City of Port St. Lucie

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

Meeting Agenda

Request to Table Item 8B

Tuesday, January 6, 2026

6:00 PM

Council Chambers, City Hall

Planning and Zoning Board

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

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

1. Meeting Called to Order

2. Roll Call

3. Determination of a Quorum

4. Pledge of Allegiance

5. Approval of Minutes

5.a Approval of Minutes - December 2, 2025 **2026-042**

6. Consent Agenda

7. Public Hearings - Non Quasi-Judicial

7.a P25-157 Sandpiper Bay Resort - Small-Scale Comprehensive Plan Amendment to the Future Land Use Map **2026-016**

Location: 3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard

Legal Description: Portions of Section 23, Township 37 South, Range 40 East (full description attached)

This is a request to amend the Future Land Use Map to change the designation of approximately 28.6 acres from Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General / Institutional (CG/I).

7.b P25-174 City of Port St. Lucie - Zoning Text Amendment - Chapter 158: Zoning Code - Appendix B - City of Port St. Lucie Land Use Conversion Manual **2026-013**

This application is a city-initiated text amendment to the City of Port St. Lucie Land Use Conversion Manual (Appendix B) of the Zoning Code (Chapter 158) of the City of Port St. Lucie Code of Ordinances.

8. Public Hearing - Quasi-Judicial

8.a P25-091 Town Place - Master Sign Program Application **2026-015**

Location: This property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.
Legal Description: The property is legally described as Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and Parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens (PB 1, PG 35) (see Application for full legal description).
This is a request to create a master sign program for Town Place.

8.b P25-158 Sandpiper Bay Resort PUD Amendment No. 2 **2026-025**

Location: 3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard
Legal Description: Portions of Section 23, Township 37 South, Range 40 East
This is a request for the 2nd Amendment to the Sandpiper Bay Resort Planned Unit Development (PUD) to amend the PUD concept plan, update to the permitted uses, update property ownership, and other miscellaneous changes.

8.c P25-192 SLW-500 Stadium Property, LLC - Unit 117 - Variance **2025-1089**

Location: Northwest corner of Stadium Drive and Peacock Boulevard
Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)
This is a request to grant a variance to allow a reduction in the required parking.

8.d P25-193 SLW-500 Stadium Property, LLC - Suites 101-102 - Variance **2025-1090**

Location: Northwest corner of Stadium Drive and Peacock Boulevard
Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)
This is a request to grant a variance to allow a reduction in the required parking.

8.e P25-194 SLW-500 Stadium Property, LLC - Suites 103-104 - Variance **2025-1091**

Location: Northwest corner of Stadium Drive and Peacock Boulevard
Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)
This is a request to grant a variance to allow a reduction in the required parking.

8.f P25-195 6500 Selvitz, Inc. - Special Exception Use **2026-008**

Location: North of NW North Macedo Boulevard and west of NW Selvitz Road

Legal Description: Port St. Lucie Section Fourty Three, Tract E (PB 16, PG 15)

The request is for a Special Exception Use (SEU) for a developed property to add 957 square feet of enclosed assembly area to an existing 2,821 square feet of enclosed assembly area (daycare center) for a total of 3,778 square feet.

8.g P25-206 MidFlorida Credit Union Façade Sign - Variance **2026-010**

Location: 1692 SW Gatlin Boulevard

Legal Description: Lots 18, 19, 20, 23, 24, and 25, Block 1355, Port St. Lucie Section Fourteen, and that part of vacated Merrick Street according to the map or plat thereof as recorded in the Plat Book 13, Page 5, Public Records of St. Lucie County, Florida.

This is a request to grant a variance from Section 155.08(E)(2)(a)(1) of the Land Development Code to allow 58.07 SF more façade signage than allowed.

9. New Business

9.a Sunshine Law / Robert's Rules Training **2026-022**

9.b Election of Officers **2026-026**

9.c Oath of Office for Members **2026-030**

10. Old Business

11. Public to be Heard

12. Adjourn

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

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

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

Agenda Summary

2026-042

Agenda Date: 1/6/2026 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - December 2, 2025

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

Executive Summary: December 2, 2025 minutes attached.

Presentation Information: N/A

Staff Recommendation: Move that the Board approve the minutes.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the minutes with changes.
2. Move that the Board not approve the minutes and provide staff direction.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: December 2, 2025 minutes.

City of Port St. Lucie

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

Planning and Zoning Board

Meeting Minutes - Draft

Jim Norton, Vice Chair
Peter Previte, Chair Pro-Tem
Eric Reikenis, At-Large
John "Jack" Doughney, At-Large
Greg Pettibon, At-Large
Peter Louis Spatara, At-Large
Rose Mocerino, Alternate
Douglas Harvey, Alternate

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

Tuesday, December 2, 2025 **6:00 PM** **Council Chambers, City Hall**

1. Meeting Called to Order

   A Regular Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Acting Chair Norton at 6:00 p.m., on December 2, 2025, at City Hall, Council Chambers, 121 SW Port St. Lucie Blvd, Port St. Lucie, Florida 34984.

2. Roll Call

   Members Present:
   James Norton, Acting Chair
   Peter Previte, Acting Vice Chair
   Greg Pettibon
   Eric Reikenis
   Peter Spatara
   Rose Mocerino, Alternate
   Doug Harvey, Alternate

   Members Not Present:
   John Doughney

3. Determination of a Quorum

   Acting Chair Norton confirmed that there was a quorum.

4. Pledge of Allegiance

   Acting Chair Norton requested a moment of silence for Police Sergeant Eric Lavasser and led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - November 4, 2025 **2025-1151**

Mr. Spatara moved to approve the minutes. Mr. Pettibon seconded the motion, which passed unanimously by voice vote.

6. Consent Agenda

There was nothing scheduled under this item.

7. Public Hearings - Non Quasi-Judicial

7.a P25-145 City of PSL Luca Bay - Small Scale Future Land Use Map Amendment **2025-1073**

Location: The property is generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike.

Legal Description: Being A Portion of a Parcel of Land Lying In Section 13, Township 36 South, Range 39 East and Section 18, Township 36 South, Range 40 East, Saint Lucie County, Florida

This is a request to change the future land use designation of approximately 45.93 acres of property from Low Density Residential (RL) and Utility (U) future land use designation to the Open Space Recreation/ Institutional (OSR/I) future land use designation.

(Clerk's Note: A PowerPoint was shown at this time.) Cody Sisk, Planner III, explained that the item was City initiated and it proposed to amend the Future Land Use from Low Density Residential (RL) and Utility (U) future land use classification to the Open Space Recreation/ Institutional (OSR/I) for a property located 1.5 miles south of W. Midway Road and between NW East Torino Parkway and Florida's Turnpike; it would allow the zoning district to be brought into compliance for the purposes of park uses. He showed an aerial & explained the surrounding future land use designations and zonings.

Mr. Harvey inquired about the protection of the wetlands and Mr. Sisk responded that those details would be addressed during the Site Plan process, noting that the intent is to ensure their protection.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Reikenis moved to recommend approval of P25-145, City of PSL Luca Bay Small Scale Future Land Use Map Amendment, to the City Council. Mr. Pettibon seconded the motion, which passed which passed unanimously by voice vote.

7.b P25-151 City of PSL - Torino Park- Small Scale Future Land Use Map Amendment **2025-1088**

Location: The property is generally located on the northwest corner of W Blanton Boulevard and NW East Torino Parkway.
Legal Description: Port St. Lucie-Section 46- First Replat Tract F
This is a request to change the future land use designation for approximately 28.81 acres of property from the Medium Density Residential (RM) future land use classification to the Open Space Recreation (OSR) future land use designation.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Sisk explained that the item was City initiated and it proposed to amend the Future Land use from Medium Density Residential (RM) future land use classification to the Open Space Recreation (OSR) future land use designation for a property located northwest corner of W Blanton Boulevard and NW East Torino Parkway; it will be included in the future development of Torino Regional Park. He explained that the land was previously owned by Saint Matilda and a land swap had taken place. He showed an aerial & explained the surrounding future land use designations and zonings.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Reikenis moved to recommend approval of P25-151, City of Port St. Lucie Torino Park Small Scale Future Land Use Map Amendment, to the City Council. Mr. Pettibon seconded the motion, which passed unanimously by voice vote.

7.c P25-177 City of PSL - Northport Utility Site Small-Scale Comprehensive Plan Amendment **2025-1155**

Location: The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive.
Legal Description: Port St. Lucie Section Twenty Five, Block 325, Lots 7 through 10 (PB 13, PG 32)
This is a request for a small-scale future land use map amendment to change the future land use designation of approximately 0.92 acres from Residential, Office and Institutional (ROI) to Utility (U).

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Senior Planner, explained that the item was City initiated and it proposed to amend future land use designation from Residential, Office and Institutional (ROI) to Utility (U) to support the development of a City utility facility and act as a buffer to the Northport site.

Mr. Reikenis inquired about any changes that would be made to the site, to which Ms. Grubbs replied that all the invasive & non-native species would

be removed. Mary Savage-Dunham, Planning & Zoning Director, explained that departments have a policy to acquire parcels adjacent to their existing land holdings.

Mr. Harvey inquired if a new warehouse would be created, to which Ms. Grubbs replied that the Northport Site had a Master Plan that included a larger facility but currently there was no plan for this specific property.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Reikenis moved to recommend approval of P25-177, City of Port St. Lucie Northport Utility Site Small-Scale Comprehensive Plan Amendment, to the City Council. Mr. Harvey seconded the motion, which passed unanimously by voice vote.

7.d P25-199 City of Port St. Lucie - Zoning Text Amendment - Chapter 158: Zoning Code - Institutional Zoning District **2025-1149**

This application is a city-initiated text amendment to amend Chapter 158, Zoning Code to increase the maximum height allowed for publicly owned or operated buildings or uses.

(Clerk's Note: A PowerPoint was shown at this time.) Bridget Kean, Planning and Zoning Deputy Director, explained that the item was a City-initiated text amendment to Chapter 158-Zoning Code, Section 158.110 (g), Institutional Zoning District to provide for a maximum height of 65 feet for publicly owned or operated buildings or uses in an Institutional (I) Zoning District, a maximum height of 35 feet will remain for all other uses.

Mr. Harvey inquired if there was a definition for publicly known and operated, to which Ms. Kean replied that it would mean City or County owned. Ms. Savage referenced the new police training facility and emphasized that the City hoped to eliminate the need for variances whenever new municipal facilities were built.

Acting Chair Norton opened the Public Hearing.

Brad Moore voiced that the building height should be open to public businesses.

Ms. Savage clarified that the amendment was only related to Institutional areas which were mostly City owned campuses but would include IRSC if they wanted to build dormitories. There being no one else to speak, Acting Chair Norton closed the Public Hearing.

Deputy City Attorney Fabien clarified that the term “public buildings” encompasses city, county, and federal facilities, including universities, libraries, and other structures designated for public use.

Mr. Reikenis moved to recommend approval of P25-199, City of Port St. Lucie Zoning Text Amendment Chapter 158: Zoning Code Institutional Zoning District, to the City Council. Mr. Spatara seconded the motion, which passed unanimously by voice vote.

8. Public Hearing - Quasi-Judicial

The Deputy City Attorney read the Quasi-Judicial Rules into the record for Items 8 a.) through 8 h.) and the Deputy City Clerk provided the Oath of Testimony to staff and the applicants.

8.a P24-134 Decorative Concrete Specialists of South Florida - Special Exception Use **2025-1119**

Location: 2134 and 2174 NW Commerce Lakes Drive.

Legal Description: Go Team Industrial Park-Unit Three-Block B, Lots 13 & 14

The request is for a Special Exception Use (SEU) to allow a Concrete Plant at this location per Section 158.136 (C) (8) of the Zoning Code.

Acting Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk’s Note: A PowerPoint was shown at this time.) Dan Robinson, Planner III, stated that he had been sworn in and stated that the file was submitted to the City Clerk’s Office 5 days prior to the meeting and requested that it be entered into the record. He explained that the applicant was requesting a Special Exception Use (SEU) to allow a concrete plant in the Industrial Zoning District. He showed a conceptual site plan with the proposed improvements. He informed the Board that the Public Works Department found that the additional loading on City roads would cause faster deterioration of the roadway, therefore it was agreed that the applicant would need to provide 1” of additional asphalt from the project’s southern driveway north to Commerce Centre Drive along Commerce Lakes Drive.

Mr. Spatara inquired about the surrounding areas as he was concerned about noise and dust, to which Mr. Robinson replied that it was mostly commercial & industrial.

Julissa Carvel informed the Board that they used high quality dust collection systems which would be located on top of the silos and used a shaker system. She added that they would install buffers along with an

eight-foot concrete fence to mitigate noise. Jorge Mercado stated that the silos were around 20 feet high and added that the systems were electric which did not create noise.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Pettibon moved to recommend approval of P24-134, Decorative Concrete Specialists of South Florida Special Exception Use, to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

8.b P25-091 Town Place Master Sign Program **2025-1081**

Location: This property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.
Legal Description: The property is legally described as Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and Parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens.
This is a request to create a master sign program for Town Place.

Acting Chair Norton inquired if there were any ex-parte communications, to which there were none.

Mr. Reikenis moved to table P25-091, Town Place Master Sign Program to the January 6, 2026, Planning & Zoning Board meeting. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

8.c P25-135 VRE PSL Landco, LLC - Variance **2025-1134**

Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.
Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PB 15, PG 1)
This is a request for a variance to the Becker Road Overlay District Design Standards Section 3.4 General Requirements - 4. 1. d. which requires a fueling station canopy length to not exceed 120 linear feet. The property owner seeks a variance of 34 feet to allow for a fueling station canopy length of 154 linear feet.

Acting Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Robinson stated that he had been sworn in and stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He explained that the applicant was requesting a variance

of 34 feet to allow for a fueling station canopy length of 154 linear feet. He explained the future land use and the zoning & he showed a conceptual plan. He informed the Board that staff was requesting the following condition if approved, the area along the street next to the gas pump stations on Port St. Lucie Boulevard shall have a 3- foot berm with hedges that shall be planted at a minimum of 2 foot in height and then maintained at a height no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year-round semi-opaque buffer from the sidewalks and streets.

Chris Hollen, Kimley Horn, stated that he was available for questions.

Acting Chair Norton opened the Public Hearing, there being no one to speak, Acting Chair Norton closed the Public Hearing.

Mr. Pettibon moved to approve P25-135, VRE PSL Landco, LLC Variance with the stated conditions. Mr. Harvey seconded the motion. Under discussion, Mr. Harvey clarified that the landscaping buffer should be planted on top of the three-foot buffer and planted at a minimum of two feet and maintained at three feet. The motion passed unanimously by voice vote.

8.d P25-137 VRE PSL Landco, LLC - Special Exception Use **2025-1144**

Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.

Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PG 15, PG 1).

The request is for approval of a Special Exception Use (SEU) to allow a retail convenience store and automobile fuel sales for a fuel service station within the General Commercial (CG) Zoning District per Section 158.124(C) (10 & 12) of the Zoning Ordinances.

Acting Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Robinson stated that he had been sworn in and stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He explained that the applicant was requesting a Special Exception Use (SEU) to allow a retail convenience store and automobile fuel sales for a fuel service station within the General Commercial (CG) Zoning District. He explained the future land use & zoning and showed a concept plan with the proposed canopy elevations. He stated that the site was consistent with the existing surrounding uses but added that there would be conditions for additional buffering if approved. If approved, staff

recommended the following conditions of approval: Prior to Site Plan approval, the proposed multiuse sidewalk located within the frontage landscape buffer along Becker Road shall be revised to be 10 feet in width and stay as a single meandering multiuse sidewalk as designed, and the existing 10-foot-wide multiuse sidewalks on Port St. Lucie Boulevard are to remain in the right-of-way. The landscaping along both rights-of-way shall be enhanced and provide the semi-opaque buffer intended to screen or minimize the view of uses along the street and sidewalks. In addition to the requirement of condition #2, the area along the street next to the gas pump stations on Port St. Lucie Boulevard shall have a 3-foot berm with hedges that shall be planted at a minimum of 2 foot in height and then maintained at a height no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year-round semi-opaque buffer from the sidewalks and streets. Mr. Spatara inquired if electrical charging stations were required at the site, to which Mr. Robinson replied in the negative. Acting Vice Chair Previte questioned the order of the items on the agenda, to which Ms. Savage Dunham replied that the variance was required first because they needed the relief to develop the site as designed.

Chris Hollen, Kimley Horn stated that he was available for questions. Mr. Harvey stated that his clarification on the condition applied to the previous item would also apply to this one, and Mr. Hollen acknowledged this. Ms. Mocerino inquired if the convenience store would be 24 hours, to which Mr. Hollen replied in the affirmative.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Reikenis moved to recommend approval of P25-137, VRE PSL Landco, LLC Special Exception Use to the City Council with the stated conditions. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

8.e P25-143 VRE PSL Lando, LLC - Variance **2025-1143**

Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.

Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PB 15, PG 1).

This is a request for a variance to the Becker Road Overlay District Design Standards Section 3.4 General Requirements - 2. 1. a. which requires a setback or “Build-To Zone” of 30-40 feet. The property owner seeks a variance of 13.3 feet to allow for a setback for the McDonalds Building of 53.3 feet.

Acting Chair Norton inquired if there were any ex-parte communications, to

which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Robinson stated that he had been sworn in and stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He explained that the applicant was requesting a variance of 13.3 feet to allow for a setback for the McDonald's building of 53.3 feet. He explained the future land use/zoning as well as the concept plan. He informed the Board that if approved staff recommended the following conditions, the area along the street next to the drive-through on Becker Road shall have a 3- foot berm with hedges that shall be planted at a minimum of 2 feet in height and then maintained at a height of no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year-round semi-opaque buffer from the sidewalks and streets. Mr. Spatara inquired about the queuing, to which Ms. Savage Dunham replied that it would be covered in the special exception use item. Acting Vice Chair Previte inquired about the range regarding the setbacks in the Design Standards, to which Mr. Robinson replied that it was specific to the four corners of the Becker Road overlay.

Chris Hollen, Kimley Horn, stated that he was available for questions.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Spatara moved to approve P25-143, VRE PSL Lando, LLC Variance with the stated condition. Ms. Mocerino seconded the motion which passed unanimously by voice vote.

8.f P25-138 VRE PSL Landco, LLC - Special Exception Use **2025-1145**

Location: Northwest corner of Port St. Lucie Boulevard and Becker Road.

Legal Description: Parcels A and B of NAU Ranch (PB 40, PG 6) together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three (PG 15, PG 1).

This request is for approval of a special exception use (SEU) to allow a drive-through service in the General Commercial (CG) zoning district.

Acting Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Robinson stated that he had been sworn in and stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He explained that the request was for approval of a Special Exception Use (SEU) to allow a drive-through service within the General

Commercial (CG) Zoning District. He explained the future land use/zoning & location and showed the concept plan. He informed the Board that if approved staff recommend the following conditions, prior to Site Plan approval, the proposed multiuse sidewalk located within the frontage landscape buffer along Becker Road shall be revised to be 10 feet in width and stay as a single meandering multiuse sidewalk as designed. The perimeter landscaping shall be enhanced and provide the semi-opaque buffer intended to screen or minimize the view of uses along the street and sidewalks. In addition to the requirement of condition #2, the area next to the drive-through on Becker Road shall have a 3-foot berm with hedges that shall be planted at a minimum of 2 feet in height and maintained at a height no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year-round semi-opaque buffer from the sidewalks and streets.

Mr. Spatara asked about queuing, and Mr. Robinson responded that the driveway could accommodate 13 cars and that it would take a significant number of vehicles before any impact would occur on the roadway. Acting Vice Chair Previte inquired if staff and the applicant discussed and agreed to the conditions, to which Mr. Robinson replied in the affirmative. Chris Hollen, Kimley Horn, stated that he was available for questions.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Pettibon moved to recommend approval of P25-138, VRE PSL Landco, LLC Special Exception Use to the City Council with the stated conditions. Acting Vice Chair Previte seconded the motion which passed unanimously by voice vote.

8.g P25-181 Barracuda Stations, LLC (Marathon) Monument - Variance **2025-1152**

Location: The property is located at 10453 S US Highway 1.

Legal Description: A portion of Block 1, St. Lucie Gardens Plat, lying in Township 37 South, Range 40 East, Section 12

This is a request to grant a variance of 4 feet to allow a monument sign 6 feet from the side property line where 10 feet is required.

Acting Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Marissa Da Breo-Latchman, Environmental Planner II, stated that she had been sworn in and stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She

explained that the applicant was requesting a variance of 4 feet to allow a monument sign 6 feet from the side property line where a setback of 10 feet is required. She clarified that when the Site Plan was approved, the required setback from the side property line for monument sign was 5 feet. She showed an aerial, a future land use map, the approved site plan and location exhibit.

The applicant stated that they were available for questions.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Reikenis moved to approve P25-181, Barracuda Stations, LLC (Marathon) Monument Variance. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

8.h P25-172 City of PSL - Northport Utility Site - Rezoning **2025-1156**

Location: The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive.
Legal Description: Port St. Lucie Section 25, Block 325, Lots 7 through 10
This is a request to rezone four (4) parcels totaling 0.92 acres from the Limited Mixed Use (LMD) Zoning District to the Utility (U) Zoning District.

Acting Chair Norton inquired if there were any ex-parte communications, to which there were none.

(Clerk's Note: A PowerPoint was shown at this time.) Ms. Grubbs stated that she had been sworn in and stated that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She explained that the City, the applicant, was requesting to rezone four parcels from the Limited Mixed Use (LMD) Zoning District to the Utility (U) Zoning District.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing.

Mr. Pettibon moved to recommend approval of P25-172, City of Port St. Lucie Northport Utility Site Rezoning, to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

9. New Business

9.a Review of McChesney Park Improvements Proposed in Land and Water Conservation Fund Grant **2025-1055**

(Clerk's Note: This item was heard after Item 5.)

(Clerk's Note: A PowerPoint was shown at this time.) Zak Sherman, Executive Project Manager Parks & Recreation, informed the Board that the federal grant was due December 15th. He explained that staff proposed to improve the restrooms, soccer fields, dog park, build a new playground & picnic pavilion, and install a fitness station as well as a new maintenance building. He stated that the fund contains $785,000 and the grant would match that.

Acting Vice Chair Previte moved to approve the McChesney Park Improvements Proposed in Land and Water Conservation Fund Grant. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

Acting Vice Chair Previte moved to approve moving Item 9a to be heard under Item 5. Mr. Harvey seconded the motion which passed unanimously by voice vote.

10. Old Business

There was nothing heard under this item.

11. Public to be Heard

There was nothing heard under this item.

12. Adjourn

There being no further business, the meeting adjourned at 7:13 p.m.

_____

James Norton, Acting Chair

_____

Shanna Donleavy, Deputy City Clerk

Agenda Summary

2026-016

Agenda Date: 1/6/2026 **Agenda Item No.:** 7.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P25-157 Sandpiper Bay Resort - Small-Scale Comprehensive Plan Amendment to the Future Land Use Map

Location: 3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard

Legal Description: Portions of Section 23, Township 37 South, Range 40 East (full description attached)
This is a request to amend the Future Land Use Map to change the designation of approximately 28.6 acres from Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General / Institutional (CG/I).

Submitted By: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Executive Summary: The applicant is requesting an amendment to the City's Future Land Use Map to re-designate approximately 28.6 acres of property from Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General / Institutional (CG/I). The proposed amendment applies to three distinct portions of the property: western terminus of SE Morningside Boulevard - a previously abandoned right-of-way, the southern portion of the site - currently developed with resort buildings and associated uses, and the western open space area - currently used for sports fields affiliated with the on-site academy.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the future land use map amendment.

Alternate Recommendation:
1. Move that the Board recommend denial of the future land use map amendment.

Background: The city has received a request from Altitude Prop. Co. LLC, represented by KEITH and MPLD Consulting, for a small-scale amendment to the Future Land Use Map affecting approximately 28.6 acres within the Sandpiper Bay Planned Unit Development (PUD). The amendment applies to three areas on the southern parcel of the 219.87-acre PUD and seeks to consolidate the resort, academy, and marina under a single, appropriate future land use designation. Specifically, the proposal would reclassify land currently designated as Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General/Institutional (CG/I).

Historically, the resort had a Limited Commercial (CL) future land use which was established with the adoption of the city's first comprehensive plan in 1985 and a zoning designation of Commercial Resort (CR). The CR zoning designation was eliminated from the Zoning Code in 1999, and the property was assigned the General Commercial (CG) zoning district. This change created issues with compatibility between the future land use and zoning designation. In 2010 the property was rezoned to PUD, which included the resort and marina as permitted uses. The future land use and PUD were amended in January of 2025, to allow the educational academy on the northern portion of the site. The future land use was most recently amended in November of 2025, to change two small areas for the existing educational academy that encroached into the Open Space Recreation (OSR) land use area.

The RL designation applies to a previously abandoned right-of-way that was never updated on the Property Appraiser's map. The area designated as OSR is actively used for sports fields and does not contain preserved vegetative open space. The applicant proposes to expand recreational programming in this area, including the installation of additional sports fields. The driving range is no longer planned. All proposed sports fields will be located southwest of the residential peninsula known as the "bunny ears." The defunct golf course will remain largely unaffected, with the exception of perhaps one former hole.

Public outreach was conducted through two meetings with neighboring residents, both attended by City staff. The first meeting was held on September 16, 2024, at the Saints Golf Course in connection with the prior land use change. A second meeting was held on February 10, 2025, on-site at the property, where the applicant presented the proposed amendment and addressed resident questions.

Issues/Analysis: The purpose of this amendment is to consolidate the resort, academy, and marina area under a single, appropriate land use designation. The proposed change would reclassify three portions of the property, totally approximately 28.6 acres, currently designated as Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General / Institutional (CG/I).

This amendment is intended to consolidate the resort, academy, and marina areas under a single, appropriate land use designation. It is a cleanup item that corrects outdated and inconsistent land use assignments and ensures the Future Land Use Map reflects the actual and intended uses of the property.

