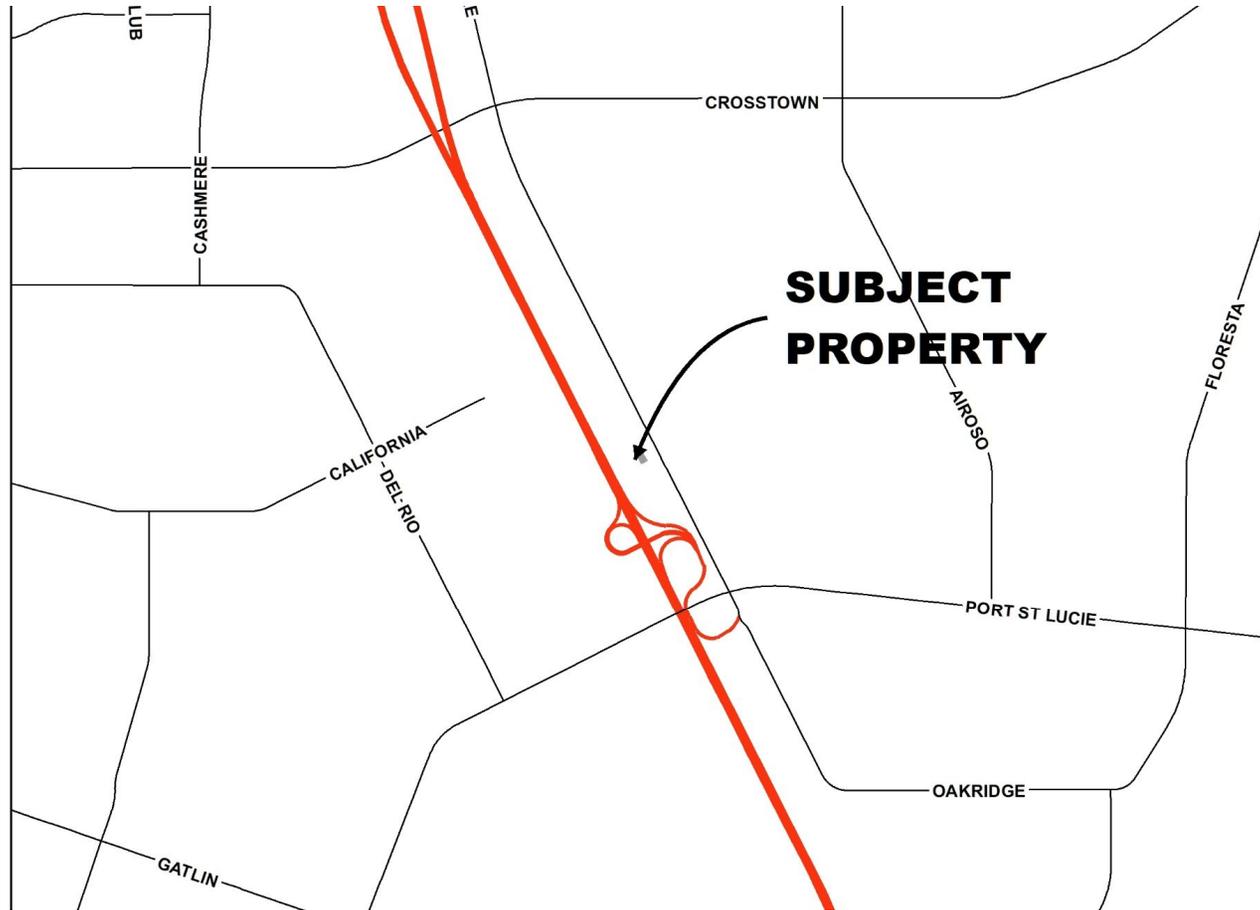


VARIANCE REQUEST

- A variance of 4 feet to allow a 6-foot setback from the side property line for a proposed concrete slab used for open storage.
- Section 158.126(J) Setback and Landscaping Requirements, a side setback of ten (10) feet is required as a ten (10) foot wide landscape buffer strip.



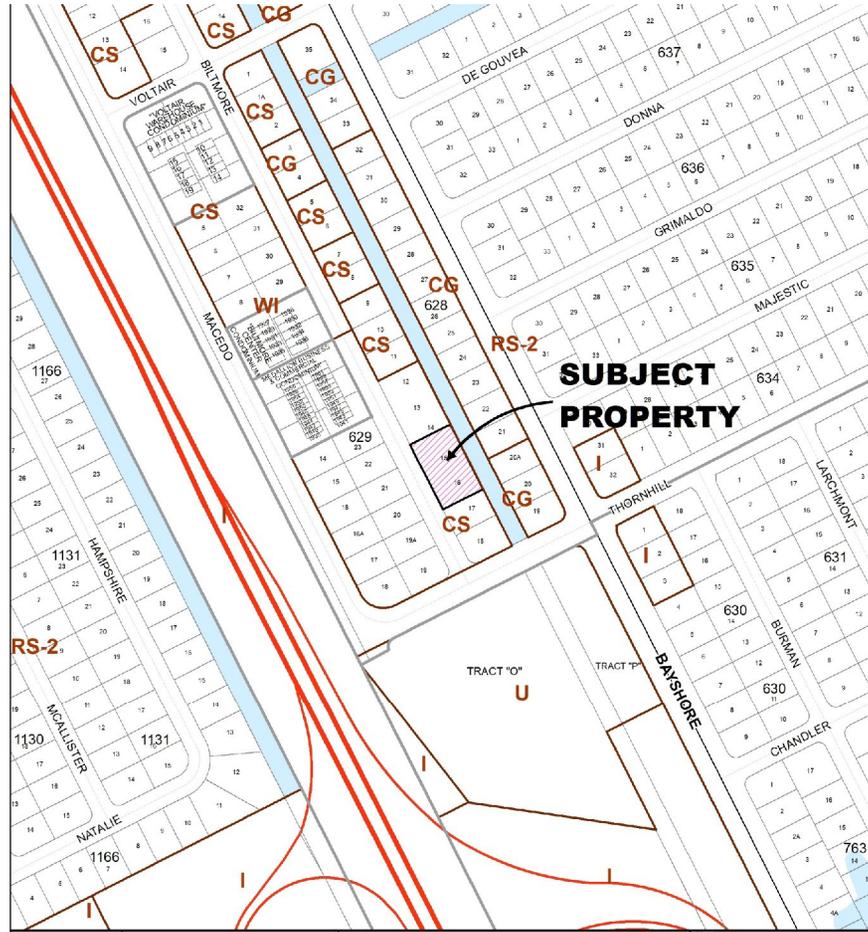
LOCATION

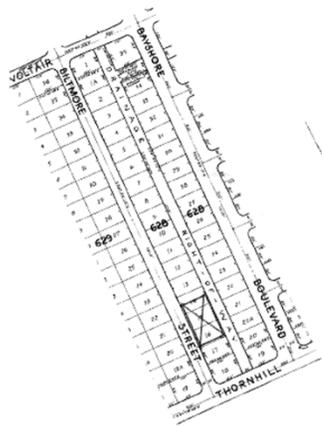


AERIAL MAP



Zoning Map



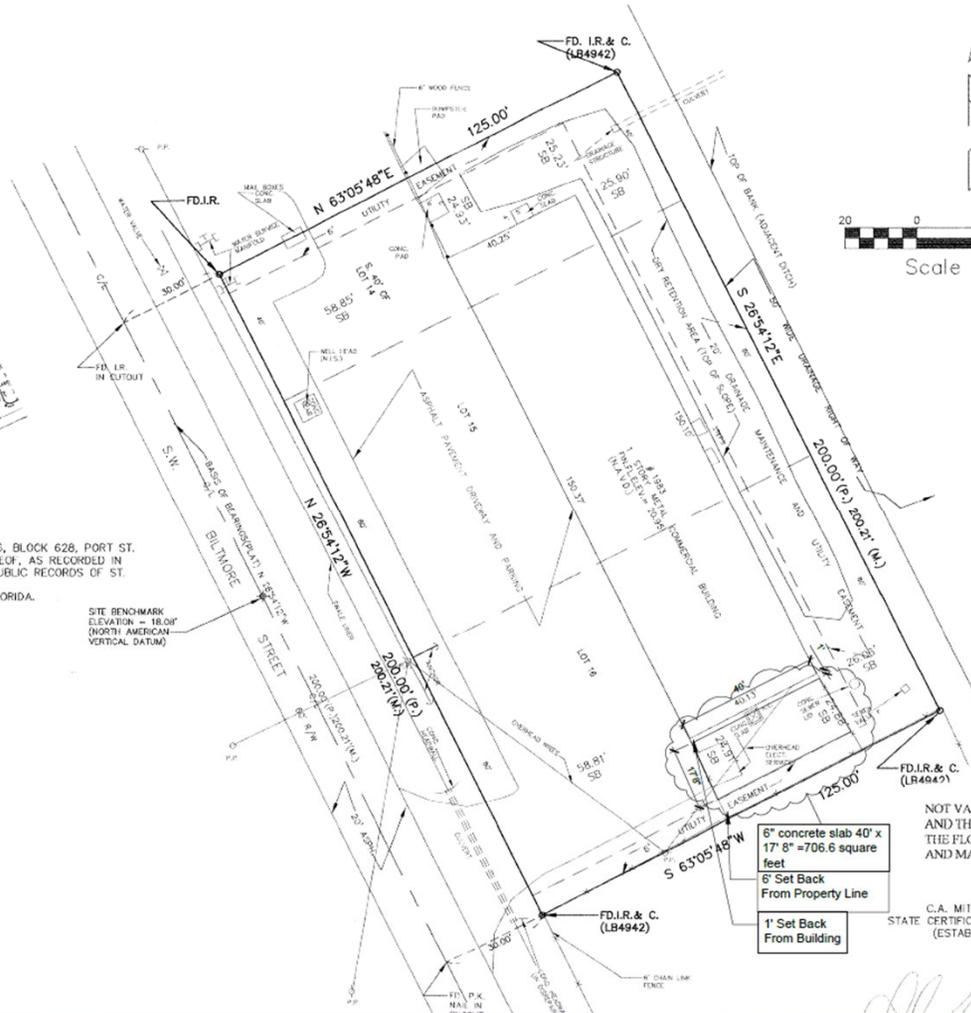


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 SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
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 COUNTY, FLORIDA.
 ANDS SITUATE IN THE CITY OF PORT ST. LUCIE, FLORIDA.

ADDITIONAL OR DELATIONS TO SURVEY LEAD
 OR REPORTS BY OTHER THAN THE SIGNER
 PARTY IS PROHIBITED WITHOUT THE WRITTEN
 CONSENT OF THE SIGNING PARTY.
 (F.A.C. 53-17)



UMENT PREPARED IN THE OFFICE OF:
 MITCHELL AND ASSOCIATES, INC.
 SURVEYORS AND MAPPERS
 S.W. SOUTH MACEDO BOULEVARD



FLOOD ZONE "X"
 120787-12111CO 288 "K"
 EFF. DATE: 2/19/2020



Scale 1" = 20'

- LEGEND:
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 - M = MEASURED
 - C = CALCULATED
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 - LR & C = IRON ROD AND CAP
 - W.C. = WITNESS CORNER
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 - P.C.P. = PERMANENT CONTROL POINT
 - CA = CENTRAL ANGLE (DELTA ANGLE)
 - TYE = TYPICAL
 - CONEC. = CONCRETE
 - SB = SETBACK
 - R = RADIUS

6" concrete slab 40' x
 17' 8" = 706.6 square
 feet
 6' Set Back
 From Property Line
 1' Set Back
 From Building

NOT VALID WITHOUT THE SIGNATURE
 AND THE ORIGINAL RAISED SEAL OF
 THE FLORIDA LICENSED SURVEYOR
 AND MAPPER. (F.A.C. 53-17)

C.A. MITCHELL AND ASSOCIATES, INC.
 STATE CERTIFICATE OF AUTHORIZATION NO. LB4276
 (ESTABLISHED 1985)

Boundary Survey



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve with conditions
 1. Amend the site plan to include the proposed concrete slab and outdoor storage area.
 2. Install the missing hedges along the south and west property lines to comply with landscaping requirements.
 3. Construct a dumpster enclosure with gates adjacent to the northwest property line between the existing buildings as per Section 158.232(B).
- Make a motion to approve
- Make a motion to deny
- Make a motion to table





Agenda Summary

2023-326

Agenda Date: 4/4/2023

Agenda Item No.: 8.g

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P23-040 Crb of Florida - Caribbean American Club Parking - Variance

Location: 3771 SE Jennings Road

Legal Description: A portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1

This is a request to grant a variance to allow a reduction of 21 parking spaces in the required number of parking spaces to allow for an enclosed assembly use.