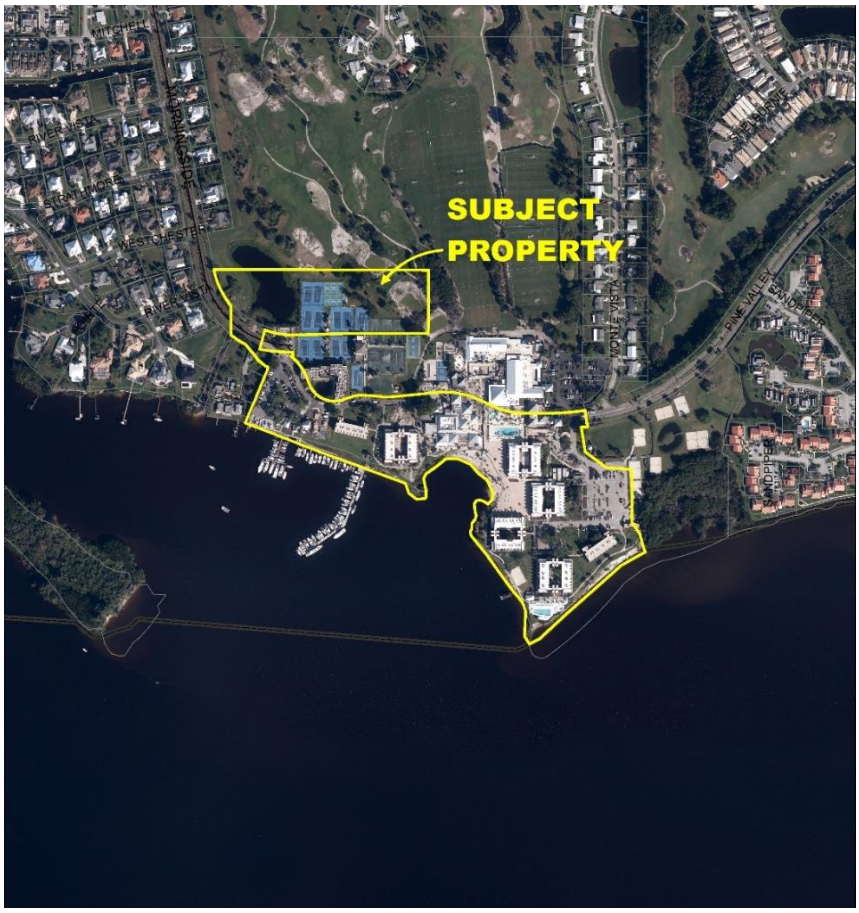
Special Consideration: N/A

Location of Project: The subject property is located at 3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard.

Attachments:

1. Staff Report
2. Cover Letter
3. Special Warranty Deed
4. Agent Authorization Letter
5. Traffic Analysis
6. Staff Presentation

Sandpiper Bay Resort
Small-Scale Comprehensive Plan Amendment
P25-157



Project Location

SUMMARY

Applicant's Request:	The request is for a small-scale Future Land Use Map amendment to modify the designation of three portions of the subject property, totaling approximately 28.6 acres, from Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General/Institutional (CG/I).
Applicant/Agent(s):	KEITH and MPLD Consulting
Property Owner:	Altitude Prop. Co., LLC
Location:	Generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard
Address:	3500 SE Morningside Boulevard
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City has received a request for a small-scale future land use map amendment submitted by Altitude Prop. Co. LLC and represented by KEITH and MPLD Consulting for the property located at 3500 SE Morningside Boulevard, within the Sandpiper Bay Planned Unit Development (PUD). This PUD encompasses approximately 219.87 acres and is divided into two parcels. This application specifically addresses three areas located on the southern parcel.

The purpose of this amendment is to consolidate the resort, academy, and marina area under a single, appropriate land use designation. The proposed change would reclassify three portions of the property, totally approximately 28.6 acres, currently designated as Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General / Institutional (CG/I). It is a cleanup item that corrects outdated and inconsistent land use assignments and ensures the Future Land Use Map reflects the actual and intended uses of the property. There is a companion PUD amendment application (P25-158) to revise the PUD concept plan, update ownership and the permitted uses, and other miscellaneous changes.

Background

Historically, the resort had a Limited Commercial (CL) future land use which was established with the adoption of the city's first comprehensive plan in 1985 and a zoning designation of Commercial Resort (CR). The CR zoning designation was eliminated from the Zoning Code in 1999, and the property was assigned the General Commercial (CG) zoning district. This change created issues with compatibility between the future land use and zoning designation. In 2010 the property was rezoned to PUD, which included the resort and marina as permitted uses. The future land use and PUD were amended in January of 2025, to allow the educational academy on the northern portion of the site. The future land use was most recently amended in November of 2025, to change two small areas for the existing educational academy that encroached into the Open Space Recreation (OSR) land use area. These changes are further described below.

The RL designation applies to a previously abandoned right-of-way. This designation was originally applied because RL is commonly assigned to roadway corridors adjacent to single-family residential land uses. Research confirms the right-of-way was abandoned years ago, but the Property Appraiser's map was never updated to reflect the lot line shift. A CPA is required to correct the Future Land Use Map, although the area is already zoned PUD and included within the Sandpiper Bay Resort PUD boundary. This area currently contains the resort's maintenance building, which will be removed and replaced with parking for the academy's athletic fields.

The area designated as OSR is actively used for sports courts and fields and does not contain preserved vegetative open space. The applicant proposes to expand recreational programming in this area, including additional sports courts and fields. The driving range is no longer planned. All proposed sports fields will be located southwest of the residential peninsula known as the "bunny ears." The defunct golf course will remain largely unaffected, with the exception of perhaps one former hole.

Recent Land Use Amendments

Under new ownership, Sandpiper Bay has undergone several land use amendments to align the Future Land Use Map with existing operations and improvements.

The first amendment (P24-130) reclassified approximately 6.83 acres from Commercial Limited (CL) to Commercial General/Institutional (CG/I) to ensure compatibility with the school's ongoing sports training programs and associated soccer fields, thereby formalizing activities already occurring on-site.

The second amendment (P25-154), approved by Council on November 10, 2025, addressed regulatory inconsistencies by changing 3.12 acres from Open Space Recreation (OSR) to CG/I. This included a 0.94-acre area between existing fields and parking, and a 2.18-acre area at the southern end of SE Morningside Boulevard, where staff housing had been constructed.

Public Outreach

The applicant held two public outreach meetings with neighboring residents, both attended by City staff. The first, tied to the prior land use change, took place on September 16, 2024, at the Saints Golf Course. As the project evolved, a second meeting was held on February 10, 2025, on-site at the property, where the applicant presented the proposed amendment and addressed resident questions. City staff provided the applicant with the adjacent property mailer list for residents within 750 feet.

Public Notice Requirements

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

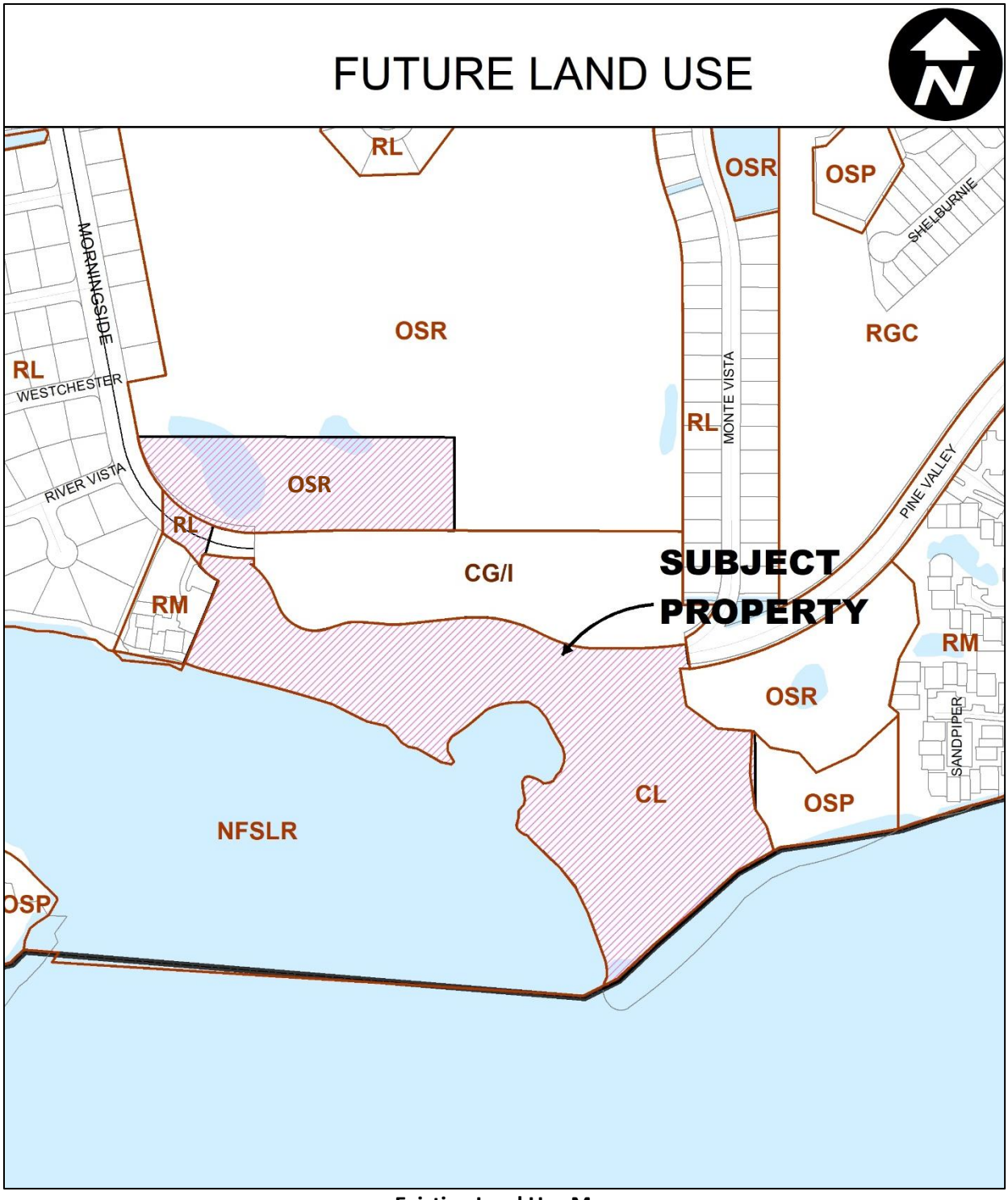
Location and Site Information

Parcel Number:	4423-210-0001-000-3
Property Size:	28.6-acres (area of amendment)
Legal Description:	Portions of Section 23, Township 37 South, Range 40 East
Current Future Land Use:	Open Space Recreation (OSR), Commercial Limited (CL), Residential Low (RL)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	A resort, marina, and a school campus with programs focused on training in sports
Requested Future Land Use:	Commercial General/Institutional (CG/I)
Proposed Use:	Addition of sports fields

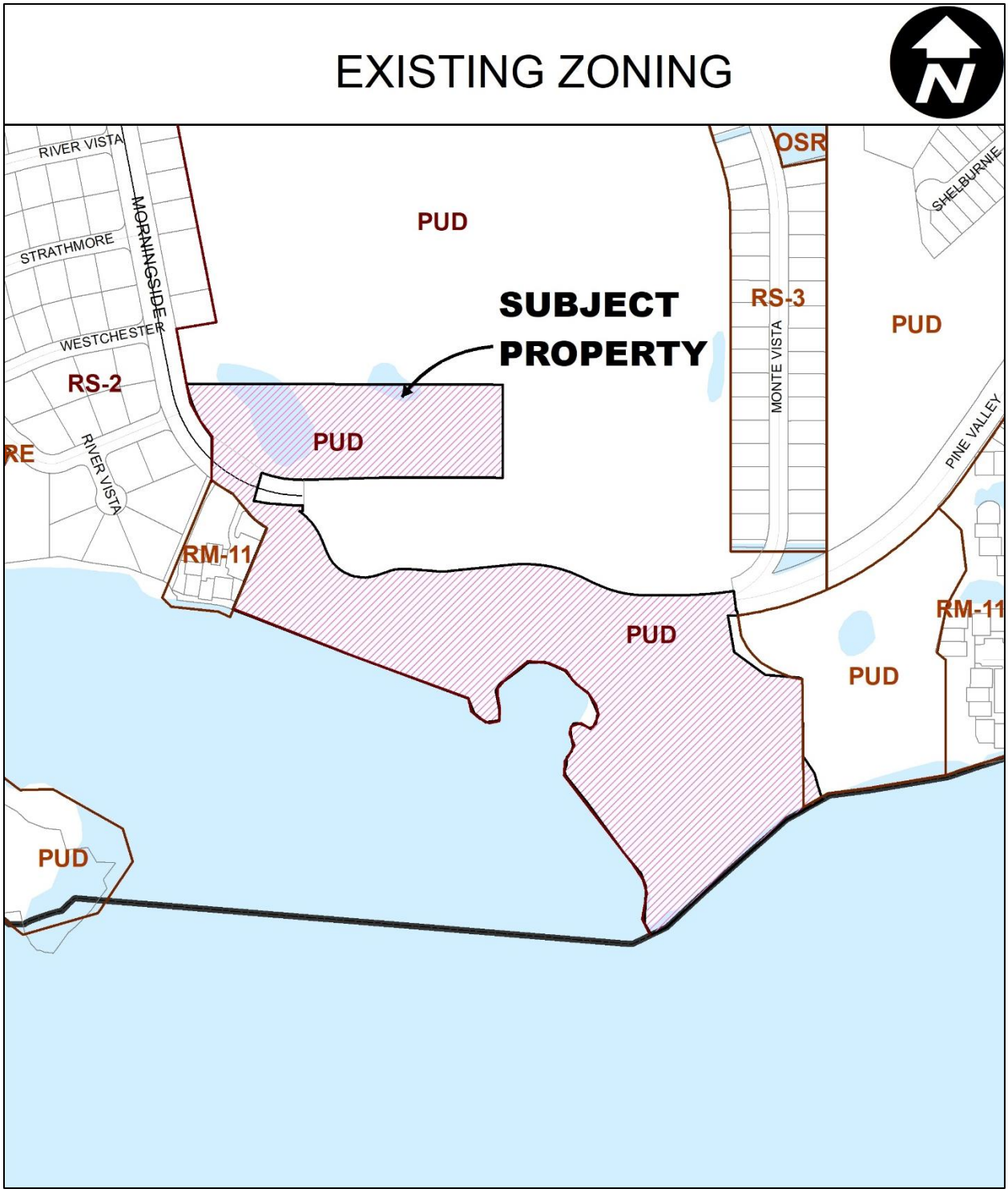
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2, RS-3	Single-Family Residences
South	RM	RM-11	Multi-Family Residences & North Fork of the St. Lucie River
East	RL & RM	RS-1, RS-3, & RM-11	Single-Family Residences & Multi-Family Residences
West	RL & RM	RS-1, RS-2, RS-3, & RM-11	Single-Family Residences & Multi-Family Residences

RL- Low Density Residential, RM- Medium Density Residential, RS-1, Single-Family Residential (1 du/ac), RS-2- Residential, Single-Family (2 du/ac), RS-3-Residential, Single-Family (3 du/ac)



Existing Land Use Map



Existing Zoning Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Land Use Consistency (Policy 1.1.7.1): Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	*Y*
Accommodate projected population or economic growth	*Y*
Diversify the housing choices	*N*
Enhance or impede provision of services at adopted LOS Standards	*N*
Compatibility with abutting and nearby land uses	*Y*
Enhance or degrade environmental resources	*N*
Job creation within the targeted industry list	*N*

Land Use Consistency (Policy 1.1.4.2): Policy 1.1.4.2 of the Future Land Use Element states the City shall provide the Commercial General (CG) Future Land Use Designation to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses.

Land Use Consistency (Policy 1.1.4.4): Policy 1.1.4.4 of the Future Land Use Element states the City shall provide the Institutional (I) Future Land Use Designation to accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.

Staff Analysis

The proposed amendment is consistent with the City of Port St. Lucie Comprehensive Plan by correcting outdated land use designations and consolidating the resort, academy, and marina areas under a single, appropriate category. This action ensures that land use assignments accurately reflect both existing and intended uses. By changing land use designations such as RL and CL that no longer represent current conditions, the amendment restores the resort to a conforming status. In addition, it supports recreational and institutional uses by facilitating the expansion of sports fields and academy programming through the consolidation of land use categories.

Beyond Comprehensive Plan consistency, the amendment advances Strategic Plan goals of building a Smart & Connected City and fostering a Diverse Economy & Employment Opportunities. While not directly tied to targeted industry job creation, the amendment strengthens the resort and academy's ability to operate effectively, contributing to tourism, hospitality, and educational programming that broaden and diversify the local economy.

Adequate Public Facilities Review (Objective 1.1.3):

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: With the change in the future land use designation from residential, open space, and commercial to commercial/institutional, potable water demand is anticipated to result in a net

increase in gallons per day (gpd), along with a corresponding increase in wastewater demand. This evaluation is based on the most intensive potential use scenarios, comparing both existing and proposed land use categories and considering the total building coverage permitted under each designation.

Water and Wastewater Calculations by Land Use					
Future Land Use	***Acreage***	***Maximum Development***	***Level of Service***	**Projected Demand Potable Water (gpd)**	**Projected Demand Wastewater (gpd)**
RL	0.4	2 Dwelling Units	115 gpcd	230	196
OSR	6.4	83,635 SF (30 % Coverage)	0 gpd*	0	0
CL	21.8	379,843 SF (40% Coverage)	125 gpd	47,480	40,358
(Existing)				**47,710**	**40,554**
CG/I (Proposed)	28.6	498,326 SF (40% coverage)	125 gpd	**62,291**	**52,947**
			Net Difference (*Increase*)	**(+) 14,581**	**(+) 12,393**

* The City does not have a level of service calculation for the OSR land use since the OSR land use limits development to parks, playgrounds and other recreational uses. Per the Utility Systems Department, plans for open space use development are reviewed based on a case-by-case basis at the time of site plan review.

Transportation: A traffic impact statement was prepared by Simmons & White and reviewed by the City's third-party traffic consultant. The proposed development is anticipated to generate approximately 894 new daily trips, including 111 AM peak hour trips and 131 PM peak hour trips. Based on the findings of this report, the applicant will continue to coordinate with the City of Port St. Lucie regarding potential roadway mitigation measures. Although ITE trip generation rates suggest a potential increase of 14,581 daily trips, the traffic consultant's refined analysis anticipates approximately 894 new daily trips, reflecting the specific conditions and scope of the proposed amendment.

As identified in the traffic study, attached as Exhibit "A" there is the potential for traffic congestion on SE Westmoreland Boulevard between SE Port St. Lucie Boulevard and SE Morningside Boulevard. The link analysis identified these roadways where under 2028 PM peak total conditions a future widening from two to four lanes may be warranted. There are no improvements to these roadways identified in the City's Transportation Element of the Comprehensive Plan. Therefore, the City Council may consider various options for managing traffic at this location during special events held at the facility until such time additional improvements are made to these roadways.

Summary of Trip Generation Rates				
Existing Land Use	***ITE Code***	***Intensity***	***Daily Trips***	***P.M. Peak Hour***
RL	210 (Single-Family Detached)	2 DU	19	2
OSR	430 (Golf Course)	83,635 SF	2,541	308
CL	820 (Shopping Center (>150k)	379,843 SF	14,058	1,554
			16,618	**1,864**
Proposed Land Use	***ITE Code***	***Intensity***	***Daily Trips***	***P.M. Peak Hour***
CG/I	820 (Shopping Center (>150k	498,326 SF	**18,443**	**2,038**
		Net Difference (*Increase*)	**(+) 1,825**	**(+) 174**

Source: ITE Trip Generation 12th Edition

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. This application is not anticipated to have any impact on the level of service for parks since the application is for a non-residential land use.

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

Public School Concurrency Analysis: Not applicable to non-residential land uses.

Environmental: The site has previously been developed and there are no existing uplands on site. There is approximately three acres of wetlands with the Open Space Preservation (OSP) land use classification on the southeastern boundary of the site which is located on the North Fork of the St. Lucie River.

Flood Zone: The flood map for the selected area is number 12111C0406K and is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station 5 at 2288 SE Delano Rd. will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

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.

Planning and Zoning Board Action Options:

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

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.

LETTER OF JUSTIFICATION

Club Med / Sandpiper Comprehensive Plan Amendment
October 7, 2025

REQUEST

On behalf of the Applicant, Altitude Prop Co LLC, KEITH and MPLD Consulting are requesting approval of a small-scale Comprehensive Plan Amendment (the "Amendment") for approximately 42 acres for a project known as Sandpiper Bay PUD (the "PUD") to better integrate academic, resort, and recreational uses under one future land use. The subject property is identified as Parcel # 4423-210-0001-000-3 (the "Parcel"). The Applicant wishes to amend the City of Port St. Lucie's Future Land Map to change the Parcel's current Future Land Use designation of Commercial Limited (CL), Residential Low (RL), and a portion of Open Space Recreational (OSR) to Commercial General / Institutional (GC/I).

SITE CHARACTERISTICS / PROPERTY LOCATION

The subject property is located at 3500 SE Morningside Boulevard in Port St. Lucie, Florida. The parcel consists of approximately 96.46 acres, of which 42 acres will be affected by the proposed Future Land Use Map amendment. The parcel is currently owned by Altitude Prop Co LLC. The subject parcel is comprised of five Future Land Use (FLU) designations: Commercial General / Institutional (CG/I), Commercial Limited (CL), Open Space Recreational (OSR), Open Space Preservation (OSP), and RL (Residential Low). It is important to note that the Residential Low designation traverses through the center of the parcel, splitting the resort's future land uses. The subject property has a zoning designation of PUD. The subject property is also undergoing a City-initiated Future Land Use Map Amendment for portions of the academy area (See Exhibit H).

JUSTIFICATION

The current future land use amalgamation that controls permitted uses in the PUD has complicated reasonable development and flexible use of the property for the resort and academy. The petitioner wishes to consolidate the entire resort portion of the parcel to Commercial General / Institutional (GC/I) to have all resort and academy uses in the PUD under one land use category. The Open Space Recreational (OSR) area north of the resort portion of the resort will still maintain its recreational-oriented future land use designation. Along with this request, the Applicant is also requesting a PUD amendment to reflect the change of Future Land Use designations, consolidate uses under CG/I, and further define what recreational uses are allowed in CG/I and OSR. This request is not anticipated to cause

any major impacts on the surrounding parcels and is compatible with surrounding future land uses.

This request is consistent with Objective 1.1.4 in the Future Land Use Element of the City of Port St. Lucie's Comprehensive Plan:

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

COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

Section 151.05 of the Port St. Lucie Land Development Code identifies the requirements for the proposal to amend the comprehensive plan map.

Environmental: An environmental assessment is not required as a part of this application as it is not a large-scale future land use amendment. The OSP Future Land Use and PUD currently and perpetually preserves a four (4) acre wetland area abutting the North Fork of the St Lucie River. The last PUD amendment approved in 2024 labeled the wetland area, shown in Figure 1, as a Mangrove wetland that "will continue to exist indefinitely as an undisturbed mangrove preserve area." This request will not affect the Mangrove Zone and the PUD will continue to preserve the wetland indefinitely.

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Figure 1, Approximate Wetland Preserve

The property's heavily developed nature after decades of being a resort with recreational facilities and a golf course makes it unlikely that a similar environmentally sensitive area would be present elsewhere.

Market Study: A market study is not required as a part of this application as the parcel already contains commercial future land uses.

Sewer / Water Service: St Lucie Water Services District (SLWSD) is the sewer / water service provider for the subject site and currently uses services provided from such district.

Parks / Open Space: This amendment will not result in any residential development, therefore not causing any impacts to park / open space concurrency.

Traffic: This is an existing commercial development. A traffic statement is included as part of this application. As stated in this statement, there will be no significant increase in traffic impacts as part of this request.

Stormwater: The site is within the City of Port St. Lucie and the stormwater management system is permitted through South Florida Water Management District. The proposed comprehensive plan amendment is not expected to result in a significant increase in stormwater drainage. Refer to the drainage statement attached for this requirement.

Solid Waste: FCC Environmental Services is the provider for solid waste removal for this area. The proposed comprehensive plan amendment is not expected to result in a significant increase in the demand for solid waste.

Public School Concurrency: This amendment will not result in any residential development, therefore not causing any impacts to public school concurrency.

DESCRIPTION OF SUBJECT AREA

The subject area (the "Land Use Area") for the comprehensive plan amendment is the area currently zoned as "CL", "RL" and a portion of "OSR" on the future land use map within Parcel # 4423-210-0001-000-3. The land use area encompasses approximately 42 acres of the Parcel, as shown in Figure 2.

	Size in Square Feet	Size in Acres
Parcel "A"	4,181,760	96.46
Land Use Area "B"	~ 1,785,960	~ 41
City-Initiated Land Use Area "C"	~ 135,907	~3.12

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Figure 2, Schematic of Proposed Land Use Amendment

SURROUNDING PROPERTIES

The following is a summary of the uses surrounding the Parcel, please review Exhibit C for a map version of this information.

	FLU Designation	Zoning District	Existing Use
North	Residential Low (RL)	Single-Family Residential Zoning District (RS-2)	Single-Family Residential
South	North Fork St. Lucie River	North Fork St. Lucie River	North Fork St. Lucie River
East	Residential Low (RL) & Medium Density Residential (RM)	Single-Family Residential Zoning District (RS-3), Multiple Family Residential (RM-11)	Single-Family Residential, Multi-family Residential
West	Residential Low (RL) & Medium Density Residential (RM)	Single-Family Residential Zoning District (RS-2), Multiple Family Residential (RM-11)	Single-Family Residential, Multi-Family Residential

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FUTURE LAND USE COMPARISON CHART

Current Future Land Uses			
	Commercial Limited (CL)	**Open Space Recreational (OSR)**	**Residential Low (RL)**
General Character & Uses	Commercial sites accessible to major thoroughfares near residential neighborhoods. Intended to provide essential household services with certain restrictions on more intensive uses such as gasoline stations, fast foods, automotive services, department stores, etc. as stipulated by the zoning code.	These areas are designated for existing or future parks.	A maximum density of 5.0 DUs per gross acre.
Density	N/A	N/A	1-5 du / acre
Max Land Coverage	40%	30%	50%
Max Height	35 ft	35 ft	N/A
Max Impervious Area	80%	80%	N/A
Proposed Future Land Use			
Commercial General / Institutional (CG/I)			
General Character & Uses	Commercial General: Accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses. Commercial Institutional: Accommodate both public and private institutional sites such as schools, public buildings and libraries, government buildings and hospitals, childcare, various group home categories as well as other uses defined in the zoning code.		
Density	N/A		
Max Land Coverage	CG: 40% I: 30%		
Max Height	CG: 35/75* ft I: 35/75* ft		

**Within a PUD, greater than five acres, the maximum height permitted is 75 feet. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.*

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5446857 OR BOOK 5274 PAGE 891, Recorded 02/26/2025 10:21:04 AM Doc Tax: $409500.00

This instrument was prepared by:
Kelly G. Reynoldson, Esq.
Kutak Rock LLP
2001 16th Street, Suite 1800
Denver, CO 80202

After recording return to:
First American Title Insurance Company
Attn: Kristin Brown
2555 East Camelback Road, Suite 350
Phoenix, AZ 85016

TAX PARCEL ID: 3422-515-0001-000-3; 3422-515-0001-010-6; 3422-515-0002-000-0; 3422-540-0010-100-8; 3422-550-0001-000-2; 3422-550-0011-000-5; 3422-555-0001-000-7; 3422-565-0001-000-8; 4414-133-0002-000-6; 4414-133-0002-010-9; and 4423-210-0001-000-3

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made and executed as of February 18, 2025, by **STORE CAPITAL ACQUISITIONS, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantor") whose address is 8377 E. Hartford Dr., Suite 100, Scottsdale, AZ 85255, to **ALTITUDE PROP. CO. LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee"), whose address is 4500 SE Pine Valley Street Port St. Lucie, Florida 34952;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in St. Lucie County, Florida, more particularly described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

AND the Grantor does hereby covenant and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the Property and

will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but none other.