Submitted By: Bethany Grubbs, Planner III

Executive Summary: The City of Port St. Lucie has received a request from Crb of Florida, Inc., the property owner, for a variance to allow a reduction of 21 parking spaces in the required number of parking spaces to allow for an enclosed assembly use. As required by Section 158.221(C)(9), the overall building is 5,040 square feet, with up to 2,999 square feet of building space being assembly space, which requires 75 parking spaces. The applicant is asking for a reduction from 75 to 54 parking spaces.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the variance application and vote to approve, approve with conditions, or deny the variance request.

Background: See attached staff report.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: The property is located at 3771 SE Jennings Road, on the south side of SE Jennings Road and west of SE Lennard Road.

Attachments:

1. Staff Report
2. Application and Applicant's Responses to Variance Criteria
3. Site Parking Plan
4. Floor Plan
5. Warranty Deed

6. Owner's Authorization
7. Staff Presentation



**Crb of Florida – Caribbean American Club
 Variance
 P23-040**



Project Location Map

SUMMARY

Applicant's Request:	This is a request to grant a variance to allow a reduction of 21 parking spaces in the required number of parking spaces to allow for an enclosed assembly use.
Agent:	Tod Mowry, Redtail Design Group, Inc.
Applicant / Property Owner:	Crb of Florida, Inc.
Location:	The property is located at 3771 SE Jennings Road, on the south side of SE Jennings Road and west of SE Lennard Road.
Application Type:	Variance, Quasi-Judicial
Project Planner:	Bethany L. Grubbs, Planner III

Project Description

The City of Port St. Lucie has received a request from Crb of Florida, Inc., the property owner, for a variance to allow a reduction of 21 parking spaces in the required number of parking spaces to allow for an enclosed assembly use. As required by Section 158.221(C)(9), the overall building is 5,040 square feet, with up to 2,999 square feet of building space being assembly space, which requires 75 parking spaces. The applicant is asking for a reduction from 75 to 54 parking spaces. The property subject to this variance request is located at 3771 SE Jennings Road and is zoned Service Commercial (CS), with a Service Commercial (CS) land use.

Background

The existing commercial building was constructed in 1988 and was previously used as a radio station office. Office uses require less parking, at a rate of one (1) space per two hundred (200) square feet of gross floor area. The building is 5,040 square feet; however, only up to 2,999 SF of building space will be utilized for a proposed enclosed assembly area and the remaining square footage will be utilized for storage space, mechanical rooms, staff office space, a conference room, a lobby area, and restrooms.

Per Section 158.22(C), enclosed assembly uses require one (1) space for each forty (40) square feet of assembly area or one (1) space for each two hundred (200) square feet of gross floor area, whichever requirement is greater. If the parking is calculated at a rate of one (1) space per two hundred (200) square feet of gross floor area, the site requires twenty-five (25) spaces. If the parking is calculated at a rate of one (1) space for each forty (40) square feet of assembly area, the site requires seventy-five (75) parking spaces. Accordingly, the site requires seventy-five (75) parking spaces.

Facilities used intermittently, of a noncommercial nature, such as cultural facilities, shall not be required to pave all parking spaces. These uses may reduce the amount of paved parking spaces by as much as seventy-five (75%) percent. Spaces not paved shall be provided with a stabilized base and sodded with grass. Currently, the site contains thirty (30) paved parking spaces, which complies with the code requirement that 25% of the onsite required parking must be paved. Nineteen (19) spaces would be 25% of 75 spaces. Parking spaces are required to be 9.5' by 18' in size.

The property has one access point, through a 20' wide ingress and egress easement on the property to the north, which connects the property to Jennings Road. The property owner has an existing land lease with a leaseholder for the 275' wireless communications tower, which will remain on the property. The tower and tower equipment is located on the southern portion of the parcel. Due to the site layout, considering the location of the tower, tower equipment, and existing building, the southern portion of the property cannot accommodate additional parking.

The application estimates that the club meetings and activities will have approximately 50-80 people in attendance, presumably a number of the members will be sharing transportation to and from.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements (Section 158.298 (B))

Notice was mailed to property owners within a maximum of 750 feet of the subject property on March 23, 2022.

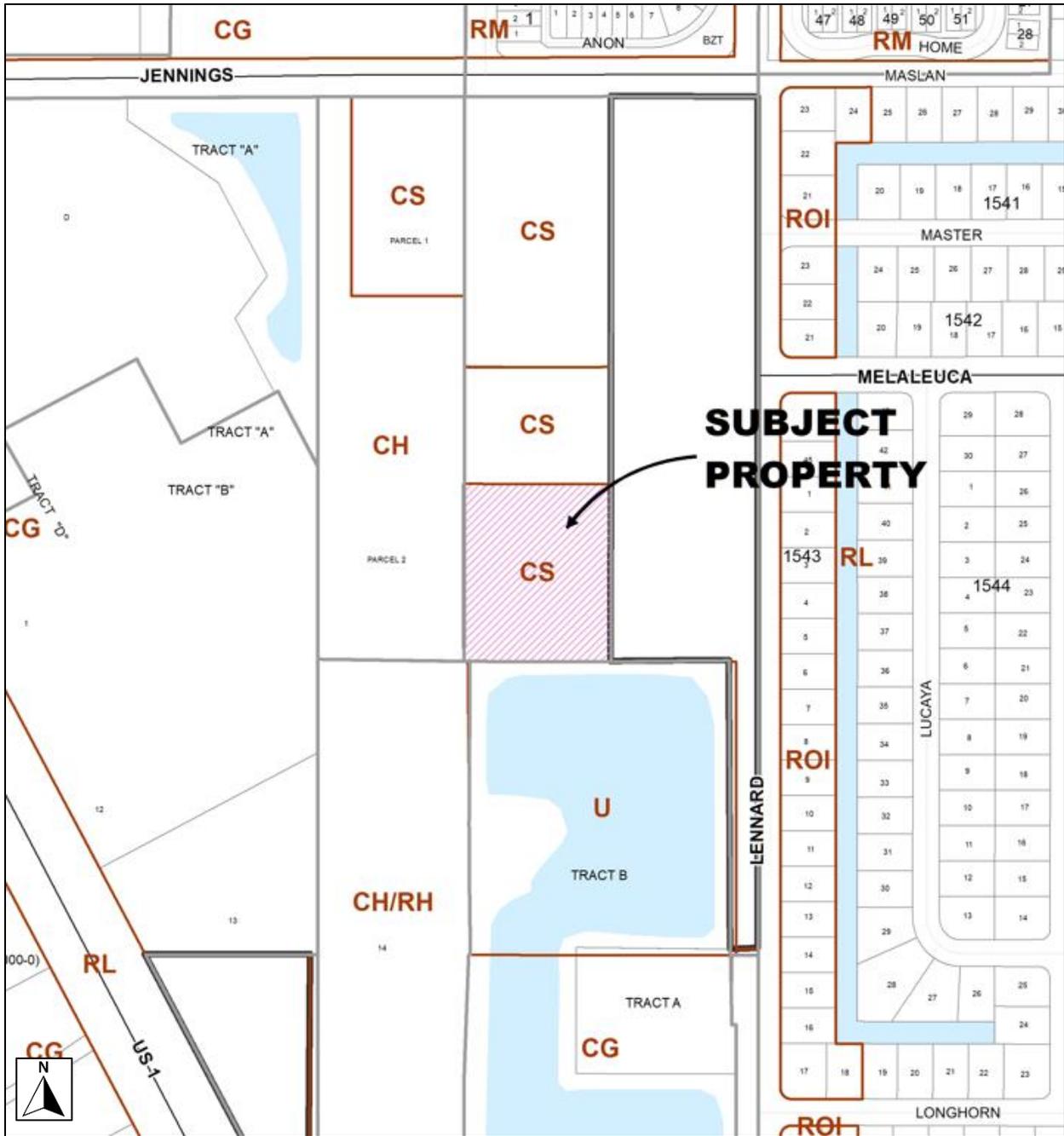
Location and Site Information

Parcel Number:	3414-501-4701-400-4
Property Size:	3.05 acres
Legal Description:	A portion of Lot 2, Block 1, of St. Lucie Gardens Plat 1
Existing Future Land Use:	U (Utility)
Proposed Future Land Use:	CS (Service Commercial)
Existing Zoning:	GU (General Use)
Existing Use:	Developed with an existing 5,022-square-foot office building and a telecommunications tower
Requested Zoning:	CS (Service Commercial)
Proposed Use:	Enclosed assembly area. The existing 275' guyed wireless communication tower will remain.

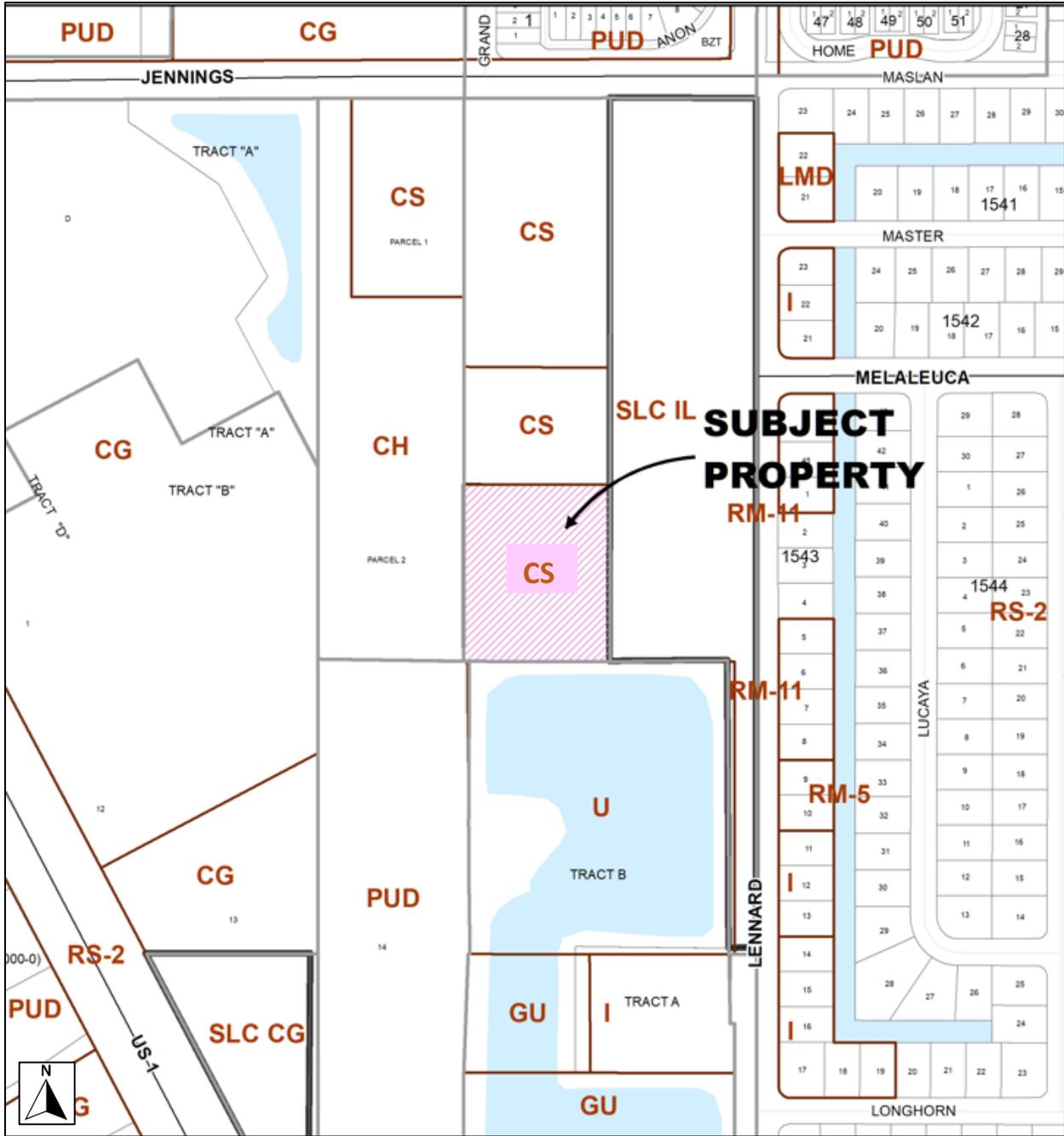
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Telecommunications Tower
South	U	U	Vacant – City-owned
East	IND, St. Lucie County	IL, St. Lucie County	Industrial Park
West	CH	CH	Self-Storage and RV Resort

CS – Service Commercial, U – Utility, IND – Industrial (SLC), IL – Industrial Light (SLC), CH – Highway Commercial)



Land Use Map



Zoning Map

IMPACTS AND FINDINGS

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

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

Compatibility with variance criteria Section 158:295 (B).