THE conveyance made herein, however, is expressly made SUBJECT TO:

(a) all matters of record as of the date hereof, and as listed on Exhibit B attached hereto and incorporated herein (the "Permitted Exceptions");

(b) that certain Declaration and Covenant of Mangrove Regulation dated of even date herewith; and

(c) that certain Consent Order entered into by and among The State of Florida Department of Environmental Protection, as complainant, and STORE Capital Acquisitions, LLC and Altitude Hospitality, LLC, as respondents, OGC File No 23-1762.

[Remainder of page intentionally left blank. Signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sarah Hunt
Witness Name: Sarah Hunt
Address: 8377 E Hartford Ste 100
Scottsdale AZ 85255

Witness Name: Janice L. Spitler
Address: 8377 E. Hartford Dr
Scottsdale, AZ 85255

GRANTOR:

STORE CAPITAL ACQUISITIONS, LLC,
a Delaware limited liability company

By: _____
Name: Alex McElyea
Title: Executive Vice President

Address:
8377 E. Hartford Drive, Suite 100
Scottsdale, AZ 85255

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 18 day of February, 2025, by Alex McElyea, as Executive Vice President of **STORE CAPITAL ACQUISITIONS, LLC**, a Delaware limited liability company, who is personally known to me ~~or who has produced~~ _____ as identification and who did (did not) take an oath.

(Notarial Seal)

Notary Public
Angela DeBellis
Printed Name

My Commission Number: 640162
My Commission Expires: 12/1/2026

ANGELA DEBELLIS
Notary Public - Arizona
Maricopa County
Commission # 640162
My Comm. Expires Dec 1, 2026

4913-5064-0151.1

STORE / Altitude Hospitality
Special Warranty Deed
Port St. Lucie, FL
File No.: 10210/02-926.1

EXHIBIT "A"
LEGAL DESCRIPTION

Street Address: 4500 SE Pine Valley Street, Port St. Lucie, Florida 34952

PARCEL A:

SINNERS GOLF COURSE AT PORT ST. LUCIE, FLORIDA. (HOTEL AND GOLF COURSE)

A PARCEL OF LAND LYING WITHIN SECTIONS 14 AND 23, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 23, AS SHOWN ON SHEET 2 OF 2 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT ONE, AS RECORDED IN PLAT BOOK 12, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 79°10'18" EAST ALONG THE CENTERLINE OF MITCHELL AVENUE FOR 339.91 FEET, TO A POINT INTERSECTING AND LOCATED ON THE CENTERLINE OF MORNINGSIDE BOULEVARD; THENCE SOUTH 10°49'42" EAST ALONG THE CENTERLINE OF MORNINGSIDE BOULEVARD FOR 10.01 FEET; THENCE NORTH 79°10'18" EAST TO THE SOUTHEAST PROPERTY CORNER OF LOT 52, BLOCK 6 OF SAID UNIT ONE ALSO BEING ON THE PLAT LIMITS OF SAID UNIT ONE AND THE PLAT LIMITS OF PLAT CALLED RIVER VISTA AS SHOWN ON SHEET 2 OF 2 OF THE PLAT OF RIVER VISTA, AS RECORDED IN PLAT BOOK 13, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 175.00 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 10°49'42" EAST, ALONG THE BACK LOT LINES OF BLOCK ONE OF SAID PLAT OF RIVER VISTA FOR A DISTANCE OF 1005.00 FEET TO THE SOUTHEAST PROPERTY CORNER OF LOT 10, BLOCK 1 OF THE PLAT OF RIVER VISTA; THENCE SOUTH 79°10'18" WEST, ALONG THE SOUTH PROPERTY LINE OF AFORESAID LOT 10, FOR A DISTANCE OF 125.00 FEET TO A POINT LOCATED ON THE EAST RIGHT OF WAY LINE OF MORNINGSIDE BOULEVARD; THENCE CONTINUING SOUTH 10°49'42" EAST ALONG AFORESAID RIGHT OF WAY A DISTANCE OF 176.28 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 62°35'10", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 415.09 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°07'17" EAST, A DISTANCE OF 394.76 FEET TO THE CURVE'S END; THENCE SOUTH 33°31'24" WEST, A DISTANCE OF 103.54 FEET; THENCE SOUTH 14°08'50" WEST, A DISTANCE OF 35.15 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 22°15'58", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 39°28'59" EAST, A DISTANCE OF 77.72 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 50°36'58" EAST, A DISTANCE OF 77.24 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 22°30'27" WEST, A DISTANCE OF 288.72 FEET, ALONG THE EAST PLAT LIMITS OF SAID PLAT OF THE VILLAS OF SANDPIPER BAY UNIT ONE TO A POINT LYING IN THE WATERS EDGE OF KITCHING COVE; THENCE SOUTH 74°35'24" EAST, A DISTANCE OF 31.65 FEET, TO A POINT ON THE SOUTHWEST CORNER OF AND PARALLEL WITH THE SOUTH FACE OF A CONCRETE SEAWALL; THENCE CONTINUE SOUTH 74°35'24" EAST PARALLEL WITH AND ALONG SAID SOUTH FACE OF CONCRETE SEAWALL FOR A DISTANCE OF 244.72 FEET TO A POINT

ON THE SOUTHEAST CORNER OF SAID SEAWALL; THENCE NORTH 17°37'59" EAST, A DISTANCE OF 12.30 FEET TO THE END OF SAID SEAWALL AND THE BEGINNING OF A TIE LINE; THENCE LANDWARD OF THE WATERS EDGE OF KITCHING COVE AND THE NORTH FORK OF ST. LUCIE RIVER CONTINUE ALONG THE TIE LINE SOUTH 76°25'42" EAST, A DISTANCE OF 50.83 FEET; THENCE SOUTH 73°51'41" EAST, A DISTANCE OF 115.04 FEET; THENCE SOUTH 69°22'15" EAST, A DISTANCE OF 107.15 FEET; THENCE SOUTH 65°26'15" EAST, A DISTANCE OF 82.89 FEET; THENCE SOUTH 53°35'53" EAST, A DISTANCE OF 224.80 FEET; THENCE NORTH 34°43'37" EAST, A DISTANCE OF 135.73 FEET; THENCE NORTH 57°43'37" EAST, A DISTANCE OF 141.73 FEET; THENCE SOUTH 87°16'23" EAST, A DISTANCE OF 119.35 FEET; THENCE SOUTH 38°16'23" EAST, A DISTANCE OF 146.96 FEET; THENCE SOUTH 05°27'19" EAST, A DISTANCE OF 120.73 FEET; THENCE SOUTH 50°32'41" WEST, A DISTANCE OF 102.70 FEET; THENCE SOUTH 14°32'41" WEST, A DISTANCE OF 120.77 FEET; THENCE SOUTH 45°27'19" EAST, A DISTANCE OF 188.35 FEET; THENCE SOUTH 21°54'46" EAST, A DISTANCE OF 341.21 FEET; THENCE NORTH 46°45'16" EAST, A DISTANCE OF 543.57 FEET; THENCE NORTH 55°23'47" EAST, A DISTANCE OF 145.60 FEET; THENCE NORTH 04°08'44" WEST, A DISTANCE OF 176.94 FEET; THENCE NORTH 41°51'16" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 57°51'16" EAST, A DISTANCE OF 239.90 FEET; THENCE NORTH 73°37'37"EAST, A DISTANCE OF 144.43 FEET; TO A POINT LYING ON THE WEST PLAT LIMITS OF THE PLAT OF VILLAS OF SANDPIPER BAY UNIT TWO AS SHOWN ON SHEET 3 OF 4 OF SAID PLAT AS RECORDED IN PLAT BOOK 17, PAGES 14, 14A AND 14B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE END OF THE TIE LINE; THENCE CONTINUING ALONG SAID PLAT LIMITS NORTH 11°40'00" EAST, A DISTANCE OF 155.00 FEET; THENCE NORTH 28°40'00" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 07°20'00" WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 45°20'00" WEST, A DISTANCE OF 99.61 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1070.04 FEET AND A CENTRAL ANGLE OF 39°58'56", AND WHICH LIES ON THE SOUTHERLY AND EASTERLY UNRECORDED RIGHT-OF-WAY LINE OF PINE VALLEY STREET AS SHOWN ON SAID PLAT OF VILLAS OF SANDPIPER BAY UNIT TWO; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS SOUTH 41°48'57" WEST, A DISTANCE OF 746.70 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 61°48'25" WEST, A DISTANCE OF 731.64 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 08°12'07" WEST, A DISTANCE OF 100.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 62°39'42", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 62°33'07" EAST, A DISTANCE OF 235.14 FEET SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 31°13'17" EAST, A DISTANCE OF 223.59 FEET TO A POINT OF TANGENCY LYING ON THE WEST RIGHT OF WAY LINE OF MONTE VISTA STREET AS SHOWN ON SHEET 1 OF 1 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT THREE, AS RECORDED IN PLAT BOOK 12, PAGE 4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 00°06'34" WEST, A DISTANCE OF 107.67 FEET; THENCE SOUTH 89°53'26" WEST, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 15 OF SAID UNIT THREE; THENCE NORTH 00°06'34" WEST, A DISTANCE OF 877.33 FEET ALONG THE WEST LINE OF SAID BLOCK 15 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 566.79 FEET; THENCE NORTHERLY AND NORTHWESTERLY FOR 202.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°25'12" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 928.69 FEET, A RADIAL

LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 69°28'14" EAST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY FOR 580.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°50'31" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 175.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 19°58'53" WEST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY FOR 489.22 FEET ALONG SAID CURVE THROUGH A CENTRAL OF 160°10'20", TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 00°09'13" EAST; THENCE ON THE PROLONGATION OF SAID RADIAL FOR 5.86 FEET; THENCE NORTH 00°01'48" WEST FOR 337.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 235.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY FOR 369.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO A LINE TANGENT WHICH BEARS NORTH 89°58'12" EAST; THENCE ON THE PROLONGATION OF SAID TANGENT FOR 20.00 FEET TO THE NORTHWESTERLY CORNER OF TRACT "A", BLOCK 181 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT 13, AS RECORDED IN PLAT BOOK 16, PAGE 22 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID PROLONGATION FOR 375.00 FEET; THENCE NORTH 00°01'48" EAST FOR 45.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 235.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY FOR 100.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°28'13" TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 158 OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT SEVEN AS RECORDED IN PLAT BOOK 14, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID CURVE 165.37 FEET, THROUGH A CENTRAL ANGLE 40°19'10" TO A LINE TANGENT WHICH BEARS NORTH 64°45'35" EAST, THENCE ON THE PROLONGATION OF SAID LINE TANGENT FOR 243.44 FEET ALONG THE BACK PROPERTY LINE OF BLOCK 158 OF UNIT SEVEN TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 345.00 FEET; THENCE NORTHEASTERLY FOR 361.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°03'00" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2155.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 85°17'25" WEST; THENCE NORTHERLY AND NORTHEASTERLY FOR 761.11 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°14'10" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 320.36 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF COMPOUND CURVE BEARS NORTH 65°03'15" WEST; THENCE NORTHEASTERLY FOR 152.32 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°14'31" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1577.14 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 52°04'32" WEST; THENCE NORTHWESTERLY FOR 394.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°20'28" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°44'04" EAST ; THENCE ON THE PROLONGATION OF SAID RADIAL FOR 125.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1702.14 FEET, AFORESAID COURSE ALSO BEING THE WESTERLY PROPERTY LINE OF LOT 21, BLOCK 158 OF SAID UNIT SEVEN AND LYING ON THE LIMITS OF SAID UNIT; AFORESAID COURSE ALSO LYING ON THE LIMITS OF THE PLAT OF SOUTH PORT ST.LUCIE UNIT NINE AS SHOWN IN PLAT BOOK 14, PAGE 27A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTHWESTERLY FOR 324.40 FEET ALONG SAID CURVE AND THE SOUTH RIGHT-OF-WAY LINE OF WESTMORELAND BOULEVARD THROUGH A CENTRAL ANGLE OF 10°55'11" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1787.03 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 26°48'53" WEST, THENCE

NORTHWESTERLY 135.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°19'49" TO A NON-RADIAL LINE WHICH BEARS SOUTH 36°07'15" WEST; THENCE ALONG SAID NON-RADIAL LINE AND ALONG THE BACK PROPERTY LINES OF BLOCK 164 OF SAID UNIT NINE FOR 93.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 56.91 FEET; THENCE SOUTHWESTERLY FOR 18.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°03'29" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1334.14 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF SAID COMPOUND CURVE BEARS NORTH 72°56'14" WEST, THENCE SOUTHWESTERLY AND SOUTHERLY FOR 287.85 FEET THROUGH A CENTRAL ANGLE OF 12°21'43" TO A LINE TANGENT WHICH BEARS SOUTH 04°42'03" WEST, THENCE ALONG SAID TANGENT FOR 638.13 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 235.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY FOR 369.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" TO A LINE TANGENT WHICH BEARS NORTH 85°17'57" WEST; THENCE ALONG SAID TANGENT FOR 444.99 FEET; THENCE NORTH 75°35'01" WEST FOR 83.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, ALSO LYING ON THE LIMITS OF SOUTH PORT ST. LUCIE UNIT TWO AS SHOWN ON SHEET 1 OF 1 OF THE PLAT OF SAID UNIT AS RECORDED IN PLAT BOOK 12, PAGES 3 AND 45 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A RADIUS OF 337.00 FEET ; THENCE SOUTHWESTERLY ALONG SAID LIMITS AND THE EAST RIGHT-OF-WAY LINE OF TREASURE ISLAND ROAD OF SAID UNIT FOR 64.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'38" TO A LINE TANGENT WHICH BEARS SOUTH 25°25'37" WEST; THENCE ALONG SAID TANGENT FOR 180.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 337.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY FOR 366.46 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°18'15" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 107.30 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS SOUTH 02°16'08" EAST; THENCE SOUTHWESTERLY FOR 66.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°19'18" TO A RADIAL LINE OF SAID CURVE WHICH BEARS SOUTH 37°35'27" EAST, THENCE ALONG SAID RADIAL FOR 127.61 FEET THE NORTHEAST CORNER OF LOT 1, BLOCK 11 OF SAID UNIT TWO; THENCE SOUTH 23°02'22" WEST, ALONG THE BACK PROPERTY LINES OF BLOCK 11, FOR 472.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 319.15 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY FOR 167.81 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°07'36" TO A NON-TANGENT LINE WHICH BEARS SOUTH 57°36'59" WEST; THENCE ALONG SAID NON-TANGENT LINE FOR 84.16 FEET; THENCE SOUTH 10°28'35" EAST FOR 163.86 FEET; THENCE SOUTH 00°57'34" WEST FOR 609.67 FEET; THENCE SOUTH 11°13'51" EAST FOR 63.05 FEET; THENCE SOUTH 14°07'45" EAST FOR 190.49 FEET; THENCE SOUTH 36°48'01" WEST FOR 190.49 FEET; THENCE SOUTH 87°43'47" WEST FOR 190.49 FEET TO THE SOUTHEAST CORNER OF LOT 36, BLOCK 10 OF SAID UNIT TWO; THENCE NORTH 41°20'27" WEST ALONG THE BACK PROPERTY LINES OF BLOCK 10 FOR 190.49 FEET; THENCE NORTH 09°35'19" EAST FOR 160.00 FEET; THENCE NORTH 20°09'23" EAST FOR 100.42 FEET; THENCE NORTH 00°57'34" EAST FOR 530.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 711.42 FEET; THENCE NORTHERLY AND NORTHWESTERLY FOR 163.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°10'04" TO A LINE TANGENT WHICH BEARS NORTH 12°12'30" WEST; THENCE ALONG SAID TANGENT FOR 670.28 FEET; THENCE NORTH 16°05'41" WEST FOR 251.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 255.00 FEET; THENCE NORTHWESTERLY, NORTHERLY

NORTHEASTERLY FOR 620.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 139°20'54" TO A LINE TANGENT WHICH BEARS SOUTH 56°44'48" EAST, THENCE ALONG SAID TANGENT FOR 473.16 FEET; THENCE SOUTH 19°58'34" EAST FOR 50.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 167.30 FEET, ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY OF TREASURE ISLAND ROAD; THENCE EASTERLY FOR 51.70 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°42'25" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 277.00 FEET, A RADIAL LINE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS NORTH 02°16'08" WEST, THENCE NORTHEASTERLY AND NORTHERLY FOR 301.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°18'15" TO A LINE TANGENT WHICH BEARS NORTH 25°25'37" EAST, THENCE ALONG SAID TANGENT FOR 180.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 277.00 FEET; THENCE NORTHERLY FOR 53.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'38" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 75°35'01" WEST; SAID LINE BEING THE SOUTH PROPERTY LINE OF LOT 24, BLOCK 7 AND THE LIMITS OF PLAT OF SOUTH PORT ST. LUCIE UNIT ONE AS SHOWN ON SHEET 2 OF 2 OF PLAT BOOK 12, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID RADIAL FOR 125.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 152.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE BACK PROPERTY LINES OF BLOCK 7 FOR 169.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°52'12" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 29°33'11", AN ARC DISTANCE OF 528.69 FEET; THENCE NORTH 19°54'02" WEST, FOR 418.24 FEET; THENCE WEST FOR 85.47 FEET, THENCE NORTH 09°04'02" EAST FOR 403.71 FEET; THENCE NORTH 02°25'00" WEST FOR 55.92 FEET; THENCE NORTH 49°28'15" WEST FOR 65.67 FEET; THENCE NORTH 66°00'12" WEST FOR 121.40 FEET; THENCE SOUTH 54°04'00" WEST FOR 50.00 FEET; THENCE SOUTH 29°08'01" EAST FOR 30.03 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE RADIUS BEARS SOUTH 38°34'30" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 83°10'17", AN ARC DISTANCE OF 370.16 FEET; THENCE SOUTH 32°09'53" WEST, FOR 94.05 FEET; THENCE SOUTH 17°34'22" WEST FOR 52.33 FEET; THENCE SOUTH 79°38'56" WEST FOR 186.10 FEET; THENCE NORTH 88°28'19" WEST FOR 131.28 FEET; THENCE SOUTH 29°00'22" WEST FOR 80.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 642.59 FEET, A CENTRAL ANGLE OF 21°20'57", AN ARC DISTANCE OF 239.44 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1087.94 FEET, A CENTRAL ANGLE OF 51°52'18", AN ARC DISTANCE OF 984.95 FEET; THENCE SOUTH 02°55'01" WEST FOR 181.57 FEET; THENCE SOUTH 00°14'25" EAST FOR 1425.00 FEET; THENCE SOUTH 02°54'55" EAST FOR 73.19 FEET; THENCE SOUTH 10°49'42" EAST FOR 215.32 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

A) LESS AND EXCEPT A STRIP OF LAND OF LAND DESCRIBED IN ST. LUCIE COUNTY OFFICIAL RECORD BOOK 382, PAGE 333.

B) A ONE FOOT STRIP OF LAND LYING IMMEDIATELY ADJACENT TO THE SOUTH LINE OF LOT 14, BLOCK 164, SOUTH PORT ST. LUCIE UNIT NINE, AS RECORDED IN PLAT BOOK 14, PAGE 27A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY.

C) LESS AND EXCEPT A STRIP OF LAND DESCRIBED IN ST. LUCIE COUNTY OFFICIAL RECORD BOOK 208, PAGE 1132.

PARCEL "B"

POINT OF BEGINNING BEING THE BEGINNING OF THE AFOREMENTIONED TIE LINE ALSO BEING THE NORTHEAST CORNER OF THE SEAWALL; THENCE LANDWARD OF THE WATERS EDGE OF KITCHING COVE AND THE NORTH PORT OF THE ST. LUCIE RIVER CONTINUE ALONG SAID TIE LINE SOUTH 76°25'42" EAST FOR A DISTANCE OF 50.83 FEET; THENCE CONTINUING SOUTH 73°51'41" EAST FOR A DISTANCE OF 115.04 FEET; THENCE SOUTH 69°22'15" EAST FOR A DISTANCE OF 107.15 FEET; THENCE SOUTH 65°26'15" EAST FOR A DISTANCE OF 82.89 FEET; THENCE SOUTH 53°35'53" EAST FOR A DISTANCE OF 224.80 FEET; THENCE NORTH 34°43'37" EAST FOR A DISTANCE OF 135.73 FEET; THENCE NORTH 57°43'37" EAST FOR A DISTANCE OF 141.73 FEET: THENCE SOUTH 87°16'23" EAST FOR A DISTANCE OF 119.35 FEET; THENCE SOUTH 38°16'23" EAST FOR A DISTANCE OF 146.96 FEET; THENCE SOUTH 05°27'19" EAST FOR A DISTANCE OF 120.73 FEET; THENCE SOUTH 50°32'41" WEST FOR A DISTANCE OF 102.70 FEET; THENCE SOUTH 14°32'41" WEST FOR A DISTANCE OF 120.77 FEET; THENCE SOUTH 45°27'19" EAST FOR A DISTANCE OF 188.35 FEET; THENCE SOUTH 21°54'46" EAST FOR A DISTANCE OF 341.21 FEET; THENCE NORTH 46°45'16" EAST FOR A DISTANCE OF 543.57 FEET; THENCE NORTH 55°23'47" EAST FOR A DISTANCE OF 145.60 FEET; THENCE NORTH 04°06'44" WEST FOR A DISTANCE OF 176.94 FEET; THENCE NORTH 41°51'16" EAST FOR A DISTANCE OF 85.00 FEET; THENCE NORTH 57°51'16" EAST FOR A DISTANCE OF 239.90 FEET; THENCE NORTH 73°37'37" EAST FOR A DISTANCE OF 144.43 FEET; TO A POINT LYING ON THE WEST PLAT LIMITS OF AFOREMENTIONED PLAT OF VILLAS OF SANDPIPER BAY UNIT TWO; THENCE CONTINUING ALONG SAID LIMITS SOUTH 51°21'25" EAST FOR A DISTANCE OF 36.01 FEET; THENCE SOUTH FOR DISTANCE OF 370.00 FEET; THENCE SOUTH 74°53'47" WEST ALONG A LINE LYING WATERWARD OF THE WATERS EDGE FOR A DISTANCE OF 517.19 FEET; THENCE CONTINUING ALONG SAID WATERWARD LINE SOUTH 46°45'16" WEST FOR A DISTANCE OF 661.78 FEET; THENCE NORTH 23°14'14" WEST FOR A DISTANCE OF 563.40 FEET; THENCE NORTH 53°15'17" WEST FOR A DISTANCE OF 640.91 FEET; THENCE NORTH 65°23'43" WEST FOR A DISTANCE OF 333.68 FEET; TO THE SOUTHEAST CORNER OF SAID SEAWALL; THENCE NORTH 17°37'59" EAST ALONG THE FACE OF THE SEAWALL FOR A DISTANCE OF 12.30 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL SITUATE, LYING AND BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PARCEL C:

GOLF COURSE MAINTENANCE COMPOUND

DESCRIPTION OF A PORTION OF TRACT "J" SITUATE IN SECTION 13, TOWNSHIP 37 SOUTH, RANGE 40 EAST, OF THE PLAT OF SOUTH PORT ST. LUCIE UNIT EIGHT, PLAT BOOK 14, PAGE 26C OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID PORTION ALSO LYING IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SUNSHINE AVENUE AND THE EAST SECTION LINE OF SECTION 14, TOWNSHIP 37 SOUTH, REFLECTED ON THE FIRST RE-PLAT OF SOUTH PORT ST. LUCIE UNIT TEN, PLAT BOOK 16, PAGE 38 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S 89°38' 56" EAST FOR A DISTANCE OF 203.50 FEET, THENCE N 00°21'04" EAST FOR A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING N 00°21'04" EAST FOR A DISTANCE OF 201.15 FEET; THENCE S 89°41'55" EAST FOR A DISTANCE OF 302.08 FEET THROUGH SAID TRACT "J" AND THE BACK LOT LINES OF BLOCK 137 OF SAID UNIT EIGHT; THENCE S 00°21'04" WEST FOR A DISTANCE OF 201.41 FEET. THENCE N 89°38'56" WEST FOR A DISTANCE OF 302.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL E:

TRACT "A" OF BLOCK 181, SOUTH PORT ST. LUCIE UNIT 13, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL F:

TRACT "A" OF BLOCK 169, SOUTH PORT ST. LUCIE UNIT 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 15, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL G:

TRACT "A" OF BLOCK 165, SOUTH PORT ST. LUCIE UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL H:

LOT 4 OF BLOCK 166, SOUTH PORT ST. LUCIE UNIT 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, AT PAGE 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024, a lien payable, and subsequent years which are not yet due and payable.

2. Matters shown on the Plat of South Port St. Lucie Unit Three, recorded in Plat Book 12, Page 4. (Affects Parcel A)

3. Matters shown on the Plat of South Port St. Lucie Unit Eight, recorded in Plat Book 14, Page 26.

4. Matters shown on the Plat of South Port St. Lucie Unit Ten, recorded in Plat Book 15, Page 2. (Affects Parcels G and H)

5. Matters shown on the Plat of South Port St. Lucie Unit Eleven, recorded in Plat Book 15, Page 15. (Affects Parcel F)

6. Matters shown on the Plat of South Port St. Lucie Unit Thirteen, recorded in Plat Book 16, Page 22. (Affects Parcel E)

7. Declaration of Covenants, Conditions and Restrictions recorded in Book 178, Page 1100 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel G)

8. Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 263, Page 334; as affected by Amendment to Declaration of Restrictions affecting South Port St. Lucie Unit Three recorded in Book 208, Page 1403 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects part of Parcel A)

9. Easement, granted from General Development Corporation to General Development Utilities, Inc., recorded in Book 32, Page 129 of Official Records. (Affects Parcel A)

10. Easement, granted from General Development Corporation to General Development Utilities, Inc., recorded in Book 32, Page 130 of Official Records. (Affects Parcel A)

11. The terms, provisions, and conditions contained in that certain Drainage Right of Way Dedication, recorded in Book 168, Page 1161 of Official Records. (Affects Parcel A)

12. Terms and conditions of the Easement Agreement between General Development Corporation, a Delaware corporation and Southern Bell Telephone and Telegraph Company recorded in Book 187, Page 1520 of Official Records. (Affects Parcel A)

13. The terms, provisions, and conditions contained in that certain Resolution No. 72-2, recorded in Book 201, Page 1676 of Official Records.

14. Easement granted to Florida Power & Light Company by instrument recorded in Book 298, Page 1003 of Official Records. (Affects Parcel A)

15. Terms and conditions of the Utility and Irrigation Agreement between Tollman-Hundley SPB Company, a Florida general partnership, General Development Corporation, a Delaware corporation and General Development Utilities, Inc., a Florida corporation recorded in Book 389, Page 1888 of Official Records.

16. Terms and conditions of the Reciprocal Drainage Agreement from General Development Agreement between General Development Corporation, a Delaware corporation and Tollman-Hundley SPB Company, a Florida general partnership recorded in Book 389, Page 1931 of Official Records. (Affects Parcel J)

17. Terms and conditions of the Master Utility Easement Agreement between Tollman-Hundley SPB Company, a Florida general partnership and General Development Utilities, a Florida corporation recorded in Book 389, Page 1987 of Official Records; as affected by Assignment and Assumption Agreement recorded in Book 1141, Page 2395 of Official Records; as affected by Declaration of Easement for Utility Facilities recorded in Book 2575, Page 172 of Official Records.