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - *Staff Findings: No special conditions exist, based on the provided survey.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Staff Findings: See #1.*
- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - *Staff Findings: All special exception uses, such as enclosed assembly, within the Service Commercial (CS) Zoning District may be granted approval by the City Council as a special exception use if it meets all applicable requirements including the parking requirements.*
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
 - *Staff Findings: The literal interpretation would not deprive the applicant of rights enjoyed by others.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Staff Findings: Granting this variance is not the minimum variance that will make possible the reasonable use of the land.*
- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - *Staff Findings: The proposed variance area of impact does not directly abut the adjacent property or public right-of-way. The variance will not be injurious to the area involved or detrimental to the public welfare. The applicant would still be required to receive a permit from the City's Building Department for the interior renovations and from the Public Works Department for site development, which includes paving and*

drainage. Variance approval to the parking requirement must first be granted before the City can issue permits.

- 7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

- *Staff Findings: Acknowledged.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

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

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

TYPE	STATUS	BUILDING TYPE	
VAR	SUBMITTED	COMM	
ASSIGNED TO			
Clyde Cuffy; Bethany Grubbs			
ADDRESS			
3771 SE Jennings Road			
SECTION	BLOCK	LOT	
	StLucieGardens	p/o 2, Blk. 1	
LEGAL DESCRIPTION			
ST LUCIE GARDENS 12 37 40 BLK 1 S 400 FT OF W 1/2 OF LOT 2 (3.05AC) (MAP 44/12N) (OR 551-2926)			
SITE LOCATION			
Port St. Lucie between SE Jennings Road, SE Lennard Road, US Highway 1, and SE Cane Slough Road			
PARCEL #			
3414-501-4701-400-4			
CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
		CS	
ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS	
3.05			
NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT		
0	0		
UTILITY PROVIDER			
DESCRIBE REQUEST			
The applicant is requesting a Variance of twenty-one (21) parking spaces for an enclosed assembly area use. Please see attached project narrative for more details. We are submitting this request after discussions with staff and verifying that the Special Exception Use application is no longer needed for the Caribbean American Club project. Any fees from the SEU project are requested to be transferred over to this project.			
Primary Contact Email			
Brandon@redtaildg.com			
AGENT/APPLICANT			
FIRST NAME	LAST NAME		
Tod	Mowery		
Business Name			
Redtail Design Group			
ADDRESS			
100 S. 2nd Street			
CITY	STATE	ZIP	
Fort Pierce	FL	34950	
EMAIL	PHONE		
todm@redtaildg.com	7727421555		
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

Crb Of Florida Inc

ADDRESS

20880 Stone Oak Pkwy

CITY	STATE	ZIP
-------------	--------------	------------

San Antonio

TX

78258

EMAIL	PHONE
--------------	--------------

bloomfieldd@bellsouth.net

(000) 000-0000



PROJECT NARRATIVE & COVER LETTER

Caribbean American Club

Variance Application

February 27, 2023

REQUEST

On behalf of the Petitioner, Redtail Design Group is requesting approval of a variance to the parking requirements for a project known as Caribbean American Club. The subject property is located at 3771 SE Jennings Road, in Port St. Lucie, Florida. The subject site is 3.05 acres and includes an existing commercial building approximately totaling 5,040 SF, but up to 2,999 SF of building space will be utilized for a proposed enclosed assembly area and the remaining square footage will be utilized for storage space, mechanical rooms, staff office space, a conference room, a lobby area, and restrooms. This site was originally approved as a radio station which was parked at the "Office" parking rate of 1 space per 200 SF of gross floor area. At this time, the applicant is requesting approval of a variance to the parking requirements associated with the use of the building for up to 2,999 SF of enclosed assembly area. The required amount of parking for 2,999 SF of enclosed assembly area would be 75 parking spaces (1 space per 40 SF) and the property can only provide 54 total parking spaces between paved and grass parking. This would represent a Variance request of 21 parking spaces.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is comprised of 3.05 acres of land and is located at 3771 SE Jennings Road in Port St. Lucie, Florida. The SLC parcel control number associated with this Variance request is 3414-501-4701-400-4.

The subject property currently has a Future Land Use designation of Service Commercial (CS) and a Zoning designation of Service Commercial (CS).

As noted above the site was the former home to a radio station that is no longer operating on this site. While the overall building is approximately 5,040 SF the applicant will only utilize up to 2,999 SF of space for enclosed assembly area. Based on Section 158.221(C)(9) of the Port St. Lucie Land Development Regulations (LDRs) an enclosed assembly area shall be parked at 1 space for every 40 SF of assembly area or 1 space for 200 SF of overall area, whichever is greater. In this case the calculation of 1 space per 40 SF is the greater calculation of the two. The site can accommodate 54 parking spaces between paved surface parking and grass parking areas. There are thirty (30) total paved parking spaces, which complies with the code requirement that 25% of the onsite required parking must be paved, nineteen (19) spaces would be 25% of 75 spaces. There will also be an average amount people between 50 – 80 onsite at any given time. The applicant is requesting approval of a variance for twenty-one (21) required parking spaces. The proposed use will not generate additional traffic to this site and based on the Rezoning and Future Land Use amendments that were just granted, the traffic will slightly decrease as compared to the previous Zoning and Future Land Uses of the site.

To the north of the subject property lies the right-of-way of SE Jennings Road followed by a residential Planned Unit Development. These parcels have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Planned Unit Development (PUD).

To the east of the subject property lies a light industrial area that is a part of St. Lucie County jurisdiction and then the right-of-way of SE Lennard Road. These parcels have a St. Lucie County Future Land Use designation of Industrial (IND) and an underlying Zoning designation of Industrial Light (IL).

To the south of the subject property is a Port St. Lucie stormwater pond. The parcel has a Future Land Use Designation of Utility (U) and an underlying Zoning designation of Single General Use (GU).

The parcel to the west of the subject property is current developed as an RV park and has a Future Land Use designation of Commercial Heavy (CH) and an underlying Zoning designation of Highway Commercial (HC).

VARIANCE APPLICATION REQUIREMENTS AND CRITERIA

Section 158.295 of the Port St. Lucie Zoning Code identifies the requirements for a Variance Application Submittal. The attached materials meet all of the requirements of Section 158.295 as set forth below:

- 1. Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district:**

This site is an existing developed site and changes cannot be made to the layout to accommodate additional parking due to the current placement of the building and the area available to provide all of the required parking spaces. The site can currently accommodate fifty-four (54) code compliant parking spaces between existing paved surface parking and grass parking areas. If this was a vacant site, the applicant would simply be able to develop a fully code compliant site and this is not something that is always possible on sites that are already developed.

- 2. Please explain if these conditions and circumstances result from actions by applicant:**

This property is already a developed site and the applicant was not a party to the development and placement of buildings and parking areas on the site. While the building is approximately 5,040 SF the applicant will be reducing the enclosed assembly area to a space not to exceed 2,999 SF to accommodate parking on site and to minimize the requested Variance. Should the applicant utilize the full building space (5,040 SF) for an enclosed assembly area, the parking requirement would be 126 parking spaces which would be fifty-one (51) more parking spaces that the site simply cannot accommodate. The applicant is making strides to make the parking as compliant as possible without reducing the ability to run their business effectively.