18. Terms and conditions of the Maintenance Area (Number Two) Ingress and Egress, Utility and Drainage Easement Agreement between General Development Corporation, a Delaware corporation and Tollman-Hundley SPB Company, a Florida general partnership recorded in Book 389, Page 2016 of Official Records. (Affects Parcel C)

19. Terms and conditions of the Assignment Agreement between General Development Corporation, a Delaware corporation and Florida Power and Light Company, a Florida corporation recorded in Book 473, Page 1177 of Official Records; as affected by Subordination of Utility Interests Department of Transportation recorded in Book 804, Page 2796 of Official Records; as affected by Agreed Order of Taking and Final Judgment as to Defendant Florida Power & Light Company's Easement Interest recorded in Book 2820, Page 1535 of Official Records, Book 3040, Page 415 of Official Records, Book 3040, Page 790 of Official Records, Book 3040, Page 798 of Official Records, Book 3040, Page 806 of Official Records, Book 3040, Page 814 of Official Records, Book 3040, Page 823 of Official Records, Book 3040, Page 831 of Official Records; as affected by Subordination of Utility Interests Public Body recorded in Book 3297, Page 2829 of Official Records.

20. Easement granted to Florida Power & Light Company by instrument recorded in Book 869, Page 2542 of Official Records. (Affects Parcel A)

21. That certain unrecorded lease, by and between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, Lessor, and Tollman-Hundley SPB Company, a Florida general partnership, Lessee, as evidenced by that certain Sovereignty Submerged Land Lease Renewal, recorded in Book 680, Page 1700 of Official Records; as affected by Assignment of Sovereignty Submerged Lands Lease recorded in Book 753, Page 1353 of Official Records; as affected by Assumption of Sovereignty Submerged Lands Lease recorded in Book 753, Page 1361 of Official Records, Book 884, Page 2923 of Official Records, Book 884, Page 2931 of Official Records; as affected by Sovereignty Submerged Land Lease Renewal recorded in

Book 930, Page 2912 of Official Records; as affected by Sovereignty Submerged Land Lease Renewal and Modification to Add Co-Lessee recorded in Book 1349, Page 2769 of Official Records; as affected by Sovereignty Lands Lease Modification to Correct Legal Description recorded in Book 1690, Page 1924 of Official Records; as affected by Sovereign Submerged Lands Easement recorded in Book 2619, Page 1360 of Official Records; as affected by Sovereign Submerged Land Easement Modification to Reflect Structures as Built recorded in Book 2887, Page 1597 of Official Records; as affected by Sovereignty Submerged Lands Lease Modification to Reflect Structures and increase Square Footage recorded in Book 2818, Page 1299 of Official Records.

22. Easement, granted from General Development Corporation, a Delaware corporation to City of Port St. Lucie, Florida and Tollman-Hundley SPB Company, a Florida general partnership, recorded in Book 689, Page 527 of Official Records. (Affects Parcel A)

23. Terms and conditions of the Developer Water and Sewer Construction and Service Agreement between Village Properties of Sandpiper, Inc, a Florida corporation and St. Lucie County, a political subdivision of the state of Florida recorded in Book 755, Page 2564 of Official Records.

24. Easement, granted from Village Properties of Sandpiper Co., a Florida corporation to St. Lucie County, recorded in Book 869, Page 2530 of Official Records. (Affects Parcel A)

25. Easement, granted from Village Properties of Sandpiper Co., a Florida corporation to St. Lucie County, recorded in Book 869, Page 2533 of Official Records. (Affects Parcel A)

26. Easement, granted from Village Properties of Sandpiper Co., a Florida corporation to St. Lucie County, recorded in Book 869, Page 2535 of Official Records. (Affects Parcel A)

27. Easement, granted from Village Properties of Sandpiper Co to Southern Bell Telephone and Telegraph Company, recorded in Book 869, Page 2538 of Official Records. (Affects Parcel A)

28. Easement, granted from Village Properties of Sandpiper Co., a Florida corporation to St. Lucie County, recorded in Book 869, Page 2545 of Official Records. (Affects Parcel A)

29. Easement granted to Florida Power & Light Company by instrument recorded in Book 869, Page 2547 of Official Records. (Affects Parcel A)

30. Covenant Running With The Land recorded in Book 759, Page 2616 of Official Records; as affected by Procedures and Guidelines for Fences recorded in Book 891, Page 2346 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcels A, E, F, G, and H)

31. Easement, granted from Sandpiper Resort Properties, Inc. to Comcast of Florida/Georgia LLC., recorded in Book 3199, Page 432 of Official Records.

32. Easement, granted from Sandpiper Resort Properties, Inc. to City of Port Saint Lucie, a Florida municipal corporation, recorded in Book 3368, Page 995 of Official Records. (Affects Parcels A and B)

33. Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured.

34. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 392 of Official Records.

35. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 393 of Official Records.

36. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 394 of Official Records.

37. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 395 of Official Records.

38. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 396 of Official Records.

39. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 397 of Official Records.

40. Code violation upon which that certain lien, recorded in March 01, 2024 of Book 5114, Page 398 of Official Records.

41. "Notice of Lis Pendens" recorded in September 09, 2024 in Book 5203, Page 2276 of Official Records, Case No. 562024CA001610AXXXHC, in the Circuit Court of the 19th Judicial Circuit, styled Phase 3 Restoration LLC d/b/a Servpro of North Palm Beach, a Florida limited liability Company v. Sandpiper Bay Resort Holdings, LLC, a Florida limited liability company, Altitude Hospital LLC, a Florida limited liability company, and Michael Garofalo, individually.

42. Code violation upon which that certain lien, recorded in September 30, 2024 of Book 5213, Page 494 of Official Records.

43. Code violation upon which that certain lien, recorded in September 30, 2024 of Book 5213, Page 495 of Official Records.

44. Code violation upon which that certain lien, recorded in September 30, 2024 of Book 5213, Page 496 of Official Records.

45. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Micahel T. Towen/ EDC Engineers and Surveyors on 4/12/2022, designated 21-392:

(a) Mangroves (Southeasterly property line).
(b) Chain link fence (Easterly property line).
(c) Wood Deck (Southwesterly property line).
(d) Volleyball court over access and flowage easement.
(e) Wood bridge (Easterly property line).
(f) Guard house curbing (Easterly property line).
(g) Building, metal fence & pool area over FPL easement.
(h) Gazebo & golf cart storage building corner over utility easement.
(i) Concrete walk along south property line.
(j) Wood dock along south property line.
(k) Concrete ramp south property line.
(l) Concrete wall along west property line.
(m) Overhead wire along west property line.
(n) Patio over property line towards west of over Brook Drive.
(o) Landscape area along west property line.
(p) Overhead wire along west property line.
(q) Landscape area along northeasterly property line, north of Lot 1 and Block 10.
(r) Chain link fence along easterly line west of Lot 18 Block 7.
(s) 4 foot chain link fence along easterly property line west of Lot 10 Block 7.
(t) Landscape area along northeast property line North of Lot 21 Block 164.
(u) 4' iron rod fence along east property line of Lot 4, Block 166.
(v) Landscape area along north property line.
(w) Landscape area and 8' asphalt walk along west property line.
(x) 6' chain link fence along southwest corner of property of Tract "A" Block 169.

KEITH
Engineering Inspired Design

Owner Affidavit / Letter of Authorization

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

St. Lucie County
Planning & Development Services
2300 Virginia Avenue
Fort Pierce, FL 34982

RE: Altitude Prop. Co. LLC
4500 SE Pine Valley Street
Port St Lucie, FL 34952
Folio: 4423-210-0001-000-3, 4414-133-0002-000-6

To Whom It May Concern;

State of Florida
County of St. Lucie

I, Deependra Talla, am the authorized agent of **Altitude Prop. Co. LLC**, the owner of property located at 3500 SE MORNINGSIDE BOULEVARD and SE WESTMORELAND BLVD, PORT ST. LUCIE, FL 34952, and described in the legal description.

Site Address: 3500 SE MORNINGSIDE BLVD

23 37 40 (S PART SINNERS GOLF COURSE AND COUNTRY CLUB) GOVT LOT 2 LYG S OF PINE VALLEY ST AND W OF SANDPIPER BAY-UNIT 2- AND GOVT LOTS 3 AND 4-LESS SPSL-UNITS 2 AND 3- AND LESS PART OF GOVT LOT 4 MPDAF: FROM NW COR SEC RUN S 1293.19 FT FOR POB, TH N 83 DEG 32 MIN 53 SEC E 13.77 FT TO INT OF CIR CURVE CONCAVE NELY, R 105 FT AND CA 19 DEG 09 MIN 01 SEC, TH SELY ON ARC OF CURVE 35.09 FT, THS 28 DEG 02 MIN 00 SEC W 70.25 FT, TH S // TO AND 8 FT E OF W SEC LI 318 FT MIL TO ST LUCIE RIVER, TH W 8 FT MIL TO W SEC LI, TH N 409 FT TO FOB AND LESS RIVER VISTA SID AND LESS RIVER VISTA REPLAT AND LESS VILLAS OF SANDPIPER BAY-UNIT I- AND LESS AS IN OR 389-1962 AND LESS AS IN OR 869-2553- (96.49 AC)

Site Address: SE WESTMORELAND BLVD

14 37 40 (NORTH PART SINNERS GOLF COURSE) THAT PART OF SEC LYG SLY AND ELY OF MORNINGSIDE BV AND SLY OF WESTMORELAND BV AND WLY OF SANTA ANITA AND MONTE VISTA STSAND NLY OF SUNSHINE AV-LESS SPSL UNITS 1, 2, 3, 7 AND 9 AND LESS REPLT SPSL 2 AND LESS RIVER VISTA S/D AND LESS AS IN OR 268-1333 (SHOPPINGCENTER) AND LESS TO CITY OF PSL FOR DR R/W AS IN OR 168-1161 AND LESS AS IN OR 382-333 AND LESS AS IN OR 208-1132 AND LESS S PSL UNIT13- (127.26 AC)

Said land is situated in the City of Port St. Lucie, St. Lucie County, Florida.

KEITH
Engineering Inspired Design.

We hereby authorize **KEITH** and **MPLD Consulting** to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent: Deepu Talla

Print Name: Deependra Talla

Sworn and subscribed before me this 11 day of June, 2025

(X) He/She is personally know to me or
( ) Has presented identification
( ) Online notarization

Signature of Notary Public: Amy E. Cheli

Print Name: Amy E. Cheli

Date: 06/11/25

Notary Public State of Florida
Amy E Cheli
My Commission HH 369336
Expires 3/30/2027

Witness: Anna Baerlund Date: 6/11/2025

Address: 1103 SE Westchester Dr., 34952 PSL, FL

Witness: [illegible] Date: 6/11/2025

Address: 4500 SE Pine Valley St., 34952 PSL, FL

Dropbox Sign

Audit trail

Title	Signature & Notarization Needed – Owner Affidavit for Site...
Filename	Sandpiper-RPS Aca...Authorization.pdf
Document ID	be0ca94da7d51721fb19e3ae219ce2466dae1f2a
Audit trail date format	MM / DD / YYYY
Status	• Signed

Document History

SENT	**06 / 11 / 2025** 14:06:10 UTC-4	Sent for signature to Deepu Talla (deependra@yahoo.com) from zack@mpldconsulting.com IP: 76.153.247.57
VIEWED	**06 / 11 / 2025** 14:07:05 UTC-4	Viewed by Deepu Talla (deependra@yahoo.com) IP: 12.75.216.38
SIGNED	**06 / 11 / 2025** 14:07:59 UTC-4	Signed by Deepu Talla (deependra@yahoo.com) IP: 12.75.216.38
COMPLETED	**06 / 11 / 2025** 14:07:59 UTC-4	The document has been completed.

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

SANDPIPER BAY RESORT & RPS ACADEMY

City of Port St. Lucie, FL

FUTURE LAND USE AMENDMENT TRAFFIC ANALYSIS

PREPARED FOR:

K2C Academy LLC
4500 SE Pine Valley Street
Port St. Lucie, Florida 34952

JOB NO. 25-103A

DATE: 11/13/2025
REVISED: 11/26/2025

Anna Lai, Professional Engineer, State of Florida, License No. 78138 This item has been digitally signed and sealed by Anna Lai, P.E., PTOE, on 11/26/25. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	Digitally signed by Anna Lai Date: 2025.11.26 14:03:01-05'00'

2581 Metrocentre Blvd. West, Ste 3 | West Palm Beach, FL 33407
561.478.7848 | simmonsandwhite.com | Certificate of Authorization #3452

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1.0 SITE DATA

The subject parcel is located on west of US 1 and south of SE Port St. Lucie Boulevard in the City of Port St. Lucie, Florida and contains approximately 216 acres. The Parcel ID numbers for the subject site are as follows:

4423-210-0001-000-3
4414-133-0002-000-6

The property is currently designated as Open Space Recreational (OSR), Commercial General/Institutional (CG/I), and Commercial Limited (CL) in the City of Port St. Lucie Comprehensive Plan. The property owner is requesting a change from the parcel's existing designation to Open Space Recreational (OSR) and Commercial General/Institutional (CG/I) on the City of Port St. Lucie Comprehensive Plan. The purpose of this study is to determine the traffic impact on each roadway with the site radius of influence, to determine if the roadway segments will exceed the adopted Level of Service volumes for the impacted roadway segments, and to compare the potential worst case scenario with regards to the existing and proposed future land uses.

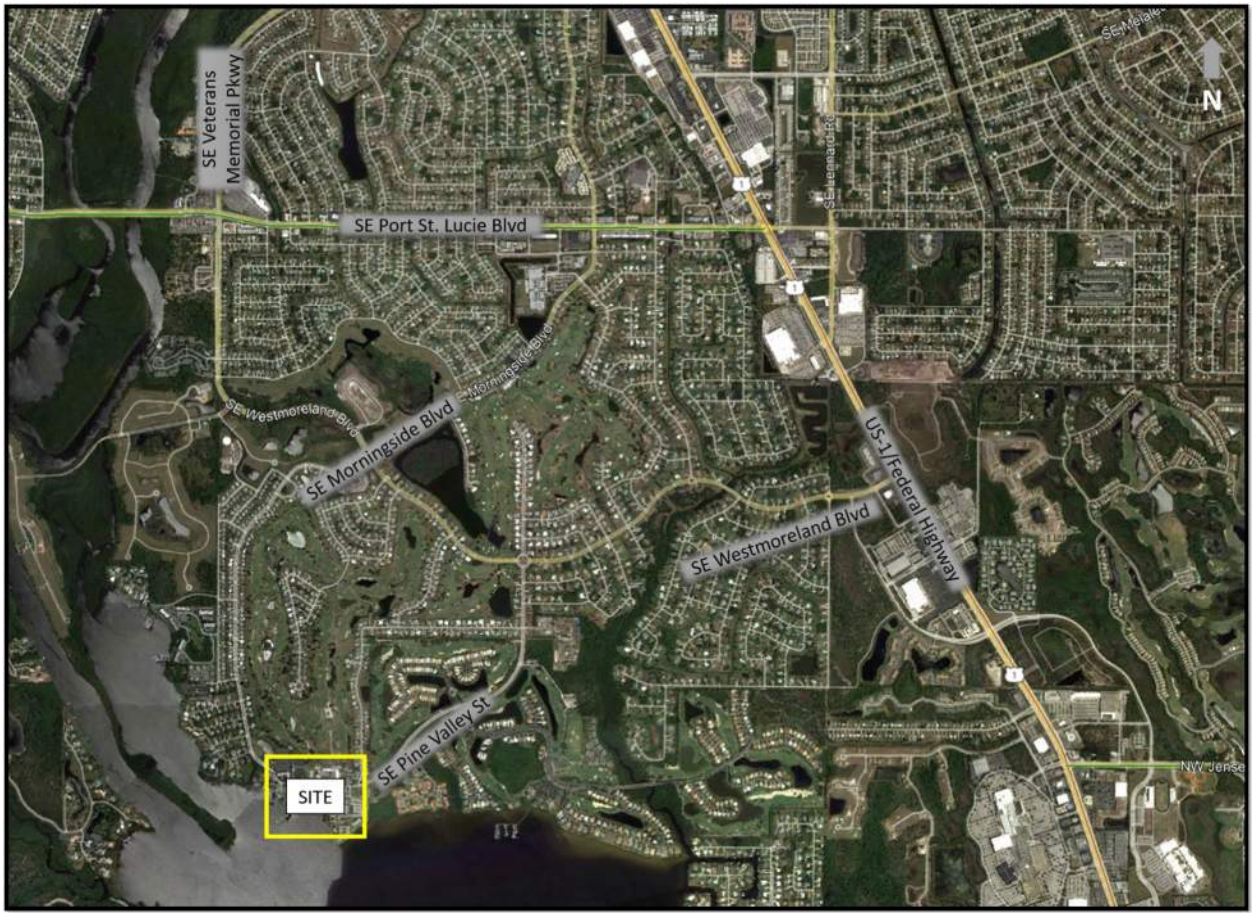


Figure 1 – Site Location Map

2.0 TRAFFIC GENERATION

The increase in daily traffic generation due to the requested change in the parcel's land use designations may be determined by taking the difference between the total traffic generated for the most intensive land use under the existing OSR, CG/I, and CL future land use designation and the proposed OSR and CG/I future land use designation:

Existing Future Land Use

The most intensive land use under the existing Open Space Recreational (OSR), Commercial General/Institutional (CG/I), and Commercial Limited (CL) land use designation are "Golf Course" and "Shopping Center". Based on a maximum floor area ratio (FAR) of 35 percent and the site area consisting of 8,101,154 SF, the maximum allowable building square footage for the designated area under the existing OSR land use designation is 2,428,801 SF. Based on a maximum FAR of 40 percent and the site areas consisting of 297,735 SF and 962,676 SF, the maximum allowable building square footage for the designated area under the existing CG/I and CL land use designations is 503,553 SF. The existing future land use map is included in Appendix A.

Table 1 calculates the daily, AM peak hour, and PM peak hour traffic generation for the property under the existing OSR and CG/I land use designations. The traffic generation has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 12th Edition for ITE Land Use Codes #430 (golf course) and #820 (shopping center) (in Appendix B) and are summarized as follows:

Existing Future Land Use

Daily Traffic Generation	=	15,537 tpd
AM Peak Hour Traffic Generation (In/Out)	=	394 pht (249 In/145 Out)
PM Peak Hour Traffic Generation (In/Out)	=	1,382 pht (670 In/712 Out)

Proposed Future Land Use

The most intensive land use under the proposed Open Space Recreational (OSR) and Commercial General/Institutional (CG/I) land use designation are "Golf Course" and "Shopping Center". Based on a maximum floor area ratio (FAR) of 35 percent and the site area consisting of 7,558,044 SF, the maximum allowable building square footage for the designated area under the proposed OSR land use designation is 2,267,413 SF. Based on a maximum FAR of 40 percent and the site area consisting of 1,833,869 SF, the maximum allowable building square footage for the designated area under the proposed CG/I land use designations is 731,808 SF. The proposed future land use map is included in Appendix A.

Table 2 calculates the daily, AM peak hour, and PM peak hour traffic generation for the property under the proposed OSR and CG/I land use designation The traffic generation has been calculated in accordance with the traffic generation rates listed in the ITE Trip Generation Manual, 12th Edition for ITE Land Use Codes #430 (golf course) and #820 (shopping center) and are summarized as follows:

Proposed Future Land Use

Daily Traffic Generation	=	22,219 tpd
AM Peak Hour Traffic Generation (In/Out)	=	555 pht (347 In/208 Out)
PM Peak Hour Traffic Generation (In/Out)	=	1,982 pht (964 In/1,018 Out)

The change in traffic generation due to the requested change in the parcels' land use designations may be calculated as follows (as shown in Table 3):

Net New Trips

Daily Traffic Generation	=	6,682 tpd
AM Peak Hour Traffic Generation (In/Out)	=	161 pht (98 In/63 Out)
PM Peak Hour Traffic Generation (In/Out)	=	600 pht (294 In/306 Out)

3.0 RADIUS OF DEVELOPMENT INFLUENCE

Based on the County Land Development Code Section 11.02.09.4.b and Appendix B of the St. Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures publication, the study area shall include all major roadways within three (3) miles of the site. The 3-mile study area is shown below.

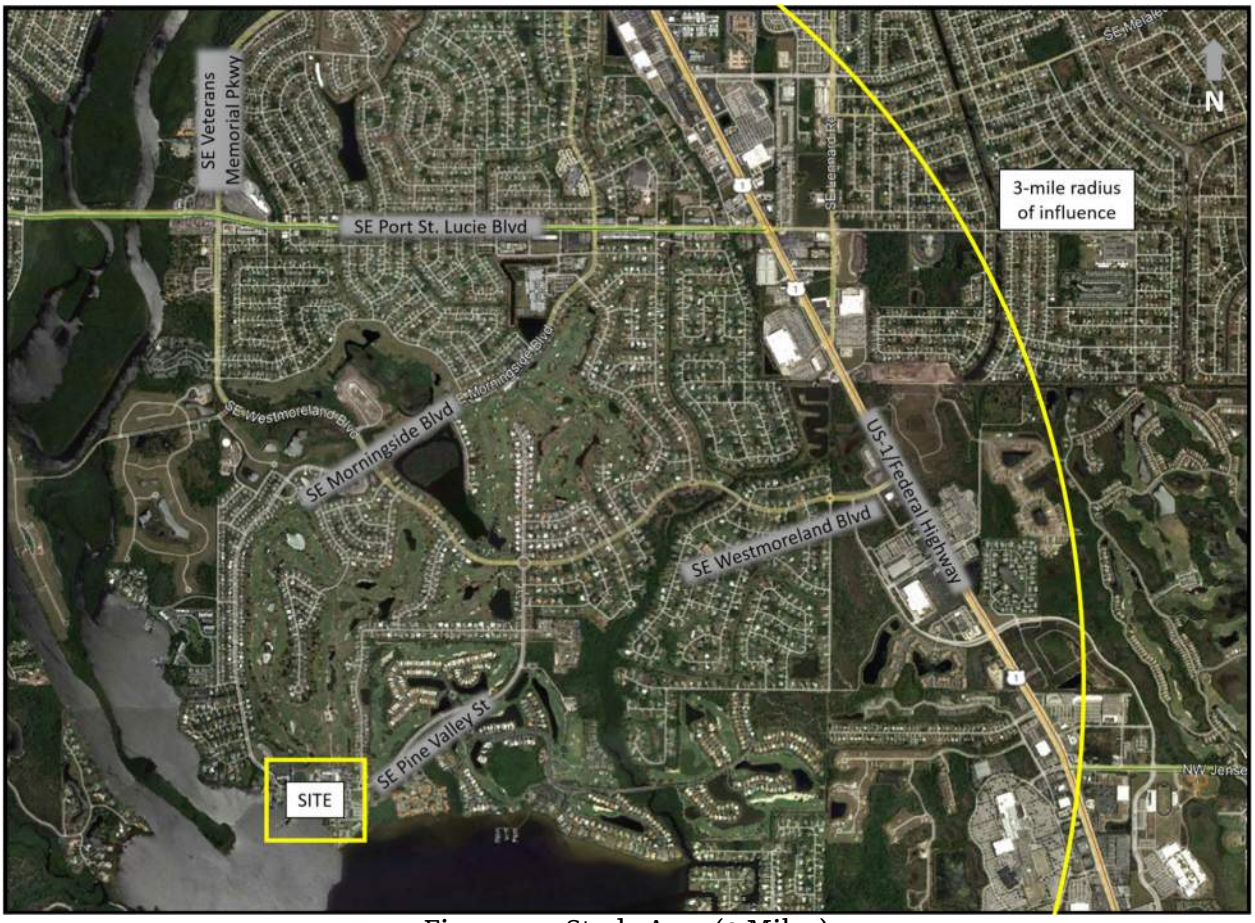


Figure 2 – Study Area (3 Miles)

4.0 PROGRAMMED IMPROVEMENTS

The St. Lucie TPO 2045 Long Range Transportation Plan identifies several improvements within the area including developer funded roadway projects. The programmed improvements are shown below in Figure 3 and listed below.

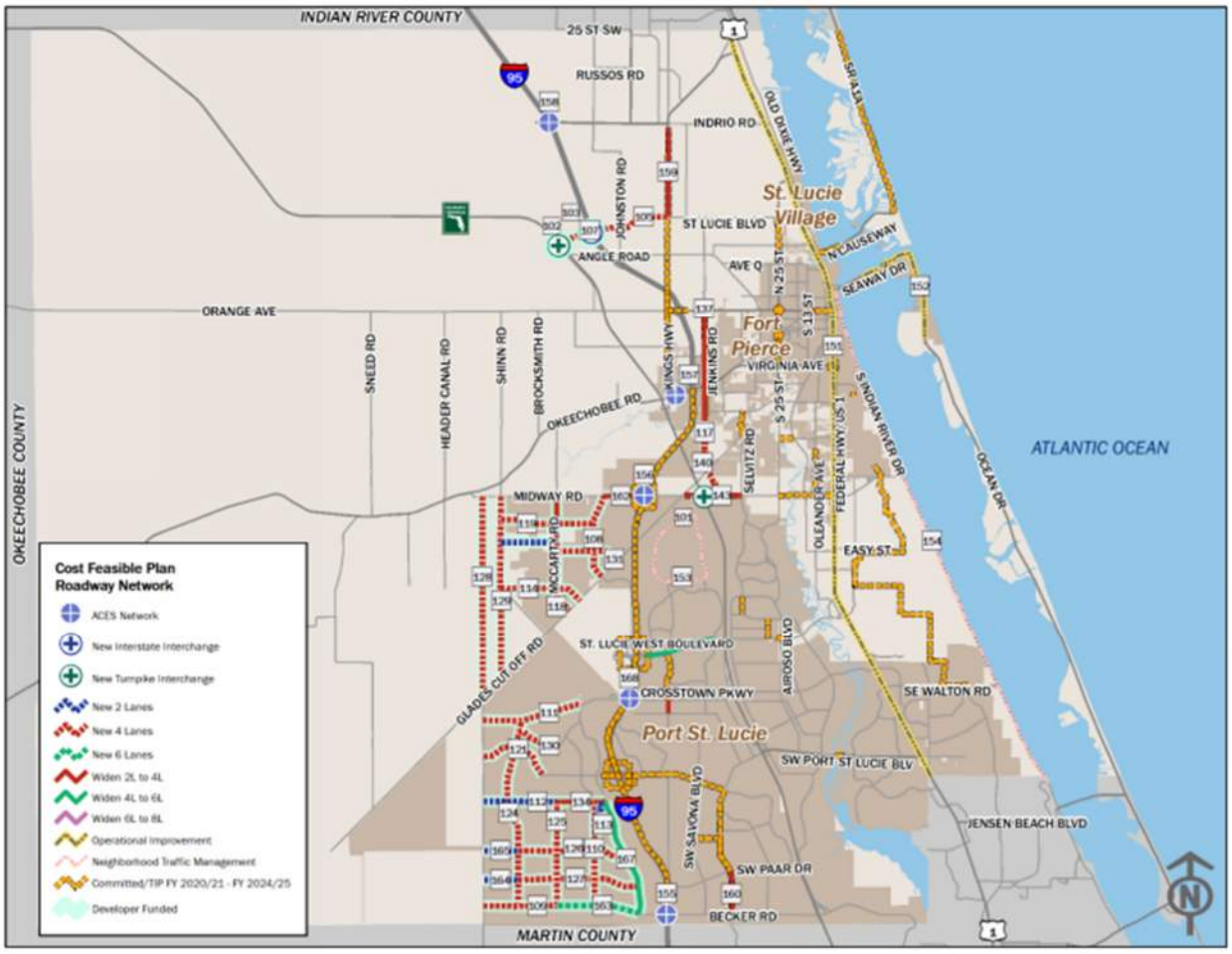


Figure 3 – 2045 Cost Feasible Roadway Map
From Figure 8.1 of the St. Lucie TPO 2045 LRTP

Programmed Improvements

- US 1/Federal Highway – Operational improvement (see Appendix C)

5.0 LONG TERM (2045) TRAFFIC ANALYSIS

Background Traffic Analysis
The Long Term (2045) Traffic Analysis is based on the TCRPM 5.1 model that includes other major development sites. The daily volumes from the model are included in Appendix D. The roadway service capacity volumes were based on the 2023 FDOT Multimodal Quality/Level of Service Handbook.