- 3. Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district:**

Granting of the requested variance to reduce the parking requirement by twenty-one (21) parking spaces will not confer on the Caribbean American Club any special privileges. Other lands, buildings, or structures in the same zoning district and similar zoning district throughout the City have been granted variances to allow for a reduced number of parking spaces.

- 4. Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant:**

The literal interpretation of the code would prevent this existing developed site from containing a use that is permitted by right within the CS zoning district that meets the intent of the code, promotes safety, and provides quality services. Besides the parking requirement, all other code requirements shall be in compliance and adhered to.

- 5. Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure:**

The variance being requested for a reduction of twenty-one (21) parking spaces is the minimum needed to make possible the reasonable use of the land. The site design layout has been developed to provide safety for its patrons, as well as to comply with the intent of the code, objectives, and policies.

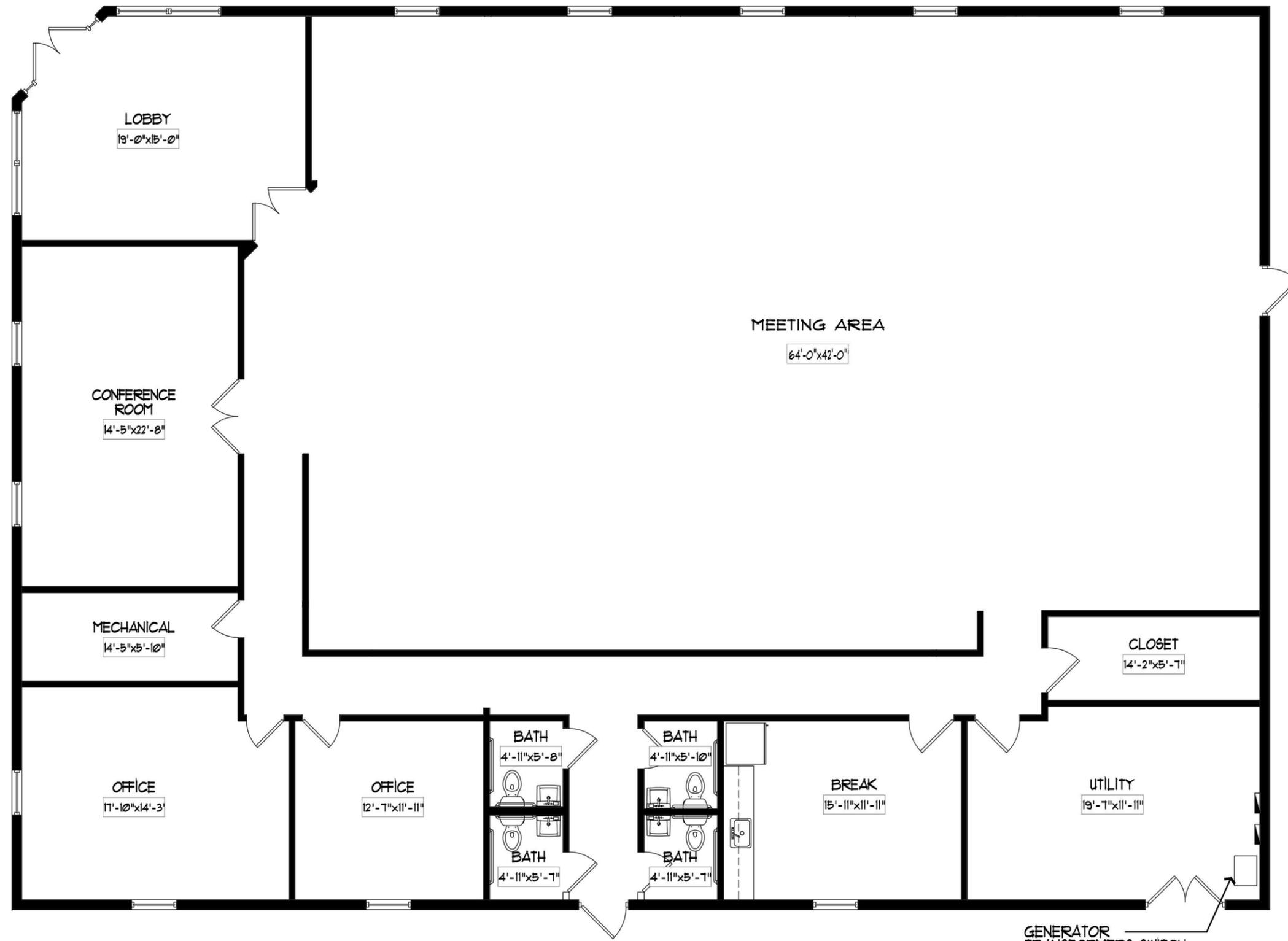
- 6. Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare:**

The parking variance would not be detrimental to the public welfare or injurious to the property or the improvements. The requested variance is consistent with the goals and objectives of the City meeting the needs of the present, without compromising the ability of future generations to meet their own needs.

- 7. Please indicate that there will be full compliance with additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall begun or completed, or both.**

The applicant acknowledges the above and agrees to comply with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.



3771 SE JENNINGS ROAD

Floor Plan



839213

1050

WARRANTY DEED

THIS WARRANTY DEED, made and executed as of the 30th day of June, 1987, by FRED L. NETTERE, hereinafter called the "Grantor", to CRB OF FLORIDA, INC., a Delaware corporation, whose post office address is c/o Mr. Edward G. Rogoff, 630 Fifth Avenue, Room 2930, New York, New York 10111, 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 any individual(s), and the successors and assigns of any corporation(s).)

4/14/05 Scan then file in deed book

Ft. Pierce Studios, WAVV-TV
Town

3771 S.E. Jennings Rd
Port St. Lucie, FL

550

Market - Ft. Pierce, FL

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, to-wit:

The South 400 feet of the West 1/2 of Lot 2, Block 1, of ST. LUCIE GARDENS, PLAT 1, according to the plat thereof, recorded in Plat Book 1, Page 35 of the Public Records of St. Lucie County, Florida, Section 12, Township 37 South, Range 40 East.

The property being conveyed hereunder is not the homestead of the Grantor. The home address of the Grantor is 1357 Northeast Boulevard, Apartment 307, Stuart, Florida 33494.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT to conditions, limitations, restrictions, reservations, leases, easements, and rights-of-way of record, if any, provided, however, that nothing contained herein shall operate to reimpose any of the foregoing; taxes for the year 1987, and subsequent years; and applicable zoning ordinances.