A model output correction factor (MOCF) was applied to the daily traffic volumes from the TCRPM. A peak to daily ratio (K Factor) of 0.09 was utilized to convert the directional daily model volumes to peak hour volumes. The background traffic volumes from the 2045 model are provided in Table 4. Table 4 also compares the background peak hour volumes to the roadway service capacity thresholds based on the planned 2045 roadway network. As shown in Table 4, one roadway segment on SE Port St. Lucie Boulevard and two roadway segments on US 1 are expected to operate below the Level of Service threshold requirements, based on background traffic volumes.

Total Traffic Analysis
The roadway network utilized in the total traffic analysis is the same as what was utilized for the background traffic analysis. The trip distribution for the proposed project was based on existing and future traffic patterns along with engineering judgement. The trip assignment is shown in Figure 4.

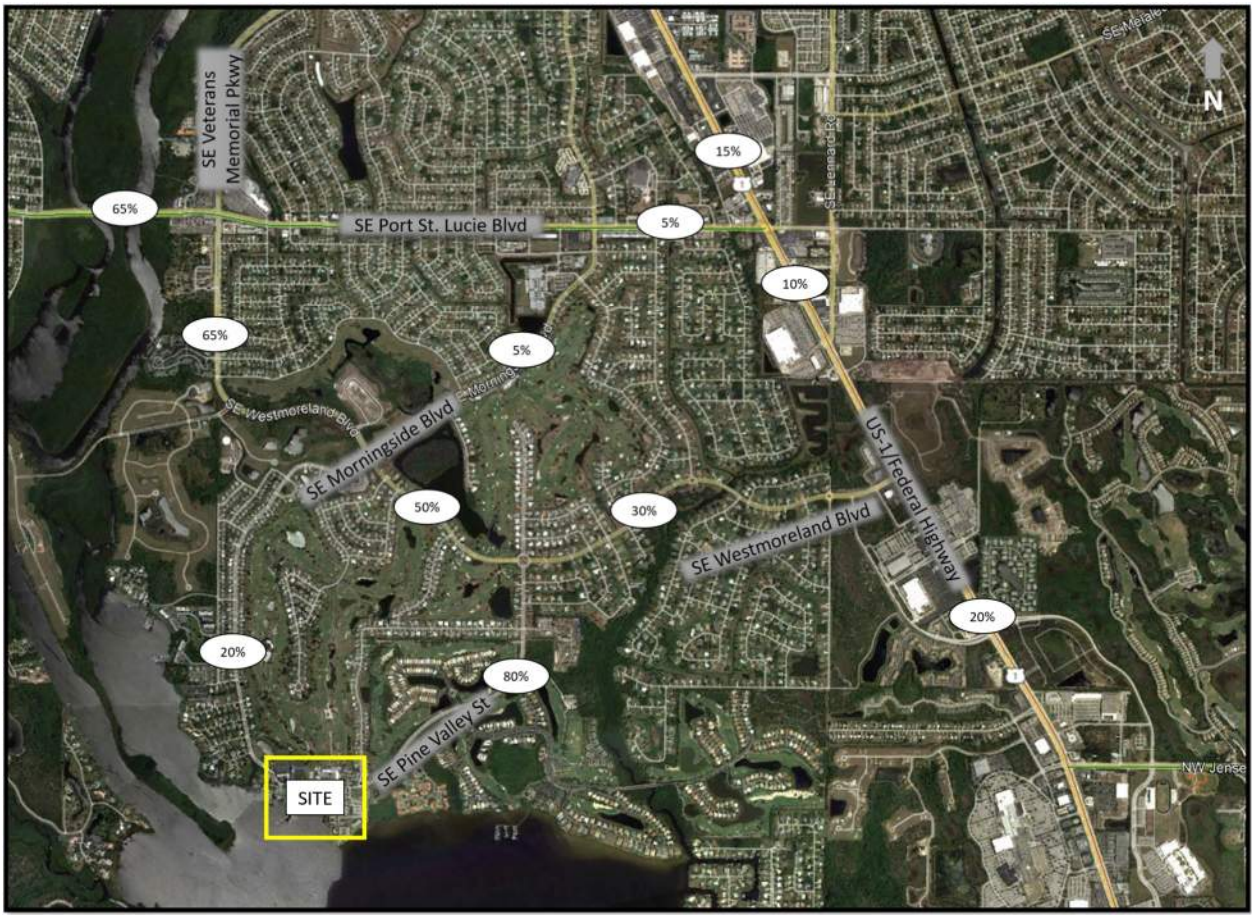


Figure 4 – Trip Assignment

The project trips associated with the proposed development was added to the 2045 background traffic volumes. The 2045 total traffic volumes are documented in Table 5. Table 5 also compares the total traffic peak hour volumes to the roadway service capacity thresholds based on the planned 2045 roadway network. As shown in Table 5, one roadway segment on SE Port St. Lucie Boulevard and two roadway segments on US 1 are expected to operate below the Level of Service threshold requirements. Note no new roadway deficiencies are a result of the proposed future land use change.

6.0 SHORT TERM (2030) TRAFFIC ANALYSIS

As previously stated, a short term (2030) traffic analysis was performed as part of this study. This analysis includes all roadways anticipated to be completed within the next five years within the 3-mile study area.

The existing traffic counts were taken from the St. Lucie TPO Traffic Counts and Level of Service Report 2024 and FDOT Florida Traffic Online. The background growth rate of 2.5% per year was determined based on historical population growth in St. Lucie County. This 2.5% growth rate is consistent with the minimum growth rate as outlined in the St. Lucie TIS guidelines and that historic trends of FDOT stations in the area are less than 2.5%.

Table 6 shows the background traffic analysis and that all roadways will operate at an acceptable Level of Service, with the exception of one roadway segment on Port St. Lucie Boulevard, three segments on US 1, and Westmoreland Boulevard, based on background traffic volumes.

Table 7 compares the total traffic peak hour volumes to the roadway service capacity thresholds for the short term (2030) traffic analysis. As shown in Table 7, all roadways meet the Level of Service threshold requirements except for roadway segments based on background deficiencies: one section of SE Port St. Lucie Boulevard, three sections of US 1, and three sections of Westmoreland Boulevard.

7.0 CONCLUSION

The proposed future land use plan designation modification from OSR, CG/I, and CL to OSR and CG/I will result in an increase of 6,682 daily trips, 161 AM peak hour trips, and 600 PM peak hour trips. The 2045 long term traffic analysis indicates the following roadway segments are expected to operate below the Level of Service threshold requirements:

- SE Port St. Lucie Boulevard between Floresta Drive and Veterans Memorial Parkway
- US 1 between SE Port St. Lucie Boulevard and Lennard Road
- US 1 between Lennard Road and Jennings Road

Note no new roadway deficiencies are a result of the proposed future land use change. The 2030 short term traffic analysis indicates that the following roadway segments are expected to operate below the Level of Service threshold requirements based on background deficiencies:

- SE Port St. Lucie Boulevard between Floresta Drive and Veterans Memorial Parkway
- US 1 between Martin County Line and SE Port St. Lucie Boulevard
- US 1 between SE Port St. Lucie Boulevard and Lennard Road
- US 1 between Lennard Road and Jennings Road
- SE Westmoreland Boulevard between SE Port St. Lucie Boulevard and SE Morningside Boulevard
- SE Westmoreland Boulevard between SE Morningside Boulevard and SE Pine Valley Street
- SE Westmoreland Boulevard between SE Pine Valley Street and US 1

The future land use trip generation is significantly higher than the proposed concurrency traffic impact study trip generation impact. Thus, the applicant will coordinate roadway mitigation with the City of Port St. Lucie and further evaluate as part of the site application process.

AL x:/docs/trafficdrainage/lupats.25103A.rev

TABLE 1
EXISTING OSR, CG/I, & CL FUTURE LAND USE DESIGNATION

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Golf Course	430	185.9	Acres	3.74			695		0	695	0%	0	695
Shop Center (>150ksf)	820	503,553	S.F.	36.39			18,324		0	18,324	19%	3,482	14,842
			Grand Totals:				**19,019**	**0.0%**	**0**	**19,019**	**18%**	**3,482**	**15,537**

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Golf Course	430	185.9	Acres	0.19	0.74	0.26	26	9	35	0.0%	0	0	0	26	9	35	0%	0	26	9	35
Shop Center (>150ksf)	820	503,553	S.F.	0.88	0.62	0.38	275	168	443	0.0%	0	0	0	275	168	443	19%	84	223	136	359
			Grand Totals:				**301**	**177**	**478**	**0.0%**	**0**	**0**	**0**	**301**	**177**	**478**	**18%**	**84**	**249**	**145**	**394**

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Golf Course	430	185.9	Acres	0.28	0.34	0.66	18	34	52	0.0%	0	0	0	18	34	52	0%	0	18	34	52
Shop Center (>150ksf)	820	503,553	S.F.	3.26	0.49	0.51	805	837	1,642	0.0%	0	0	0	805	837	1,642	19%	312	652	678	1330
			Grand Totals:				**823**	**871**	**1,694**	**0.0%**	**0**	**0**	**0**	**823**	**871**	**1,694**	**18%**	**312**	**670**	**712**	**1,382**

Notes:
Based on the ITE Trip Generation Manual (12th edition).

TABLE 2
PROPOSED OSR & CG/I FUTURE LAND USE DESIGNATION

Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Golf Course	430	173.5	Acres	3.74			649		0	649	0%	0	649
Shop Center (>150ksf)	820	731,808	S.F.	36.39			26,630	0.0%	0	26,630	19%	5,060	21,570
			Grand Totals:				**27,279**	**0.0%**	**0**	**27,279**	**19%**	**5,060**	**22,219**

AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Golf Course	430	173.5	Acres	0.19	0.74	0.26	24	9	33	0.0%	0	0	0	24	9	33	0%	0	24	9	33
Shop Center (>150ksf)	820	731,808	S.F.	0.88	0.62	0.38	399	245	644	0.0%	0	0	0	399	245	644	19%	122	323	199	522
			Grand Totals:				**423**	**254**	**677**	**0.0%**	**0**	**0**	**0**	**423**	**254**	**677**	**18%**	**122**	**347**	**208**	**555**

PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Golf Course	430	173.5	Acres	0.28	0.34	0.66	17	32	49	0.0%	0	0	0	17	32	49	0%	0	17	32	49
Shop Center (>150ksf)	820	731,808	S.F.	3.26	0.49	0.51	1,169	1,217	2,386	0.0%	0	0	0	1,169	1,217	2,386	19%	453	947	986	1933
			Grand Totals:				**1,186**	**1,249**	**2,435**	**0.0%**	**0**	**0**	**0**	**1,186**	**1,249**	**2,435**	**19%**	**453**	**964**	**1,018**	**1,982**

Notes:
Based on the ITE Trip Generation Manual (12th edition).

SANDPIPER BAY RESORT AND RPS ACADEMY IMPROVEMENTS

11/06/25

TABLE 3
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING FUTURE LAND USE DESIGNATION =	15,537	394	249	145	1,382	670	712
PROPOSED FUTURE LAND USE DESIGNATION =	22,219	555	347	208	1,982	964	1,018
INCREASE =	**6,682**	**161**	**98**	**63**	**600**	**294**	**306**

TABLE 4
2045 BACKGROUND VOLUMES

			TCRPM VOLUMES										
ROADWAY	FROM	TO	BACKGROUND AADT PEAK DIR.	MOCF FACTOR	ADJUSTED AADT PEAK DIR.	PEAK HOUR[1] PEAK DIR.	RAVELLO DEVELOPMENT TRAFFIC[2]	WESTMORELAND RIVERWALK TRAFFIC[2]	TOTAL	PROG. LANES	LOS D CAPACITY	V/C	MEET LOS?
SE PORT ST. LUCIE BLVD	FLORESTA DRIVE	VETERANS MEMORIAL P	36,307	0.95	34,492	3,104	3	20	3,127	6D	2,810	1.11	NO
SE PORT ST. LUCIE BLVD	VETERANS MEMORIAL I	MORNINGSIDE BLVD	26,000	0.95	24,700	2,223	4	0	2,227	6D	2,730	0.82	YES
SE PORT ST. LUCIE BLVD	MORNINGSIDE BLVD	US 1	27,536	0.95	26,159	2,354	6	0	2,360	6D	2,730	0.86	YES
US 1	MARTIN COUNTY LINE	SE PORT ST. LUCIE BLVI	27,566	0.95	26,188	2,357	0	0	2,357	6D	2,680	0.88	YES
US 1	SE PORT ST. LUCIE BLV	LENNARD ROAD	43,117	0.95	40,961	3,687	0	0	3,687	6D	2,680	1.38	NO
US 1	LENNARD ROAD	JENNINGS ROAD	45,007	0.95	42,757	3,848	0	0	3,848	6D	2,680	1.44	NO
MORNINGSIDE BOULEVARD	SITE	WESTMORELAND BOULE	2,133	0.95	2,026	182	2	3	187	2	1,110	0.17	YES
MORNINGSIDE BOULEVARD	WESTMORELAND BOUL	SE PORT ST. LUCIE BLVI	2,692	0.95	2,557	230	5	3	238	2	1,110	0.21	YES
WESTMORELAND BOULEVARD	PORT ST LUCIE BOULE\	MORNINGSIDE BOULEVA	6,175	0.95	5,866	528	3	51	582	2	1,110	0.52	YES
WESTMORELAND BOULEVARD	MORNINGSIDE BOULEV	SE PINE VALLEY STREE	7,013	0.95	6,662	600	3	26	629	2	1,110	0.57	YES
WESTMORELAND BOULEVARD	SE PINE VALLEY STREE	US 1	7,339	0.95	6,972	627	3	26	656	2	1,110	0.59	YES

Notes:
1. Peak hour volumes based on a K Factor of 9.0%.
2. Vested trips from studies provided by St. Lucie County

TABLE 5
2045 TOTAL TRAFFIC VOLUMES

TOTAL PM PEAK HOUR PROJECT TRIPS (IN) = 294
TOTAL PM PEAK HOUR PROJECT TRIPS (OUT) = 306

ROADWAY	FROM	TO	BACKGROUND PEAK HOUR PEAK DIR.	PROJECT DISTRIBUTION	PROJECT TRIPS PEAK DIR.	TOTAL TRAFFIC PEAK DIR.	PROG. LANES	CLASS	LOS D CAPACITY	V/C	MEET LOS?
SE PORT ST. LUCIE BLVD	FLORESTA DRIVE	VETERANS MEMORIAL PKWY	3,127	65%	199	3,326	6D	C4	2,810	1.18	NO
SE PORT ST. LUCIE BLVD	VETERANS MEMORIAL PKWY	MORNINGSIDE BLVD	2,227	0%	0	2,227	6D	C3R	2,730	0.82	YES
SE PORT ST. LUCIE BLVD	MORNINGSIDE BLVD	US 1	2,360	5%	15	2,375	6D	C3R	2,730	0.87	YES
US 1	MARTIN COUNTY LINE	SE PORT ST. LUCIE BLVD	2,357	15%	46	2,403	6D	C3C	2,680	0.90	YES
US 1	SE PORT ST. LUCIE BLVD	LENNARD ROAD	3,687	10%	31	3,718	6D	C3C	2,680	1.39	NO
US 1	LENNARD ROAD	JENNINGS ROAD	3,848	20%	61	3,909	6D	C3C	2,680	1.46	NO
MORNINGSIDE BOULEVARD	SITE	WESTMORELAND BOULEVARD	187	20%	61	248	2	C3R	1,110	0.22	YES
MORNINGSIDE BOULEVARD	WESTMORELAND BOULEVARD	SE PORT ST. LUCIE BLVD	238	5%	15	253	2	C3R	1,110	0.23	YES
WESTMORELAND BOULEVARD	PORT ST LUCIE BOULEVARD	MORNINGSIDE BOULEVARD	582	65%	199	781	2	C3R	1,110	0.70	YES
WESTMORELAND BOULEVARD	MORNINGSIDE BOULEVARD	SE PINE VALLEY STREET	629	50%	153	782	2	C3R	1,110	0.70	YES
WESTMORELAND BOULEVARD	SE PINE VALLEY STREET	US 1	656	30%	92	748	2	C3R	1,110	0.67	YES

TABLE 6
SHORT TERM (2030) BACKGROUND TRAFFIC

ROADWAY	FROM	TO	LANES	SERVICE CAPACITY	COUNT YEAR	PEAK DIR. EXISTING TRAFFIC AM	PEAK DIR. EXISTING TRAFFIC PM	GROWTH RATE	RAVELLO DEVELOPMENT TRAFFIC[3]	WESTMORELAND RIVERWALK TRAFFIC[3]	2030 BACKGROUND PEAK HR/PEAK DIR. AM	2030 BACKGROUND PEAK HR/PEAK DIR. PM
SE PORT ST. LUCIE BLVD[2]	FLORESTA DRIVE	VETERANS MEMORIAL PKWY	6D	2,810	2024	2,787	2,310	2.5%	3	20	3,255	2,702
SE PORT ST. LUCIE BLVD[2]	VETERANS MEMORIAL PKWY	MORNINGSIDE BLVD	6D	2,730	2024	2,080	1,660	2.5%	4	0	2,416	1,929
SE PORT ST. LUCIE BLVD[2]	MORNINGSIDE BLVD	US 1	6D	2,730	2024	1,786	1,716	2.5%	6	0	2,077	1,996
US 1[2]	MARTIN COUNTY LINE	SE PORT ST. LUCIE BLVD	6D	2,680	2024	2,608	2,963	2.5%	0	0	3,024	3,436
US 1[2]	SE PORT ST. LUCIE BLVD	LENNARD ROAD	6D	2,680	2024	2,608	2,963	2.5%	0	0	3,024	3,436
US 1[2]	LENNARD ROAD	JENNINGS ROAD	6D	2,680	2024	3,260	3,047	2.5%	0	0	3,781	3,534
MORNINGSIDE BOULEVARD[1]	SITE	WESTMORELAND BOULEVARD	2	920	2022	109	109	2.5%	2	3	138	138
MORNINGSIDE BOULEVARD[1]	WESTMORELAND BOULEVARD	SE PORT ST. LUCIE BLVD	2	920	2022	109	109	2.5%	5	3	141	141
WESTMORELAND BOULEVARD[1]	PORT ST LUCIE BOULEVARD	MORNINGSIDE BOULEVARD	2	920	2023	798	900	2.5%	3	51	1,003	1,124
WESTMORELAND BOULEVARD[1]	MORNINGSIDE BOULEVARD	SE PINE VALLEY STREET	2	920	2023	798	900	2.5%	3	26	978	1,099
WESTMORELAND BOULEVARD[1]	SE PINE VALLEY STREET	US 1	2	920	2023	798	900	2.5%	3	26	978	1,099

Notes:

1. Existing traffic counts and service capacity from St. Lucie TPO Traffic Counts and Level of Service Report 2025.
2. Existing traffic counts from FDOT Florida Traffic Online and service capacity from FDOT 2023 Multimodal Quality/Level of Service Handbook.
3. Vested trips from studies provided by St. Lucie County.

TABLE 7
SHORT TERM (2030) TOTAL TRAFFIC

TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 98
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 306

ROADWAY	FROM	TO	LANES	SERVICE CAPACITY	PEAK DIR. BACKGROUND TRAFFIC AM	PEAK DIR. BACKGROUND TRAFFIC PM	TRIP ASSIGN.	PROJECT TRIPS AM	PROJECT TRIPS PM	2030 TOTAL TRAFFIC AM	2030 TOTAL TRAFFIC PM	MEET CAPACITY? AM	MEET CAPACITY? PM
SE PORT ST. LUCIE BLVD[2]	FLORESTA DRIVE	VETERANS MEMORIAL PKWY	6D	2,810	3,255	2,702	65%	64	199	3,319	2,901	NO	NO
SE PORT ST. LUCIE BLVD[2]	VETERANS MEMORIAL PKWY	MORNINGSIDE BLVD	6D	2,730	2,416	1,929	0%	0	0	2,416	1,929	YES	YES
SE PORT ST. LUCIE BLVD[2]	MORNINGSIDE BLVD	US 1	6D	2,730	2,077	1,996	5%	5	15	2,082	2,011	YES	YES
US 1[2]	MARTIN COUNTY LINE	SE PORT ST. LUCIE BLVD	6D	2,680	3,024	3,436	15%	15	46	3,039	3,482	NO	NO
US 1[2]	SE PORT ST. LUCIE BLVD	LENNARD ROAD	6D	2,680	3,024	3,436	10%	10	31	3,034	3,467	NO	NO
US 1[2]	LENNARD ROAD	JENNINGS ROAD	6D	2,680	3,781	3,534	20%	20	61	3,801	3,595	NO	NO
MORNINGSIDE BOULEVARD[1]	SITE	WESTMORELAND BOULEVARD	2	920	138	138	20%	20	61	158	199	YES	YES
MORNINGSIDE BOULEVARD[1]	WESTMORELAND BOULEVARD	SE PORT ST. LUCIE BLVD	2	920	141	141	5%	5	15	146	156	YES	YES
WESTMORELAND BOULEVARD[1]	PORT ST LUCIE BOULEVARD	MORNINGSIDE BOULEVARD	2	920	1,003	1,124	65%	64	199	1,067	1,323	NO	NO
WESTMORELAND BOULEVARD[1]	MORNINGSIDE BOULEVARD	SE PINE VALLEY STREET	2	920	978	1,099	50%	49	153	1,027	1,252	NO	NO
WESTMORELAND BOULEVARD[1]	SE PINE VALLEY STREET	US 1	2	920	978	1,099	30%	29	92	1,007	1,191	NO	NO

APPENDIX A

FUTURE LAND USE MAPS

b. Non-residential.

1. Require 25 percent of site remain as open space (10 percent open space shall be required for non-residential areas within the NCD land use as defined under Policy 1.2.5.1);
2. Require wildlife corridors between preserved areas; and
3. In situations where preserved areas would be ten acres or less, and could not be interconnected with other preserved areas which would result in an area of ten acres or more, the City Council shall consider accepting a monetary donation to its Conservation Trust Fund to be used towards purchase of habitats of ten acres or more.

Policy 1.1.4.8: The City shall provide the following land use designation for mixed use development. The intent of the category is to provide for a mixture of uses on single parcels in order to develop sites which are sensitive to the surrounding uses, desired character of the community, and the capacity of public facilities to service existing and proposed developments. This future land use category is also intended to foster infill and redevelopment efforts, to deter urban sprawl and to encourage new affordable housing opportunities, as well as lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project.

a. Mixed Use (MU).

1. This category allows for vertical mixed use where commercial/retail uses are located on the ground floor with residential uses on the upper floor(s).
2. A minimum of two (2) uses are required within the development and a minimum percentage of 10% for any one use. Residential development is a required use.
3. The City shall amend the zoning code to create mixed use zoning district regulations.

Policy 1.1.4.9: Upon completion of any update of the Treasure Coast Regional Planning Council's Hurricane Evacuation Plan, or during any update of the City's Comprehensive Plan, the City will review, and revise as necessary, its coastal area densities to ensure that they do not result in an increase in hurricane evacuation times or shelter capacity deficiencies as contained in the Region's Plan.

Policy 1.1.4.10: The following densities and intensities shall apply to the future land use designations:

		MAXIMUM INTENSITIES ------		
LAND USE DESIGNATIONS	DENSITY	COVERAGE	HEIGHT	IMPERVIOUS[1]
RGC (Residential Golf Course)	1-5du/acre	50%		
RL (Low Density Residential)	1-5du/acre	50%		
RM (Medium Density Residential)	1-11du/acre	50%		
RH (High Density Residential)	1-15du/acre	50%		
ROI (Medium Density Residential,	1-11du/acre			
Office	N/A	30%	35/75* feet	80%
Institutional	N/A	30%	35/75* feet	80%

Office/Com[2]	N/A	40%	35/75*feet	80%
NCD-New Community District [3]	1-35du/acre***	60%/80%	35/50/100/150 feet***	80%/90%
O (Office)	N/A	40%	35/75* feet	80%
CL (Limited Commercial)	N/A	40%	35 feet	80%
CG (General Commercial)[4]	N/A	40%	35/75*/120** feet	80%
CS (Service Commercial)	N/A	40%	35 /75* feet	80%
CH (Highway Commercial)	N/A	40%	50 feet	80%
I (Institutional)	N/A	30%	35/75*feet	80%
U (Utility)	N/A	30%	50 feet	80%
OSR (Open Space Recreation)	N/A	30%	35 feet	80%
OSC (Open Space Conservation)	N/A	10%	35 feet	20%
OSP (Open Space Preservation)	N/A	10%	35 feet	20%
LI (Light Industrial)	N/A	50%	35/75* feet	80%
HI (Heavy Industrial)	N/A	50%	35/75* feet	80%
MU (Mixed Use)	1-11du/acre	60%	35/75*feet	80%
PIP (Planned Industrial Park)	NA	50%	35/75*feet	80%

N/A - Not Applicable

[1]Impervious coverage is subject to upland preservation as required by land development regulations. 80% coverage may not always be possible if 25% of the site consists of native upland vegetation.

[2]Office/Com. Per LMD zoning allows up to 50% retail personal service related, or a maximum of 5,000 sf, in conjunction with other office uses.

[3]See the Objectives and Policies contained under Goal 1.2 for provisions related to the NCD – New Community Development District.

[4]Commercial districts allow for one dwelling unit for owner/manager through special exception public hearing process.

*Within a PUD, greater than five acres, the maximum height permitted is 75 feet. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

**The maximum height for commercial, uses within a PUD located in the Port St. Lucie Community Redevelopment Area may be 120 feet or 10 stories, whichever is less. All such height requests are contingent upon the approval of a master plan and elevation drawings which illustrate that the proposed height is compatible with the surrounding land uses. The applicant is required to provide adequate information to support the compatibility of the proposed taller structures with the surrounding land uses.

***The 35 dwelling units per acre maximum density allowance and 150 foot maximum height limit are only permitted in the Regional Business Centers. The 150 foot maximum height shall also be permitted for hospital uses in Employment Centers.