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

This Instrument Prepared by
and Return to:

Domenick R. Esquire
Shutts & Bowen
Forum III, Suite 700
1675 Palm Beach Lakes Boulevard
West Palm Beach, Florida 33401

550.00

And the Grantor hereby covenants with the said Grantee that it is lawfully seised of the said premises in fee simple; that it has good right and lawful authority to sell and convey the same; that it hereby fully warrants the title to the said premises and will defend the same against the lawful claims of all persons whomsoever; and that said premises are free of all encumbrances except those to which this deed is made subject as noted above.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in his name, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
FRED L. NETTERE

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared FRED L. NETTERE, and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of June, 1987.

[Handwritten signature]
Notary Public
State of Florida at Large

My Commission Expires:

839213

'87 JUL 31 P3:17

90 FILED AS DEED
DOUGLAS COUNTY CLERK
ST. LUCIE COUNTY, FL.



WCMS1556/ds(5)

Crb Of Florida Inc
AP Dept #158
20880 Stone Oak Parkway
San Antonio, TX 78258

OWNER CONSENT FORM

Project Name: Caribbean American Club

Parcel ID: 3414-501-4701-400-4

Address: 3771 SE Jennings Road

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

I hereby give CONSENT to Redtail DG, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 30th day of Sept, 2022, by Dawn Bloomfield (Name of Person Acknowledging) who is personally known to me or who has produced Personally Known (type of identification) as identification and who did (did not) take an oath.

Ruth Leonard
Notary Signature

Ruth Leonard
Printed Name of Notary

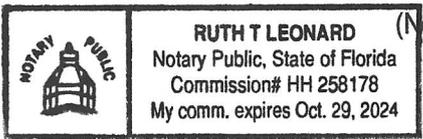
[Signature]
Owner's Signature on behalf

CARIBBEAN AMERICAN CLUB
Owner's Name

3771 SE JENNINGS ROAD
Street Address

PORT ST MURPHY FL 34952
City, State, Zip

9546369064 bloomfield@belsouth.net
Telephone / Email



10/29/2024
My commission expires

Crb of Florida – Caribbean American Club
Variance Application
P23-040

Planning and Zoning Board

April 4, 2023

Bethany Grubbs, Planner III

CityofPSL.com



Request Summary

Applicant / Property Owner: Crb of Florida, Inc

Agent: Tod Mowry, Redtail Design Group, Inc.

Address: 3771 SE Jennings Road

Request: This is a request to grant a variance to allow a reduction of 21 parking spaces in the required number of parking spaces to allow for an enclosed assembly use.



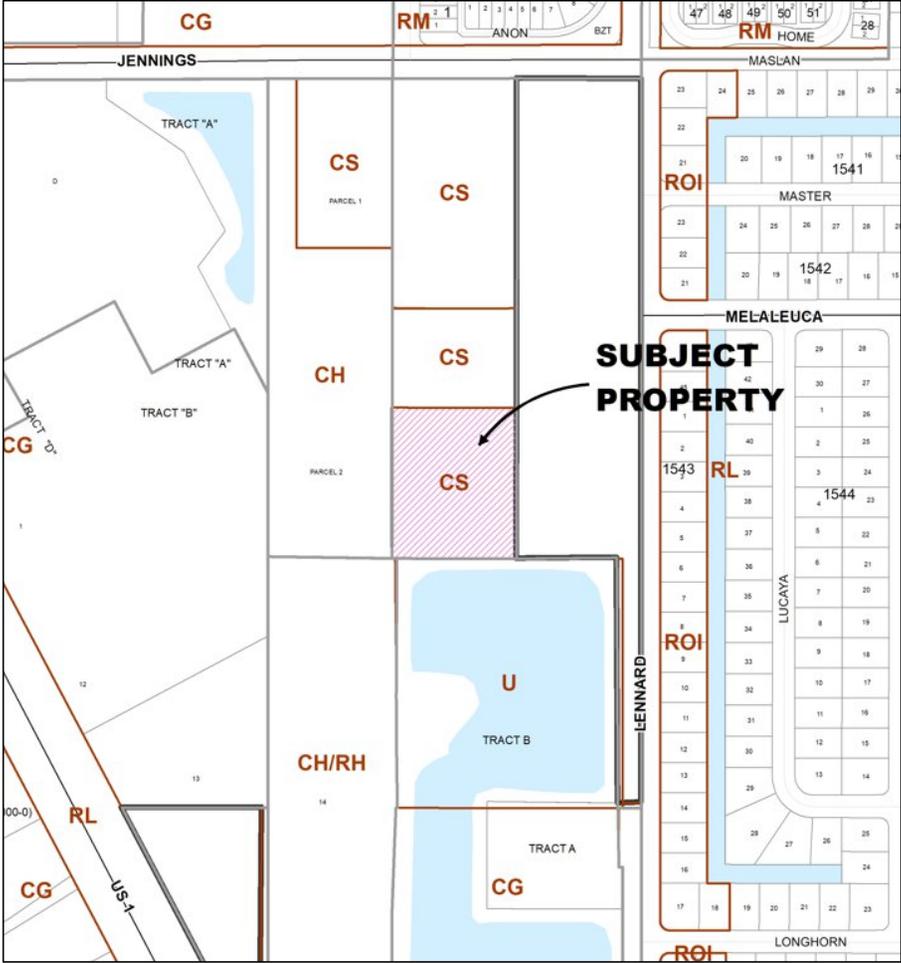
Aerial

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Telecommunications Tower
South	U	U	Vacant – City-owned
East	IND, St. Lucie County	IL, St. Lucie County	Industrial Park
West	CH	CH	Self-Storage and RV Resort



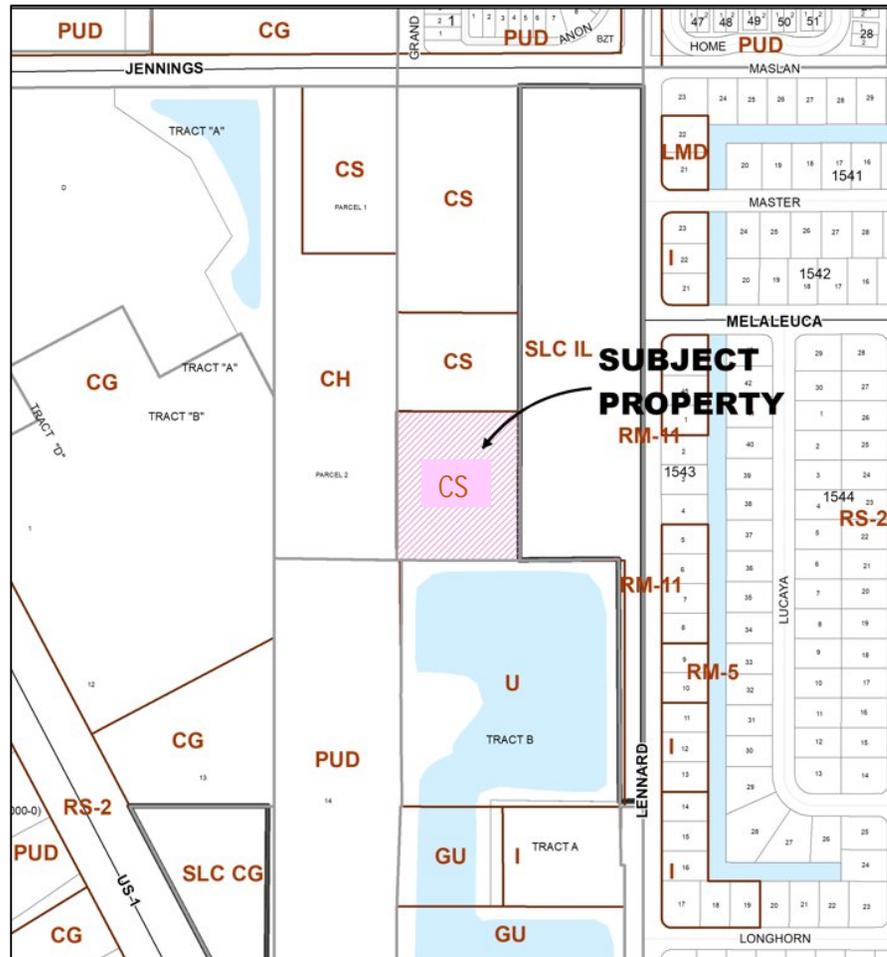
Land Use

CS (Service Commercial)



Zoning

CS (Service Commercial)



CityofPSL.com

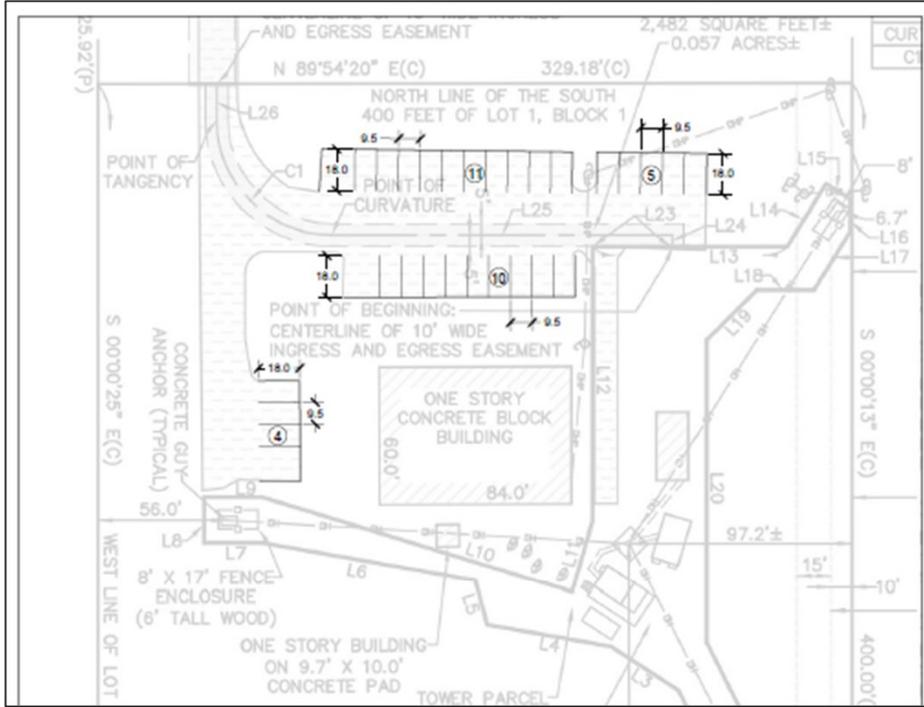


Detailed Aerial

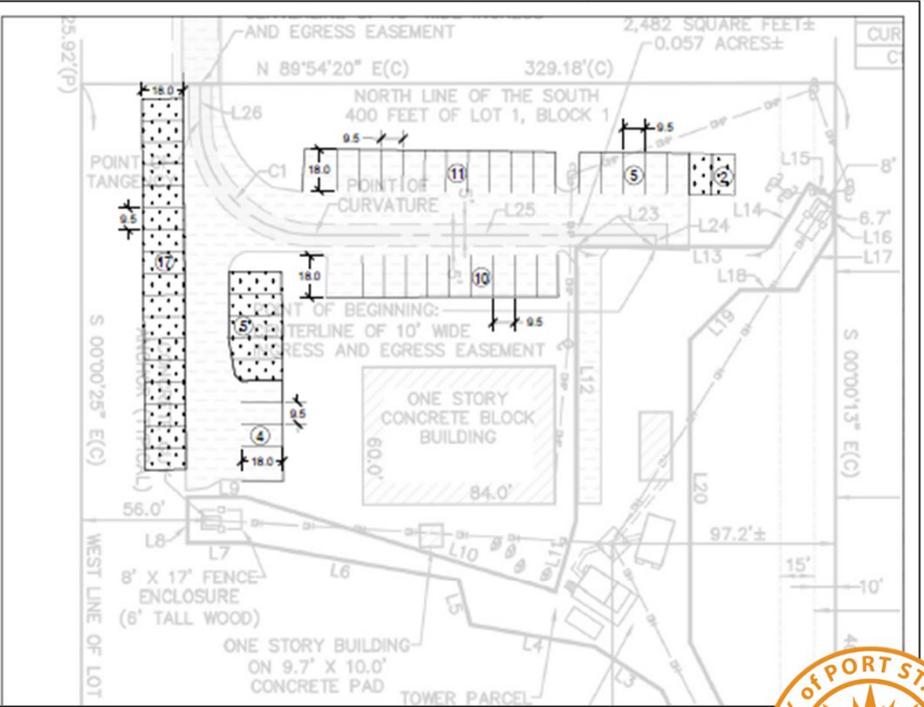


Site Parking Plan

Existing (30 Spaces)



Proposed (54 Spaces)



Questions or Comments?

Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