Policy 1.1.4.11: The City Council may limit the densities or intensities to less than the maximums allowed by Policy 1.1.4.10. These limitations shall be illustrated on the Future Land Use Map and included in the adopting ordinance. If the property owner desires to increase the density or intensity limitation imposed by an ordinance amending the Future Land Use Map, a new comprehensive plan future land use amendment application shall be submitted and reviewed pursuant to the amendment procedures outlined in Chapter 163, F.S. Or 94-54 10/94.

OSR

- 8,101,154 SF/ 185.9 Acres

- MAX FAR: 2,428,801.2 SF

OSP

- 130,886 SF / 3.0 Acres

CG/I

-297,735 SF / 6.8 Acres

-MAX FAR: 118,483 SF

CL-

-962,676 SF / 22.1 Acres

-MAX FAR : 385,070

STAFF INITIATED OSR - CG/I :

- 136, 525 SF
- 3.12 Acres

EXISTING LAND USE MAP

N

GRAPHIC SCALE
0 200 400
SCALE: 1" = 200'
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

OSR

-7,558,044 SF/ 173.5 Acres

- MAX FAR: 2,267,413 SF

OSP

-130,886 SF / 3.0 Acres

- MAX FAR

CG/I

-1,833,869 SF / 42 Acres

- MAX FAR: 731,808 SF

STAFF INITIATED OSR - CG/I :

- 136, 525 SF
- 3.12 Acres

PROPOSED LAND USE MAP

N

GRAPHIC SCALE

0 200 400

SCALE: 1" = 200'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

APPENDIX B

ITE TRIP GENERATION RATES

Land Use: 430
Golf Course

Description

A golf course is an expansive landscaped area that includes a series of golf holes, each consisting of a tee, fairway, and putting green. The site may have a driving range, clubhouse with a pro shop, restaurant, lounge, or banquet facility.

Additional Data

The golf courses in this land use are 9-, 18-, and 36-hole municipal courses.

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, New Jersey, New York, Oregon, Pennsylvania, and Vermont.

Source Numbers

378, 407, 440, 629, 728, 925, 940, 970

Golf Course
(430)

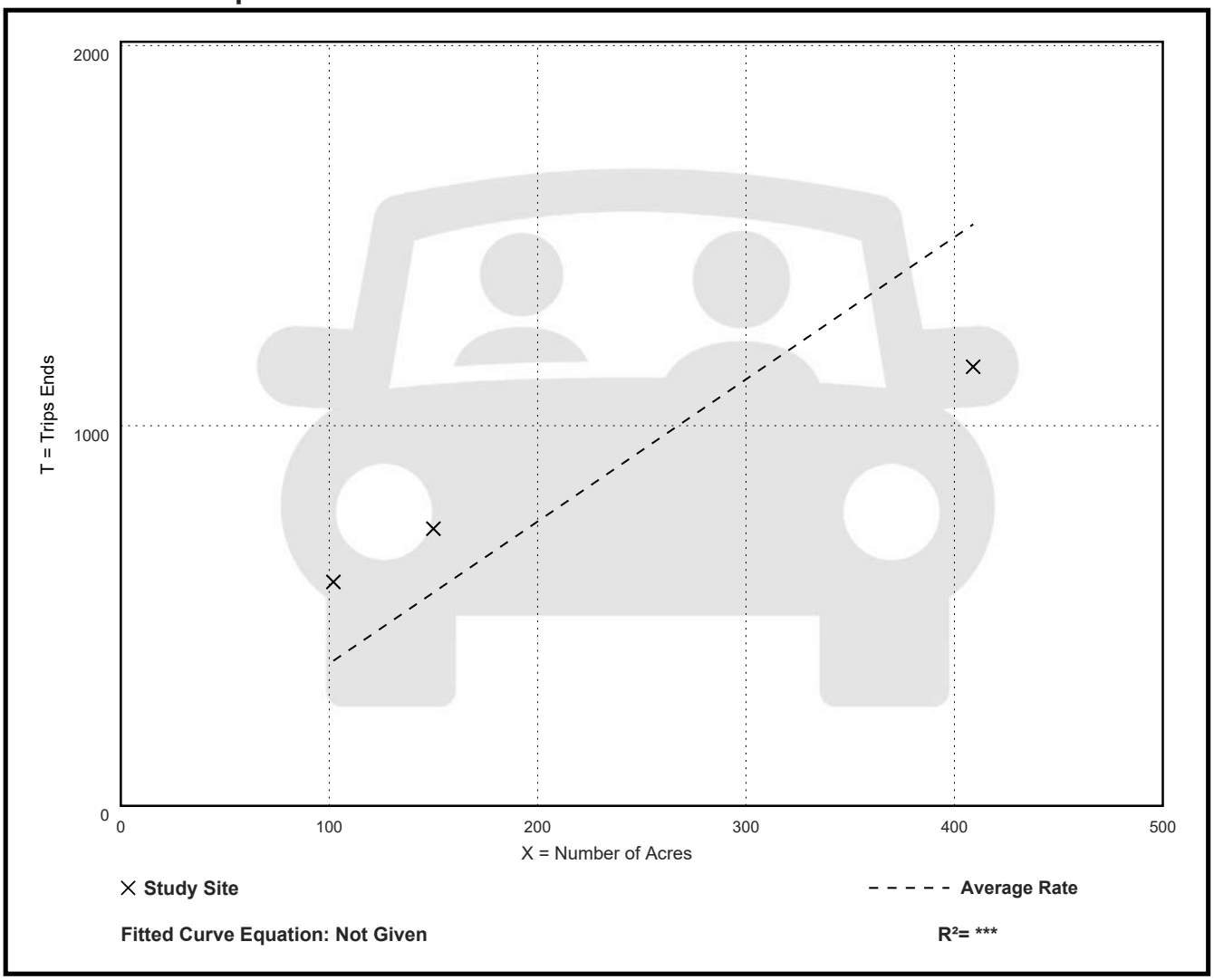
Vehicle Trip Ends vs: Acres
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Acres: 220
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
3.74	2.82 - 5.77	1.47

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

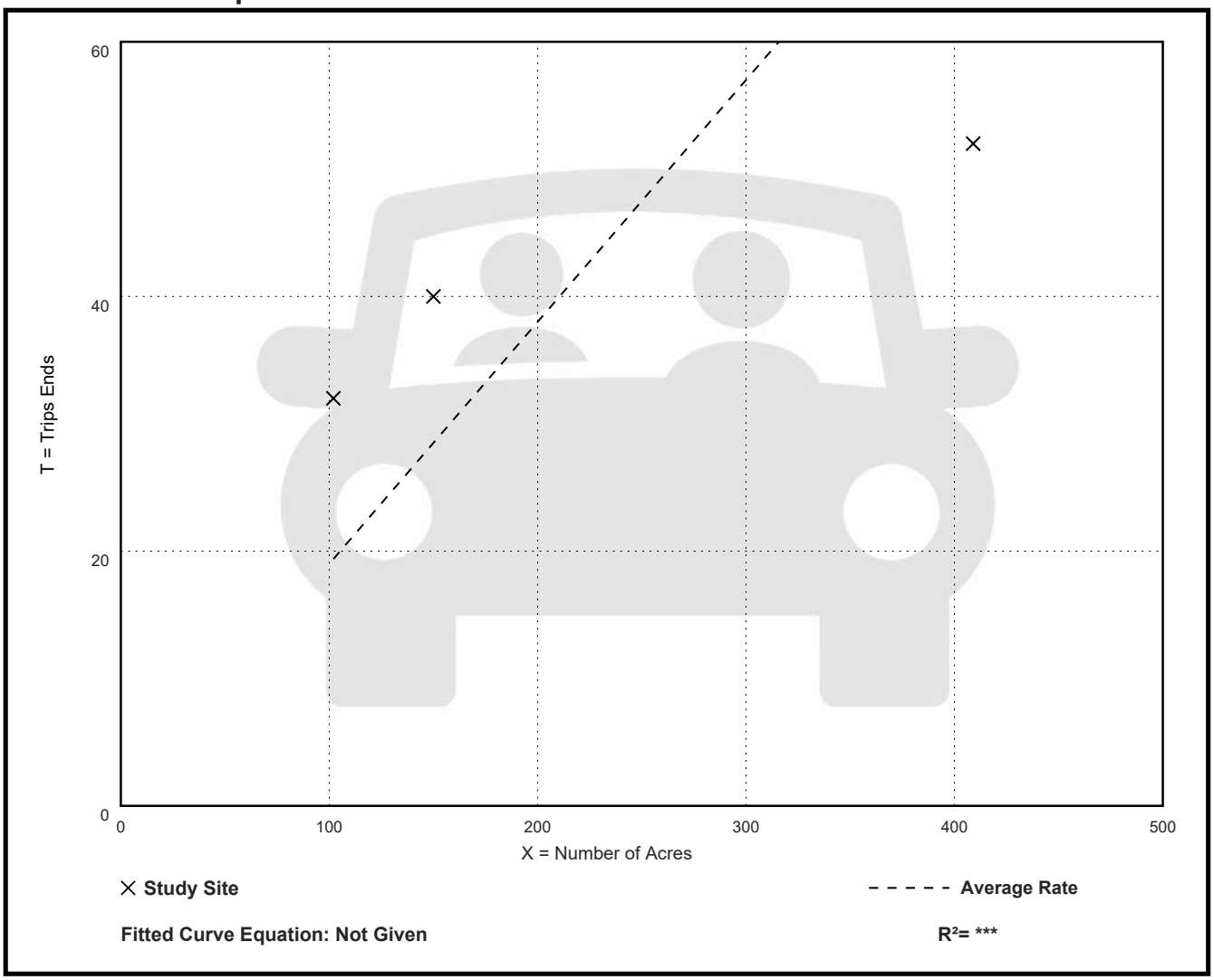
Golf Course
(430)

Vehicle Trip Ends vs:	**Acres**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	3
Avg. Num. of Acres:	220
Directional Distribution:	74% entering, 26% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.19	0.13 - 0.31	0.10

Data Plot and Equation



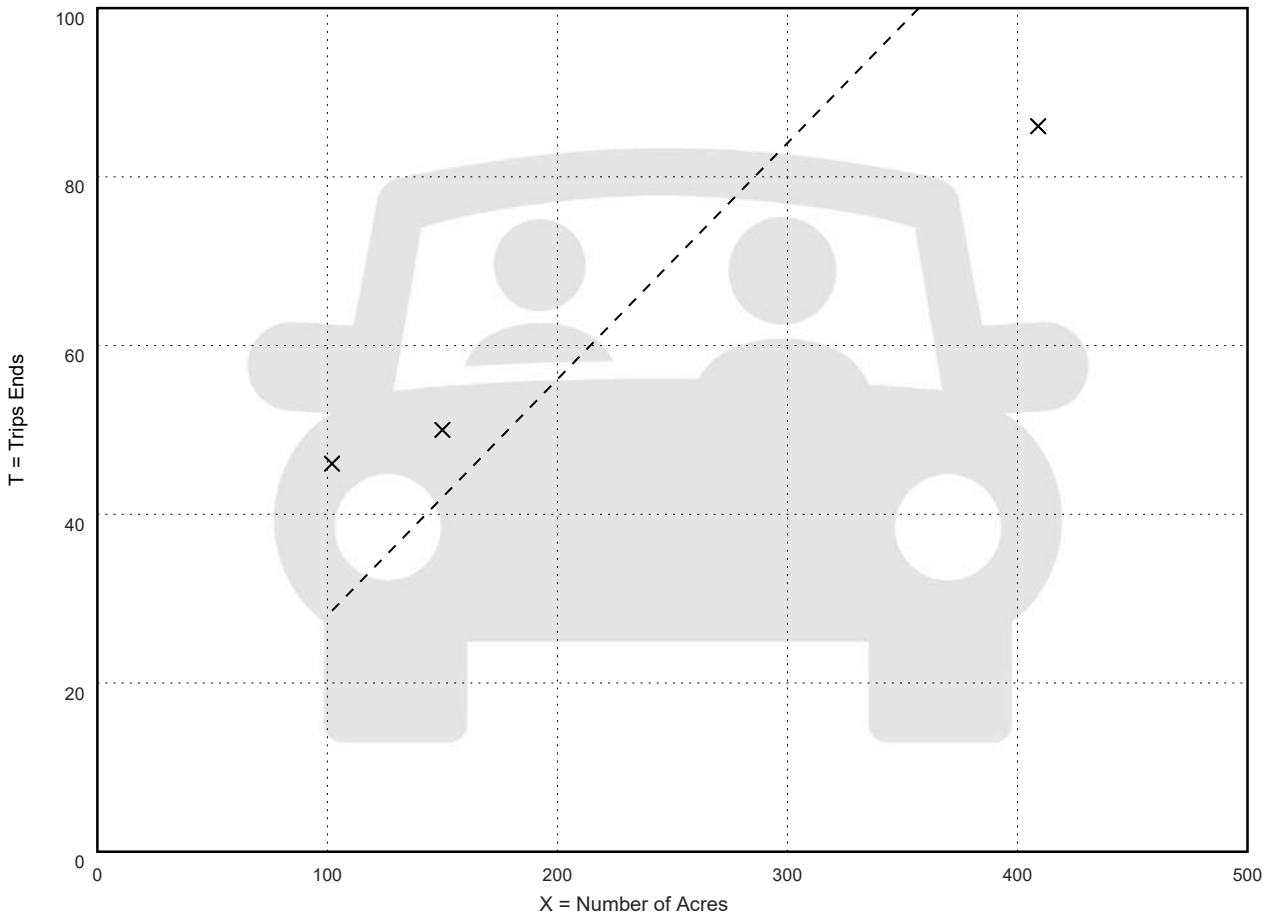
Golf Course
(430)

Vehicle Trip Ends vs:	**Acres**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	3
Avg. Num. of Acres:	220
Directional Distribution:	34% entering, 66% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.28	0.21 - 0.45	0.11

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Land Use: 820
Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Depending on its specific size and tenants, various names can be assigned to a shopping center within this size range, including community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities, with common tenants including office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000-square-foot GLA threshold value between a community/regional shopping center and a shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Additional Data

The sites were surveyed in the 1990s, the 2000s, 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Florida, Georgia, Illinois, Kentucky, Maryland, Massachusetts, Minnesota, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels—peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points. These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.

Source Numbers

365, 385, 404, 442, 446, 562, 629, 702, 715, 728, 868, 871, 880, 899, 912, 926, 946, 962, 974, 978, 1034, 1040, 1067, 1236, 1250, 1283

Shopping Center (>150k)
(820)

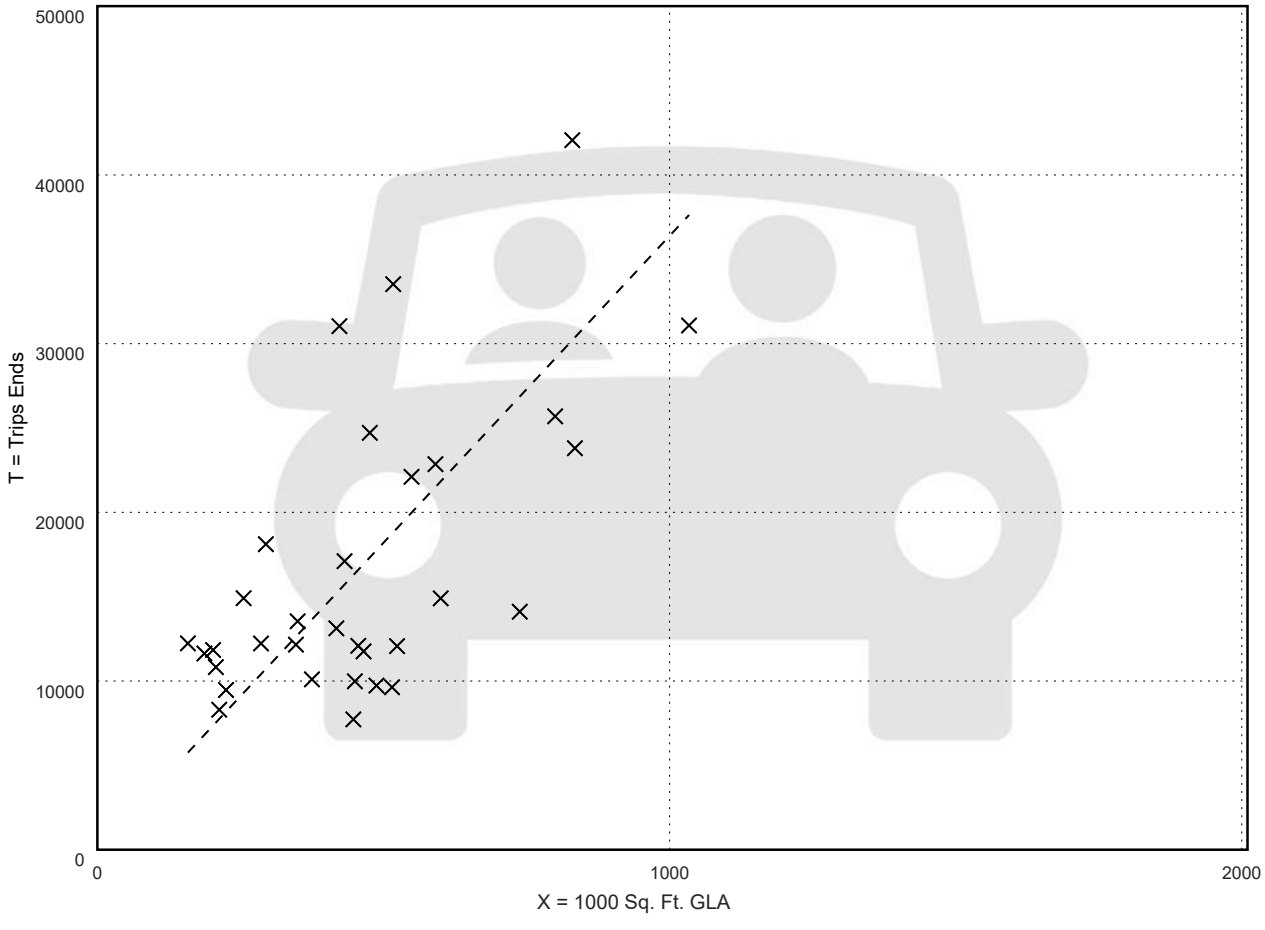
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 459
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
36.39	17.27 - 77.31	15.38

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

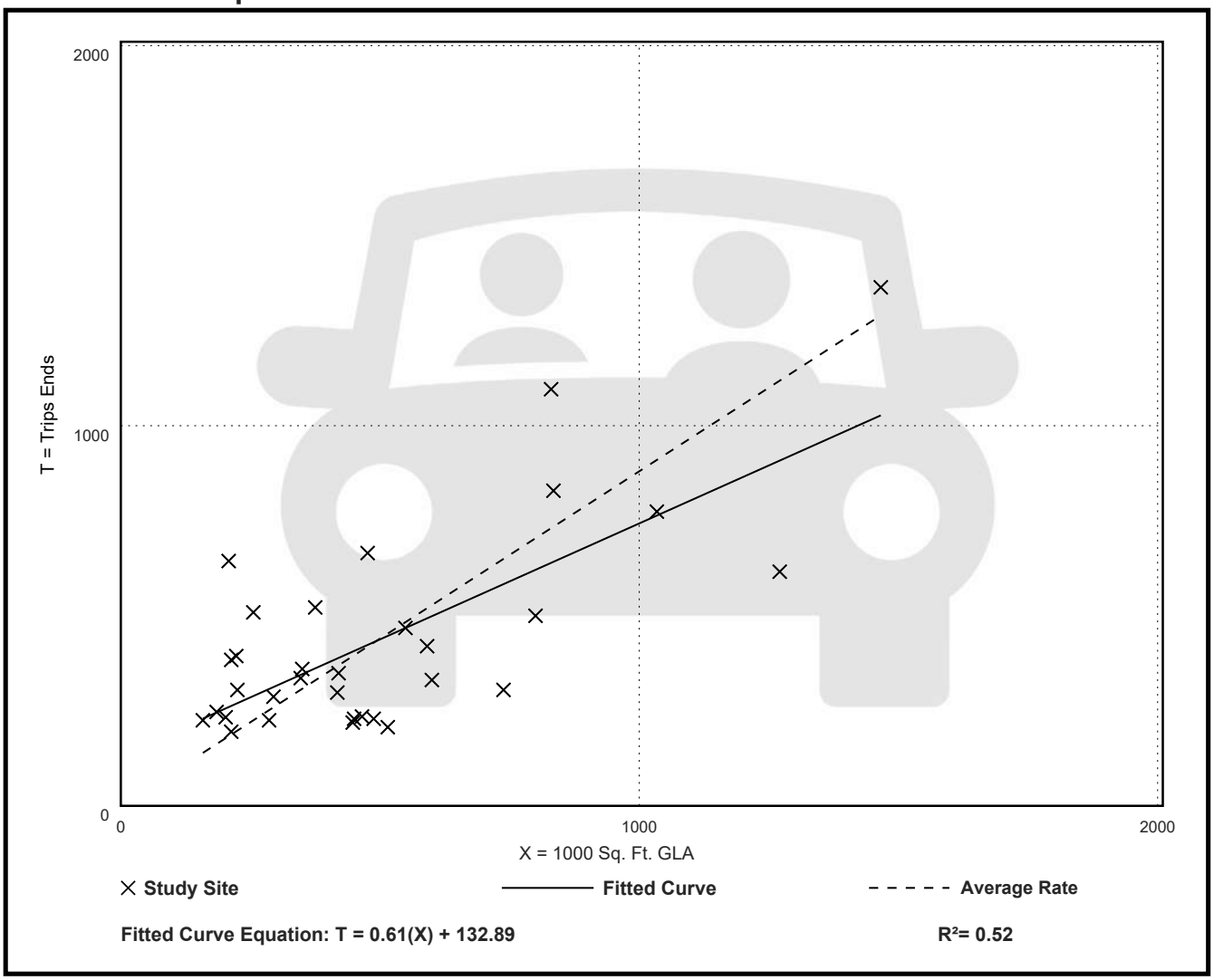
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	32
Avg. 1000 Sq. Ft. GLA:	498
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.88	0.40 - 3.10	0.45

Data Plot and Equation



Fitted Curve Equation: T = 0.61(X) + 132.89

R^2= 0.52

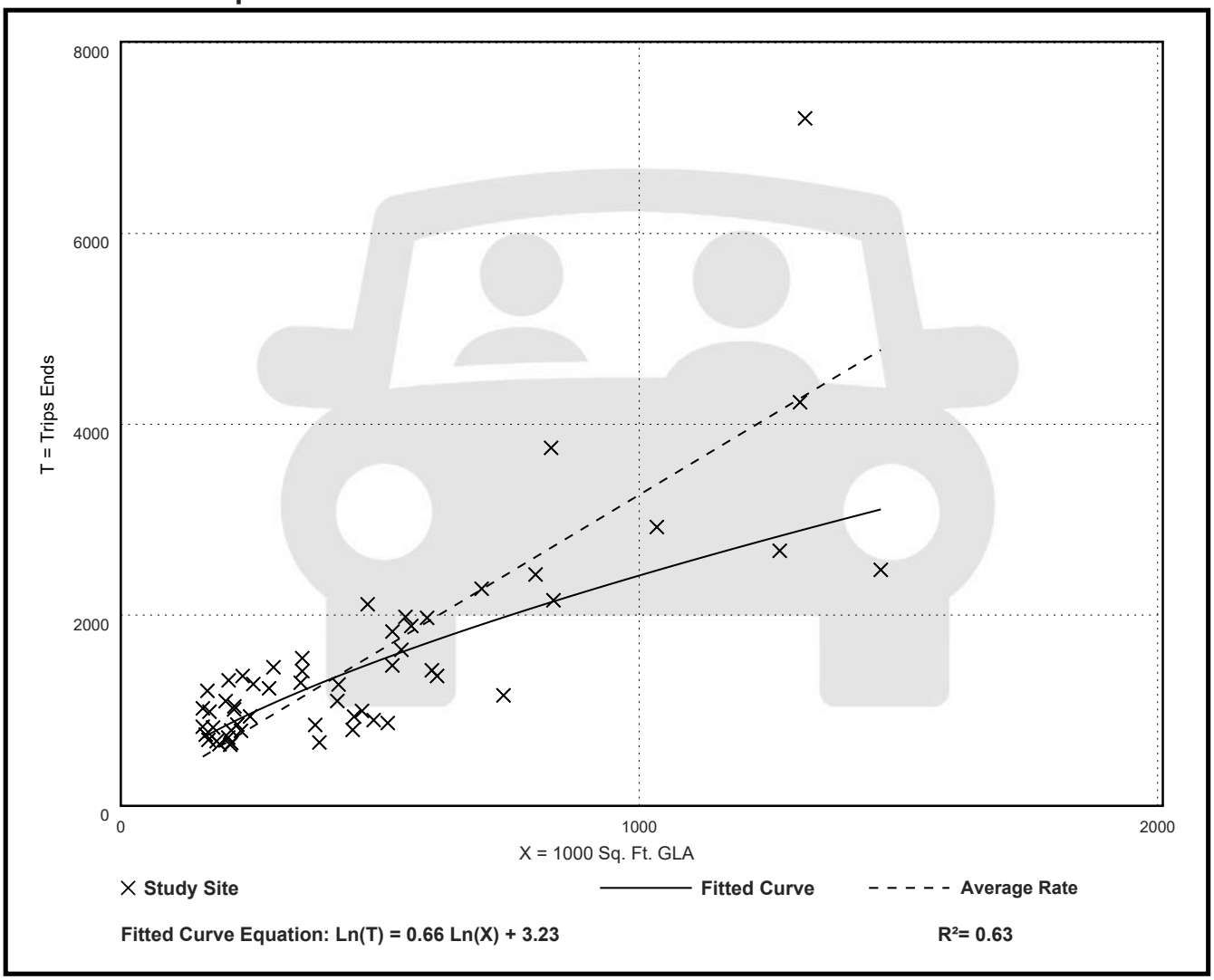
Shopping Center (>150k)
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 55
Avg. 1000 Sq. Ft. GLA: 460
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.26	1.57 - 7.22	1.25

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 3.23

R^2= 0.63

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 12th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
		Survey	#	Pass-By	Non-Pass-By Trips			Adj Street Peak	
GLA (000)	State or Province	Year	Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24
667	Illinois	1994	200	16	53	31	84	2770	24
738	New Jersey	1994	283	13	75	12	87	8059	24
800	California	1994	205	21	51	28	79	7474	24
808	California	1994	240	13	73	14	87	4035	24

APPENDIX C

2045 LONG RANGE TRANSPORTATION PLAN ROADWAY IMPROVEMENTS

Adopted February 3, 2021

St. Lucie Transportation Planning Organization

SMART MOVES 2045

St. Lucie TPO Long Range Transportation Plan

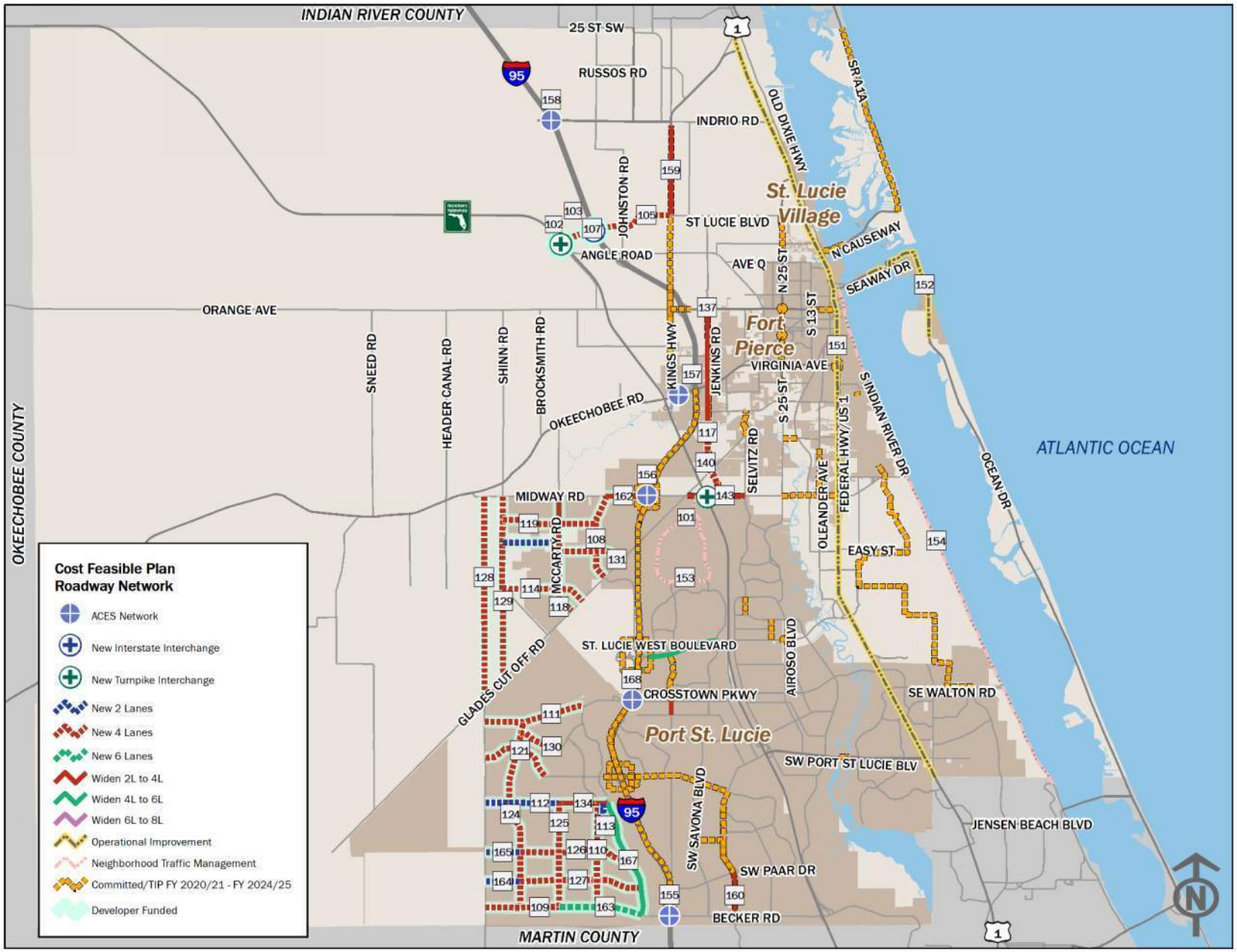


Figure 8-1. Cost Feasible Plan – Roadway Network

OTHER FEDERALLY-FUNDED INITIATIVES (2031-2035)

Project ID	Rank	Project	From	To	Type	Revenue Source	PE	ROW	CST	CEI	Unfunded	Total	Notes
		TPO Planning			Planning	Federal (TMA) Funds	$ 2.0 M					**$ 2.0 M**	
		St. Lucie Advanced Transportation Management System			Congestion Management Process	Federal (TMA) Funds	$ 2.0 M					**$ 2.0 M**	
154	**17**	Indian River Drive	Martin/St. Lucie County Line	Seaway Drive	Neighborhood Traffic Management	Federal (TMA) Funds	$.18 M		$4.88 M			**$5.06 M**	

OTHER STATE-FUNDED INITIATIVES (2031-2035)

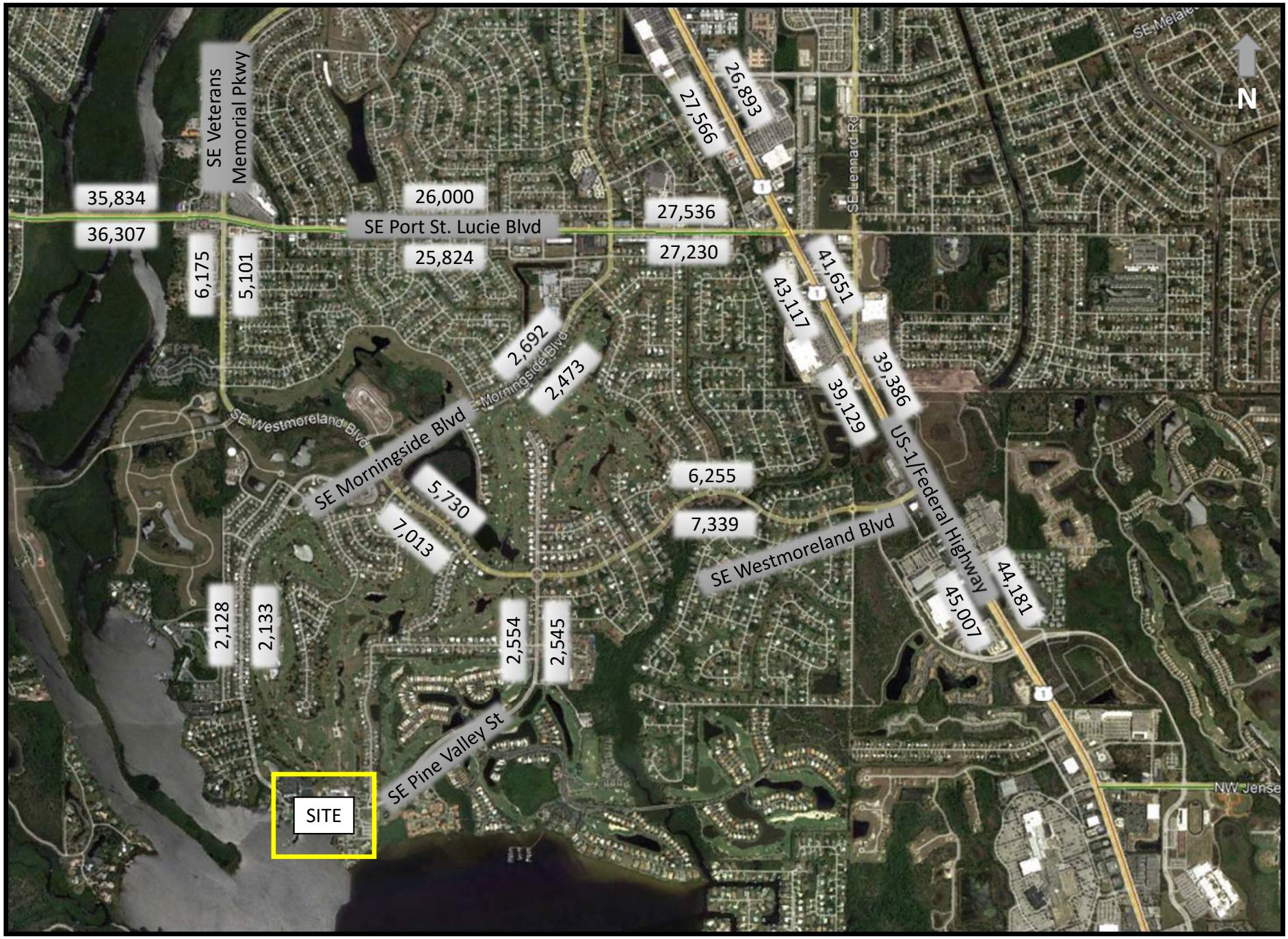
Project ID	Rank	Project	From	To	Type	Revenue Source	PE	ROW	CST	CEI	Unfunded	Total	Notes
151	**1**	US-1	Martin County Line	Indian River County Line	Operational Improvement	State Other Roads, Construction & ROW	$7.90 M		$35.89 M	$5.38 M		**$49.17 M**	
155	**73**	I-95 at Becker Road			ACES Network	State Other Roads, Construction & ROW	$1.19 M	$4.81 M	$5.41 M	$.81 M		**$12.23 M**	

BICYCLE-PEDESTRIAN PROJECTS (2031-2035)

Project ID	Rank	Project	From	To	Type	Revenue Source	PE	ROW	CST	CEI	Unfunded	Total	Notes
		Bicycle and Pedestrian Facilities				Federal (TALU+TALT) Funds, Federal (TMA) Funds, and 10% State OA	$20.70 M					**$20.70 M**	
235	**2**	US-1	Seaway Drive	Old US Highway 1	Bicycle Facilities	State Other Roads, Construction & ROW	$.34 M		$1.57 M	$.24 M		**$2.15 M**	
202	**28**	25th Street	Orange Avenue	Avenue F	Bicycle Facilities	State Other Roads, Construction & ROW	$.20 M		$.91 M	$.14 M		**$1.24 M**	

APPENDIX D

TREASURE COAST REGIONAL PLANNING MODEL (TCRPM) 5.1 2045 DATA



2045 TCRPM 5.1 Volumes
Project # 25-103A

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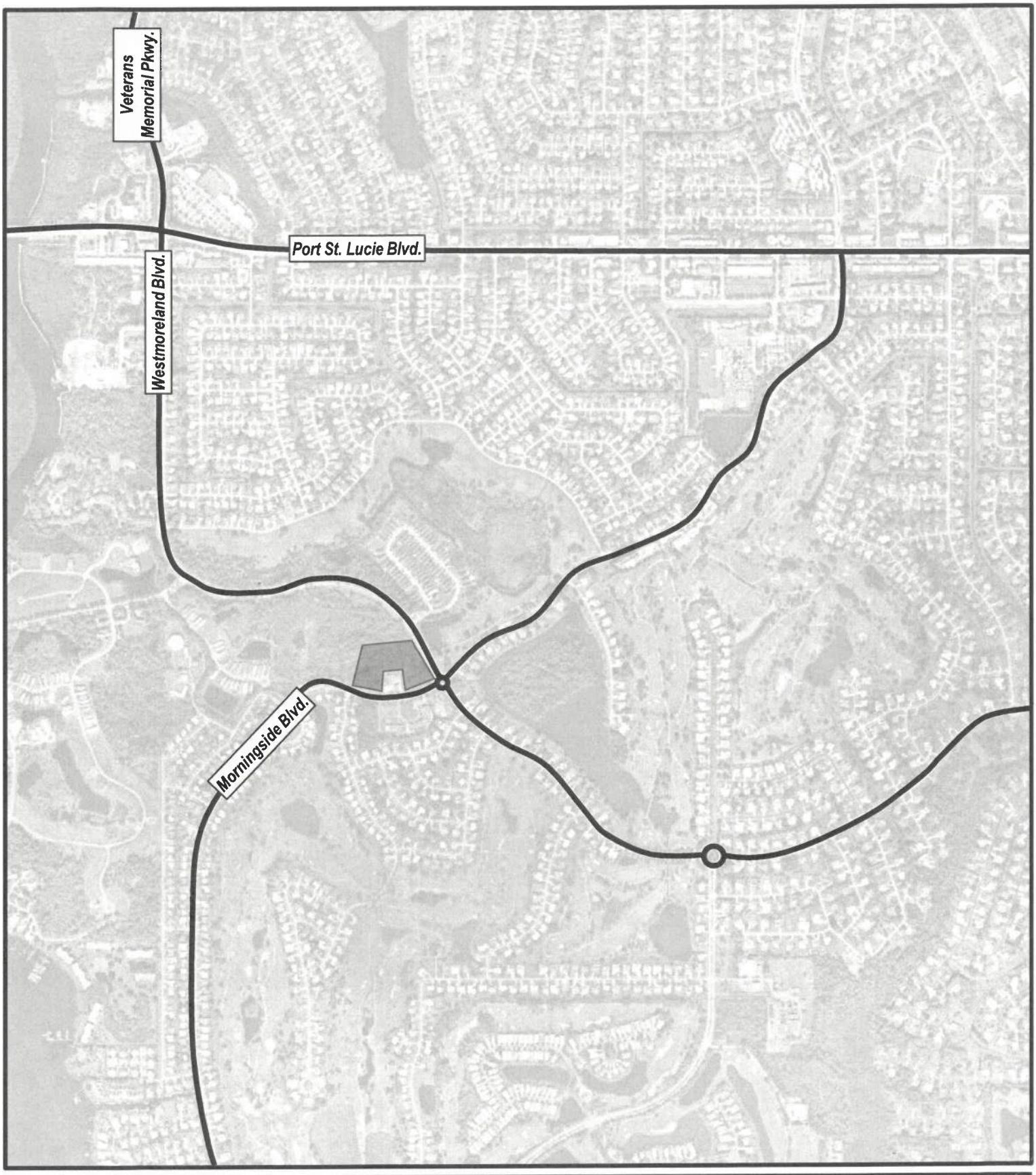
APPENDIX E

COMMITTED PROJECT TRIPS



NORTH

LEGEND

Site Location

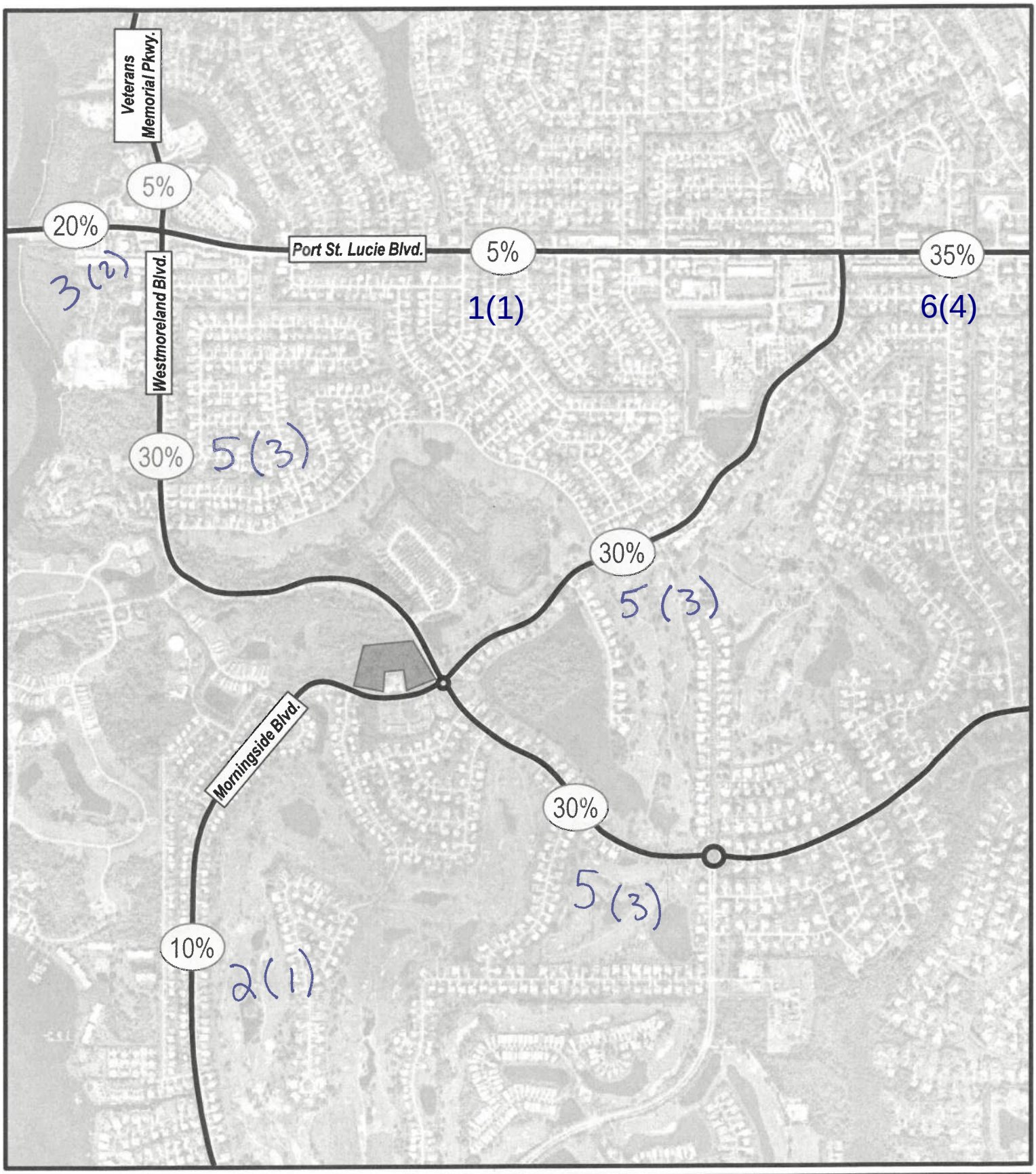
FIGURE 1
Ravello Development
Site Location

Kimley»Horn

Table 2: Trip Generation Table

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Scenario >5 Years								
Assisted Living Facility	150 Beds	390	27	16	11	36	14	22
	Subtotal	*390*	*27*	*16*	*11*	*36*	*14*	22
Pass-By Capture								
Assisted Living Facility	0.0%	0	0	0	0	0	0	0
	Subtotal	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Driveway Volumes		**390**	**27**	**16**	**11**	**36**	**14**	**22**
Net New External Trips		**390**	**27**	**16**	**11**	**36**	**14**	**22**
Proposed Scenario								
Assisted Living Facility	75 Beds	195	14	8	6	18	7	11
Multifamily Mid-Rise	75 DU	341	28	6	22	29	18	11
	Subtotal	*536*	*42*	*14*	*28*	*47*	*25*	22
Pass-By Capture								
Assisted Living Facility	0.0%	0	0	0	0	0	0	0
Multifamily Mid-Rise	0.0%	0	0	0	0	0	0	0
	Subtotal	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Driveway Volumes		**536**	**42**	**14**	**28**	**47**	**25**	**22**
Net New External Trips		**536**	**42**	**14**	**28**	**47**	**25**	**22**
Proposed Net External Trips-Existing Net New External Trips		**146**	**15**	**-2**	**17**	**11**	**11**	**0**
Radius of Development Influence:		**Directly Accessed Links**						

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Assisted Living Facility	2.6 trips/Beds	0.18 trips/Beds (60% in, 40% out)	0.24 trips/Beds (39% in, 61% out)	0.0%
Multifamily Mid-Rise	4.54 trips/DU	0.37 trips/DU (23% in, 77% out)	0.39 trips/DU (61% in, 39% out)	0.0%



NORTH

LEGEND

Site Location

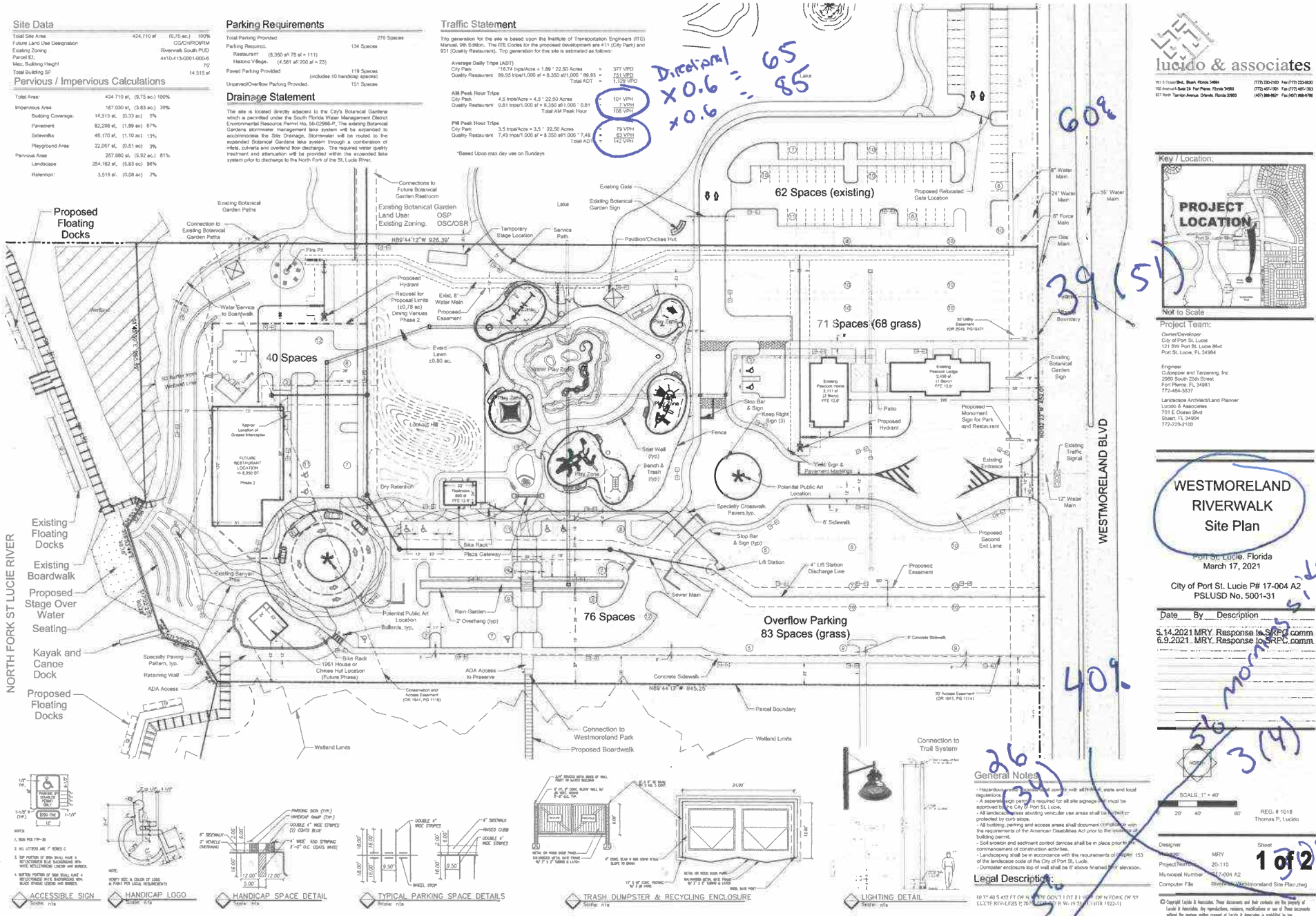
XX% Traffic Assignment

FIGURE 2

Ravello Development

Project Distribution

Kimley»Horn



30% 20(26)
Port St. Lucie Blvd
60%
39 (51)
40%
3 (4)
26 (32)
3 (4)
20 (26)
96

APPENDIX F

TRAFFIC COUNT DATA

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

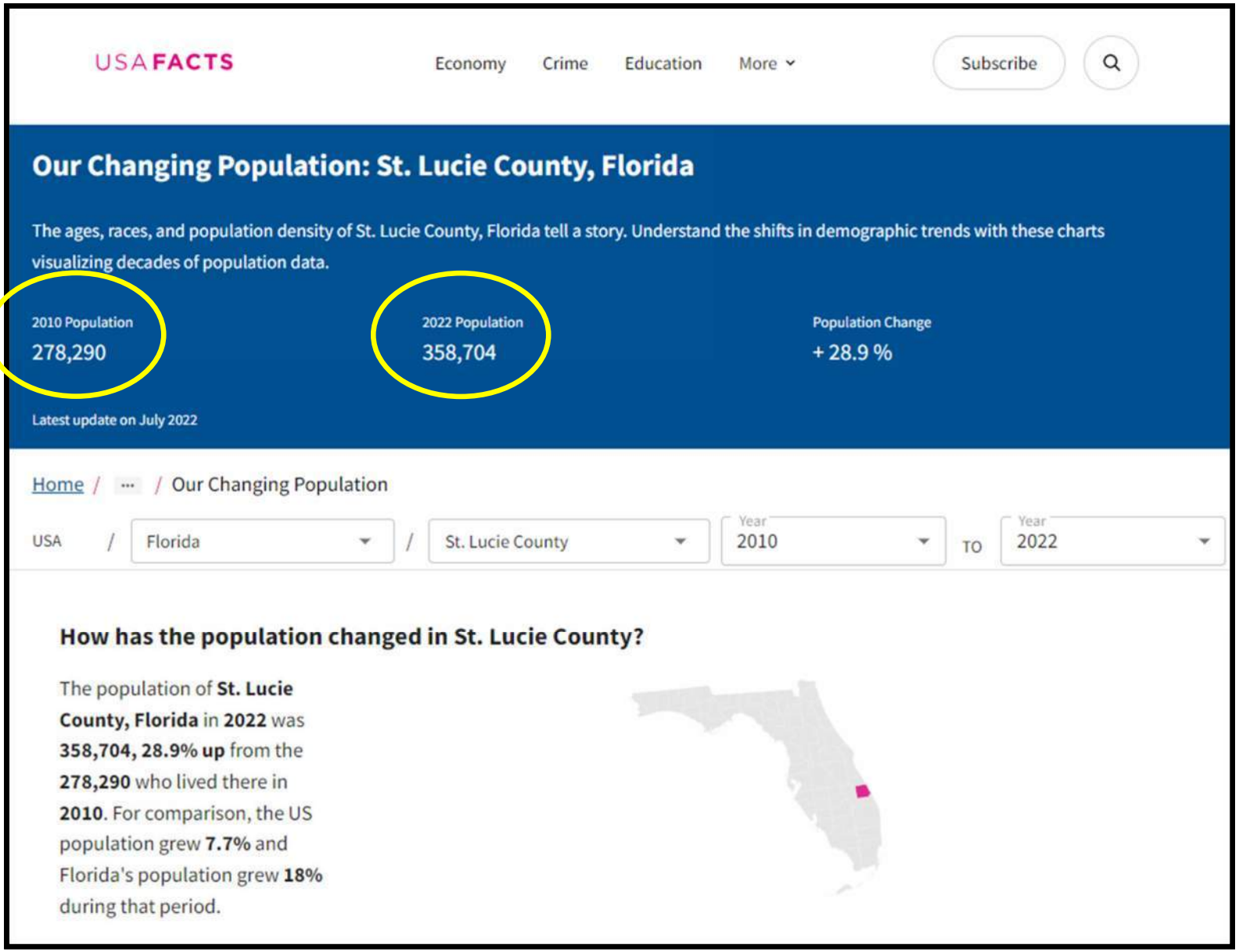
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.00	1.05
2	01/07/2024 - 01/13/2024	0.99	1.04
3	01/14/2024 - 01/20/2024	0.97	1.02
* 4	01/21/2024 - 01/27/2024	0.96	1.01
* 5	01/28/2024 - 02/03/2024	0.95	1.00
* 6	02/04/2024 - 02/10/2024	0.94	0.99
* 7	02/11/2024 - 02/17/2024	0.93	0.98
* 8	02/18/2024 - 02/24/2024	0.93	0.98
* 9	02/25/2024 - 03/02/2024	0.94	0.99
*10	03/03/2024 - 03/09/2024	0.94	0.99
*11	03/10/2024 - 03/16/2024	0.94	0.99
*12	03/17/2024 - 03/23/2024	0.94	0.99
*13	03/24/2024 - 03/30/2024	0.95	1.00
*14	03/31/2024 - 04/06/2024	0.95	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.01
*16	04/14/2024 - 04/20/2024	0.96	1.01
17	04/21/2024 - 04/27/2024	0.98	1.03
18	04/28/2024 - 05/04/2024	1.00	1.05
19	05/05/2024 - 05/11/2024	1.01	1.06
20	05/12/2024 - 05/18/2024	1.03	1.08
21	05/19/2024 - 05/25/2024	1.04	1.09
22	05/26/2024 - 06/01/2024	1.04	1.09
23	06/02/2024 - 06/08/2024	1.05	1.11
24	06/09/2024 - 06/15/2024	1.05	1.11
25	06/16/2024 - 06/22/2024	1.06	1.12
26	06/23/2024 - 06/29/2024	1.06	1.12
27	06/30/2024 - 07/06/2024	1.07	1.13
28	07/07/2024 - 07/13/2024	1.07	1.13
29	07/14/2024 - 07/20/2024	1.08	1.14
30	07/21/2024 - 07/27/2024	1.07	1.13
31	07/28/2024 - 08/03/2024	1.07	1.13
32	08/04/2024 - 08/10/2024	1.06	1.12
33	08/11/2024 - 08/17/2024	1.05	1.11
34	08/18/2024 - 08/24/2024	1.05	1.11
35	08/25/2024 - 08/31/2024	1.05	1.11
36	09/01/2024 - 09/07/2024	1.05	1.11
37	09/08/2024 - 09/14/2024	1.05	1.11
38	09/15/2024 - 09/21/2024	1.05	1.11
39	09/22/2024 - 09/28/2024	1.04	1.09
40	09/29/2024 - 10/05/2024	1.03	1.08
41	10/06/2024 - 10/12/2024	1.01	1.06
42	10/13/2024 - 10/19/2024	1.00	1.05
43	10/20/2024 - 10/26/2024	1.00	1.05
44	10/27/2024 - 11/02/2024	1.00	1.05
45	11/03/2024 - 11/09/2024	1.00	1.05
46	11/10/2024 - 11/16/2024	1.00	1.05
47	11/17/2024 - 11/23/2024	1.00	1.05
48	11/24/2024 - 11/30/2024	1.00	1.05
49	12/01/2024 - 12/07/2024	1.00	1.05
50	12/08/2024 - 12/14/2024	1.00	1.05
51	12/15/2024 - 12/21/2024	1.00	1.05
52	12/22/2024 - 12/28/2024	0.99	1.04
53	12/29/2024 - 12/31/2024	0.97	1.02

* PEAK SEASON

04-MAR-2025 16:32:53 830UPD 4_9401_PKSEASON.TXT



12-year annual growth = 2.14%. Use 2.5% to be conservative

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C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**

(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

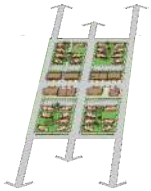
Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**

(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

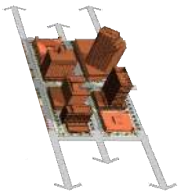
	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.
***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

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Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,026	2022	920	109	C	0.12	109	C	0.12
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,416	2024	880	279	C	0.32	275	C	0.31
NEBRASKA AVE	25TH ST to 13TH ST	684	3,389	2022	1,710	225	C	0.13	173	C	0.10
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,548	2024	700	327	C	0.47	310	C	0.44
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,655	2022	540	193	C	0.36	214	C	0.40
OHIO AVE	COLONIAL RD to US 1	686	3,655	2022	750	193	C	0.26	214	C	0.29
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,285	2024	1,580	611	B	0.39	618	B	0.39
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,285	2024	2,000	611	B	0.31	618	B	0.31
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	10,058	2024							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	10,058	2024							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	10,058	2024							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	10,058	2024							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	10,058	2024							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,458	2024							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,829	2024							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,829	2024							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,802	2024							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,584	2024							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,664	2024							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,664	2024							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	33,563	2024							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,254	2023	2,100	685	C	0.33	676	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,254	2023	1,630	685	C	0.42	676	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,662	2023	1,630	675	C	0.41	599	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,662	2023	1,710	675	C	0.39	599	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	42	2022	790	6	C	0.01	6	C	0.01
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	768	9,800	2025	750	559	D	0.75	613	D	0.82
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,752	2022	790	142	C	0.18	104	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	769	2,000	2025	870	144	C	0.17	150	C	0.17
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	3,024	2021	540	175	C	0.32	198	C	0.37

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT.
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* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
ST LUCIE BLVD	SENECA AVE to US 1	940270	4,451	2024							
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	17,000	2025	1,500	915	C	0.61	815	C	0.54
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	36,000	2025	2,100	1,471	C	0.70	1,504	C	0.72
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	748	40,000	2025	2,100	1,718	C	0.82	1,705	C	0.81
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	748	40,000	2025	2,100	1,718	C	0.82	1,705	C	0.81
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	51,800	2024	3,170	2,575	C	0.81	2,637	C	0.83
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,647	2021	540	220	C	0.41	233	C	0.43
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,823	2022	750	252	C	0.34	255	C	0.34
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,794	2023	600	523	D	0.87	457	D	0.76
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,794	2023	750	523	D	0.70	457	D	0.61
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,585	2023	750	349	C	0.47	347	C	0.46
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	4,834	2022	1,540	278	C	0.18	341	C	0.22
SUNRISE BLVD	7TH ST to US 1	708	4,834	2022	1,710	278	C	0.16	341	C	0.20
TIFFANY AVE	US 1 to HILLMOOR DR	322	13,000	2025	2,100	738	C	0.35	660	C	0.31
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	13,000	2025	2,100	738	C	0.35	660	C	0.31
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,064	2021	2,100	197	C	0.09	191	C	0.09
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	6,113	2024	630	342	C	0.54	319	C	0.51
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	5,304	2021	630	350	C	0.56	286	C	0.45
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	8,010	2021	1,710	838	D	0.49	812	D	0.47
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	50,000	2025	3,170	2,277	C	0.72	2,320	C	0.73
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	3,500	2025	790	284	C	0.36	335	C	0.42
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	10,453	2024	790	668	D	0.85	608	D	0.77
TULIP BLVD	PAAR DR to DARWIN BLVD	714	10,453	2024	790	668	D	0.85	608	D	0.77
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,886	2015							
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	12,049	2024							
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	13,617	2024							
US 1	MARTIN C.L. to LENNARD RD	945071	48,630	2024							
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	48,630	2024							
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	33,856	2024							
US 1	JENNINGS RD to TIFFANY AVE	945070	33,856	2024							
US 1	TIFFANY AVE to WALTON RD	945070	33,856	2024							
US 1	WALTON RD to VILLAGE GREEN DR	945150	46,953	2024							

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Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	12,500	2025	2,100	683	C	0.33	607	C	0.29
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	11,549	2024	2,100	658	C	0.31	623	C	0.30
VILLAGE GREEN DR	US 1 to WALTON RD	716	17,648	2024	2,100	1,100	C	0.52	1,190	C	0.57
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,664	2022	920	305	C	0.33	258	C	0.28
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	29,000	2025	2,650	1,400	D	0.53	1,386	D	0.52
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	734	8,800	2024	1,710	590	C	0.35	609	C	0.36
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	27,668	2024	1,710	1,491	D	0.87	1,471	D	0.86
VILLAGE PKWY	WESTCLIFFE LN to CROSSTOWN PKWY	720	18,528	2023	1,710	982	D	0.57	1,038	D	0.61
VIRGINIA AVE	35TH ST to 25TH ST	940032	23,774	2024							
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,983	2024							
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,983	2024							
VIRGINIA AVE	25TH ST to 13TH ST	940033	22,068	2024							
VIRGINIA AVE	13TH ST to 11TH ST	940794	23,718	2024							
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	23,718	2024							
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	20,071	2024							
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,681	2024							
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,681	2024							
WALTON RD	US 1 to VILLAGE GREEN DR	330	12,775	2024	1,710	743	C	0.43	753	C	0.44
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	17,000	2025	1,710	964	D	0.56	1,014	D	0.59
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	11,285	2024	880	703	C	0.80	712	C	0.81
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	6,039	2022	630	388	C	0.62	368	C	0.58
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,229	2023	750	202	C	0.27	184	C	0.25
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,028	2023	750	382	D	0.51	382	D	0.51
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	6,604	2023	1,470	485	C	0.33	445	C	0.30
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	14,905	2023	920	798	C	0.87	900	D	0.98
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	8,300	2025	920	475	C	0.52	584	C	0.63

Countywide Performance

Weighted V/C = **21.49**

% VMT below Standard = **33.92%**

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Please refer to FDOT sources for detailed data on FDOT traffic counts.

* Volumes shown were adjusted using FDOT Seasonal Factors

* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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COUNTY: 94
STATION: 0778
DESCRIPTION: PORT ST LUCIE BLVD - E OF FLORESTA DR (COUNTY 778)
START DATE: 05/14/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	36	24	36	28	124	66	58	49	50	223	347
0100	21	17	31	13	82	32	30	33	26	121	203
0200	25	15	15	11	66	28	25	21	24	98	164
0300	17	19	28	28	92	14	15	11	9	49	141
0400	25	32	60	78	195	19	16	26	38	99	294
0500	79	100	159	167	505	44	46	68	83	241	746
0600	183	265	379	428	1255	117	165	206	224	712	1967
0700	475	580	669	703	2427	238	299	304	358	1199	3626
0800	663	716	634	630	2643	332	337	337	312	1318	3961
0900	489	556	505	556	2106	339	316	338	305	1298	3404
1000	429	552	481	499	1961	291	324	298	347	1260	3221
1100	493	464	439	469	1865	367	353	385	364	1469	3334
1200	430	444	466	427	1767	417	412	412	404	1645	3412
1300	511	479	415	439	1844	403	418	452	413	1686	3530
1400	436	499	476	501	1912	455	479	476	429	1839	3751
1500	450	468	451	527	1896	519	556	515	513	2103	3999
1600	454	485	498	506	1943	551	599	542	511	2203	4146
1700	543	540	470	452	2005	555	616	565	538	2274	4279
1800	439	426	406	363	1634	410	389	424	395	1618	3252
1900	321	326	245	233	1125	385	384	310	314	1393	2518
2000	233	224	198	163	818	334	358	357	253	1302	2120
2100	161	185	147	120	613	280	270	207	183	940	1553
2200	114	98	99	75	386	183	153	152	120	608	994
2300	67	55	40	49	211	120	115	96	55	386	597
24-HOUR TOTALS:					29475					26084	55559

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	2751	745	1364	730	4082
P.M.	1630	2087	1700	2274	1630	4311
DAILY	730	2751	1700	2274	1630	4311

GENERATED BY SPS 5.0.0.61

COUNTY: 94
STATION: 0778
DESCRIPTION: PORT ST LUCIE BLVD - E OF FLORESTA DR (COUNTY 778)
START DATE: 05/15/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	32	32	30	22	116	47	51	49	42	189	305
0100	24	18	24	14	80	39	25	36	21	121	201
0200	10	12	20	13	55	24	24	26	17	91	146
0300	10	21	28	39	98	19	23	19	20	81	179
0400	29	39	74	90	232	15	30	31	33	109	341
0500	60	111	163	165	499	40	53	69	107	269	768
0600	169	266	398	406	1239	133	157	210	249	749	1988
0700	534	597	708	715	2554	215	317	303	357	1192	3746
0800	698	666	636	598	2598	341	313	377	318	1349	3947
0900	513	526	541	525	2105	286	299	322	296	1203	3308
1000	454	460	450	439	1803	317	343	304	365	1329	3132
1100	445	458	453	482	1838	357	337	393	419	1506	3344
1200	368	484	468	446	1766	399	410	379	417	1605	3371
1300	468	430	420	468	1786	454	379	440	354	1627	3413
1400	445	548	524	469	1986	353	386	385	345	1469	3455
1500	466	455	480	518	1919	450	433	404	389	1676	3595
1600	454	524	464	597	2039	456	479	553	510	1998	4037
1700	531	546	531	487	2095	559	591	571	589	2310	4405
1800	407	426	408	316	1557	455	362	410	354	1581	3138
1900	298	338	280	290	1206	356	386	325	367	1434	2640
2000	250	202	250	210	912	381	350	322	335	1388	2300
2100	185	166	170	146	667	346	316	223	235	1120	1787
2200	84	121	106	92	403	179	183	151	129	642	1045
2300	80	53	44	33	210	157	135	90	65	447	657
24-HOUR TOTALS:					29763					25485	55248

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	2787	745	1388	745	4103
P.M.	1645	2205	1700	2310	1645	4436
DAILY	730	2787	1700	2310	1645	4436

GENERATED BY SPS 5.0.0.61

COUNTY: 94
STATION: 0776
DESCRIPTION: SR 716/PORT ST LUCIE BLVD - W OF MIDPORT RD (COUNT
START DATE: 04/09/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	30	23	11	12	76	35	35	25	21	116	192
0100	13	13	12	11	49	21	14	15	15	65	114
0200	12	6	13	10	41	26	11	14	5	56	97
0300	11	15	19	23	68	12	9	8	16	45	113
0400	31	31	57	63	182	10	19	23	17	69	251
0500	55	83	108	123	369	27	42	40	61	170	539
0600	159	192	216	258	825	89	104	122	139	454	1279
0700	324	418	502	546	1790	178	202	231	260	871	2661
0800	511	521	464	473	1969	264	316	266	256	1102	3071
0900	376	331	389	403	1499	223	233	229	264	949	2448
1000	295	367	341	326	1329	273	232	245	226	976	2305
1100	335	331	334	342	1342	288	236	288	295	1107	2449
1200	302	327	309	355	1293	319	293	320	293	1225	2518
1300	353	308	345	335	1341	323	311	316	318	1268	2609
1400	289	340	359	373	1361	319	324	321	334	1298	2659
1500	347	324	315	373	1359	421	406	406	370	1603	2962
1600	372	306	337	367	1382	434	405	392	387	1618	3000
1700	329	366	366	290	1351	363	392	390	322	1467	2818
1800	283	309	252	249	1093	362	301	261	326	1250	2343
1900	202	242	181	202	827	269	287	258	233	1047	1874
2000	196	160	158	155	669	295	307	255	236	1093	1762
2100	136	101	102	108	447	202	210	171	133	716	1163
2200	94	78	74	68	314	145	131	96	97	469	783
2300	46	40	35	35	156	98	105	70	51	324	480
24-HOUR TOTALS:					21132					19358	40490

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	2080	745	1106	730	3151
P.M.	1645	1428	1600	1618	1515	3000
DAILY	730	2080	1600	1618	730	3151

GENERATED BY SPS 5.0.0.61

COUNTY: 94
STATION: 0776
DESCRIPTION: SR 716/PORT ST LUCIE BLVD - W OF MIDPORT RD (COUNT
START DATE: 04/10/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	30	29	17	23	99	39	35	33	22	129	228
0100	19	15	16	12	62	25	14	8	15	62	124
0200	8	7	10	9	34	23	17	15	11	66	100
0300	12	16	27	27	82	12	16	8	6	42	124
0400	21	25	63	57	166	17	28	19	26	90	256
0500	71	79	104	126	380	23	36	49	62	170	550
0600	131	173	221	245	770	89	112	121	146	468	1238
0700	334	396	506	497	1733	179	190	201	249	819	2552
0800	526	514	461	458	1959	241	285	293	232	1051	3010
0900	371	333	366	385	1455	256	213	232	190	891	2346
1000	349	346	310	367	1372	238	203	292	257	990	2362
1100	337	315	334	338	1324	249	252	281	323	1105	2429
1200	297	328	365	327	1317	338	271	318	267	1194	2511
1300	336	327	316	318	1297	322	305	290	371	1288	2585
1400	319	381	332	353	1385	345	326	320	395	1386	2771
1500	383	319	304	350	1356	414	406	414	426	1660	3016
1600	351	374	354	329	1408	361	375	430	400	1566	2974
1700	303	370	310	301	1284	404	372	395	318	1489	2773
1800	242	294	295	225	1056	365	295	290	228	1178	2234
1900	210	231	186	165	792	323	279	252	274	1128	1920
2000	178	151	143	159	631	294	265	232	188	979	1610
2100	113	119	91	93	416	193	189	170	155	707	1123
2200	115	68	78	70	331	79	1	81	97	258	589
2300	46	37	32	26	141	73	91	66	44	274	415
24-HOUR TOTALS:					20850					18990	39840

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	2043	745	1068	745	3066
P.M.	1415	1449	1500	1660	1545	3021
DAILY	730	2043	1500	1660	745	3066

GENERATED BY SPS 5.0.0.61

COUNTY: 94
STATION: 5072
DESCRIPTION: SR 716/PORT ST LUCIE BLVD - W OF SR 5/US 1 (COUNTY
START DATE: 04/09/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	24	23	11	10	68	35	31	30	25	121	189
0100	14	14	9	11	48	22	22	12	13	69	117
0200	19	10	10	11	50	21	17	8	6	52	102
0300	13	17	22	24	76	8	14	8	13	43	119
0400	31	47	64	67	209	13	17	20	21	71	280
0500	64	91	132	150	437	24	36	33	48	141	578
0600	182	227	228	269	906	82	85	110	125	402	1308
0700	291	400	453	436	1580	158	175	231	214	778	2358
0800	434	463	410	427	1734	268	311	278	271	1128	2862
0900	306	363	369	378	1416	242	246	228	300	1016	2432
1000	332	332	327	368	1359	276	255	277	258	1066	2425
1100	305	333	323	320	1281	294	255	284	318	1151	2432
1200	352	309	290	328	1279	326	321	358	336	1341	2620
1300	329	314	332	311	1286	329	321	379	339	1368	2654
1400	299	319	319	349	1286	362	377	347	350	1436	2722
1500	304	297	298	331	1230	403	464	391	434	1692	2922
1600	394	367	313	351	1425	427	410	393	401	1631	3056
1700	366	348	342	293	1349	442	374	398	349	1563	2912
1800	286	250	235	243	1014	355	323	275	300	1253	2267
1900	200	217	183	187	787	290	282	286	265	1123	1910
2000	148	158	153	122	581	267	282	258	231	1038	1619
2100	117	101	90	94	402	179	219	159	133	690	1092
2200	71	69	65	55	260	144	137	106	97	484	744
2300	47	28	29	27	131	111	98	65	46	320	451
24-HOUR TOTALS:					20194					19977	40171

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	1786	800	1128	800	2862
P.M.	1600	1425	1515	1716	1545	3069
DAILY	730	1786	1515	1716	1545	3069

GENERATED BY SPS 5.0.0.61

COUNTY: 94
STATION: 5072
DESCRIPTION: SR 716/PORT ST LUCIE BLVD - W OF SR 5/US 1 (COUNTY
START DATE: 04/10/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	37	24	22	23	106	37	42	28	25	132	238
0100	12	14	13	13	52	23	15	15	17	70	122
0200	10	7	11	7	35	24	17	11	9	61	96
0300	15	11	34	27	87	11	12	8	7	38	125
0400	30	33	65	65	193	14	26	19	24	83	276
0500	75	91	122	151	439	23	32	33	44	132	571
0600	138	191	230	266	825	72	94	122	129	417	1242
0700	326	351	481	406	1564	134	167	197	248	746	2310
0800	421	419	397	442	1679	263	272	283	231	1049	2728
0900	304	337	352	306	1299	258	232	238	204	932	2231
1000	362	340	326	376	1404	231	205	270	270	976	2380
1100	343	327	335	346	1351	294	271	293	354	1212	2563
1200	347	289	318	330	1284	334	298	296	278	1206	2490
1300	294	334	294	304	1226	323	360	350	364	1397	2623
1400	316	342	325	348	1331	368	387	370	390	1515	2846
1500	362	311	288	296	1257	378	411	406	410	1605	2862
1600	340	323	343	317	1323	377	395	374	404	1550	2873
1700	319	361	307	270	1257	418	350	443	348	1559	2816
1800	247	233	279	228	987	340	302	321	286	1249	2236
1900	208	190	186	159	743	259	248	275	285	1067	1810
2000	140	156	113	130	539	297	245	246	195	983	1522
2100	114	79	102	67	362	174	180	170	147	671	1033
2200	65	74	71	61	271	131	122	87	88	428	699
2300	50	34	24	20	128	88	72	70	44	274	402
24-HOUR TOTALS:					19742					19352	39094

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	1727	745	1066	800	2728
P.M.	1415	1377	1645	1615	1645	2919
DAILY	730	1727	1645	1615	1645	2919

GENERATED BY SPS 5.0.0.61

COUNTY: 94
STATION: 5071
DESCRIPTION: SR 5/US 1 - S OF PORT SL LUCIE BLVD (COUNTY 5071)
START DATE: 04/09/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	90	69	29	54	242	22	32	27	15	96	338
0100	57	48	39	39	183	18	21	12	14	65	248
0200	36	30	20	26	112	10	16	31	22	79	191
0300	12	29	18	27	86	22	26	43	54	145	231
0400	29	35	35	59	158	45	80	136	138	399	557
0500	71	72	69	84	296	129	209	264	269	871	1167
0600	147	185	191	249	772	293	339	546	496	1674	2446
0700	254	288	371	333	1246	585	623	709	672	2589	3835
0800	365	374	359	410	1508	554	621	588	570	2333	3841
0900	399	363	420	420	1602	490	557	498	514	2059	3661
1000	492	536	512	507	2047	479	559	538	562	2138	4185
1100	567	560	624	591	2342	526	543	550	523	2142	4484
1200	636	654	615	704	2609	560	501	532	511	2104	4713
1300	669	702	645	641	2657	494	513	490	475	1972	4629
1400	557	528	612	509	2206	478	541	521	442	1982	4188
1500	587	497	593	602	2279	474	454	510	441	1879	4158
1600	401	384	398	359	1542	427	450	452	453	1782	3324
1700	381	315	398	353	1447	457	448	434	420	1759	3206
1800	314	294	330	263	1201	382	364	409	320	1475	2676
1900	257	275	264	330	1126	292	285	263	203	1043	2169
2000	302	320	279	243	1144	210	198	179	178	765	1909
2100	258	207	210	194	869	142	130	134	119	525	1394
2200	185	137	119	110	551	82	91	92	76	341	892
2300	116	102	74	50	342	54	40	43	36	173	515
24-HOUR TOTALS:					28567					30390	58957

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	1592	700	2589	730	3999
P.M.	1245	2720	1200	2104	1230	4740
DAILY	1245	2720	700	2589	1230	4740

GENERATED BY SPS 5.0.0.61

COUNTY: 94
STATION: 5071
DESCRIPTION: SR 5/US 1 - S OF PORT SL LUCIE BLVD (COUNTY 5071)
START DATE: 04/10/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	47	27	39	29	142	28	27	24	19	98	240
0100	22	33	12	16	83	28	17	15	16	76	159
0200	22	9	8	13	52	14	17	14	20	65	117
0300	5	8	5	17	35	23	27	38	35	123	158
0400	7	7	25	21	60	53	83	124	129	389	449
0500	38	38	36	59	171	136	189	265	252	842	1013
0600	117	129	134	117	497	333	399	505	472	1709	2206
0700	152	150	187	185	674	588	633	737	650	2608	3282
0800	199	251	266	279	995	572	622	590	523	2307	3302
0900	282	281	295	339	1197	466	476	400	436	1778	2975
1000	329	330	355	365	1379	466	409	414	392	1681	3060
1100	473	516	510	530	2029	517	510	526	560	2113	4142
1200	569	558	529	607	2263	542	511	489	491	2033	4296
1300	571	588	564	567	2290	480	475	470	477	1902	4192
1400	555	584	634	556	2329	413	443	489	464	1809	4138
1500	662	562	677	637	2538	414	412	457	455	1738	4276
1600	651	794	686	663	2794	465	423	454	411	1753	4547
1700	798	718	753	694	2963	421	425	419	399	1664	4627
1800	572	559	473	455	2059	351	378	371	325	1425	3484
1900	504	451	407	398	1760	286	278	247	207	1018	2778
2000	423	420	351	328	1522	214	198	176	177	765	2287
2100	304	352	230	178	1064	139	122	142	142	545	1609
2200	237	216	155	131	739	73	109	67	89	338	1077
2300	163	134	130	81	508	42	44	40	34	160	668
24-HOUR TOTALS:					30143					28939	59082

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	1137	700	2608	730	3403
P.M.	1700	2963	1200	2033	1615	4650
DAILY	1700	2963	700	2608	1615	4650

GENERATED BY SPS 5.0.0.61

COUNTY: 89
STATION: 0100
DESCRIPTION: SR 5/US 1 - N OF CR 732/JENSEN BCH BLVD(COUNTY LIN
START DATE: 03/27/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	76	54	50	42	222	22	31	25	25	103	325
0100	46	26	41	20	133	20	10	18	20	68	201
0200	20	25	20	29	94	13	17	17	12	59	153
0300	14	23	14	10	61	17	24	38	36	115	176
0400	19	12	32	23	86	40	81	137	129	387	473
0500	43	47	61	80	231	138	198	309	331	976	1207
0600	113	106	144	197	560	324	409	605	635	1973	2533
0700	188	277	287	252	1004	719	821	910	810	3260	4264
0800	233	308	281	286	1108	703	797	769	874	3143	4251
0900	305	304	343	348	1300	523	500	605	575	2203	3503
1000	296	410	414	396	1516	574	576	590	580	2320	3836
1100	412	486	473	472	1843	545	568	565	557	2235	4078
1200	434	546	508	560	2048	481	490	567	496	2034	4082
1300	532	533	545	472	2082	538	518	499	443	1998	4080
1400	562	635	612	607	2416	481	496	523	576	2076	4492
1500	650	673	673	595	2591	500	508	501	500	2009	4600
1600	673	712	690	684	2759	375	461	528	450	1814	4573
1700	719	734	641	648	2742	447	523	474	413	1857	4599
1800	619	529	510	556	2214	440	394	408	378	1620	3834
1900	492	487	427	350	1756	312	262	261	221	1056	2812
2000	415	400	365	364	1544	216	185	182	187	770	2314
2100	362	314	268	199	1143	136	124	107	99	466	1609
2200	192	224	139	133	688	100	105	76	92	373	1061
2300	158	131	94	83	466	67	55	51	45	218	684
24-HOUR TOTALS:					30607					33133	63740

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	1238	700	3260	730	4300
P.M.	1630	2827	1230	2119	1630	4775
DAILY	1630	2827	700	3260	1630	4775

GENERATED BY SPS 5.0.0.61

COUNTY: 89
STATION: 0100
DESCRIPTION: SR 5/US 1 - N OF CR 732/JENSEN BCH BLVD(COUNTY LIN
START DATE: 03/28/2024
START TIME: 0000

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	76	67	58	34	235	31	43	14	20	108	343
0100	31	38	23	41	133	17	20	29	23	89	222
0200	35	25	23	23	106	17	14	20	31	82	188
0300	17	11	20	17	65	22	24	35	47	128	193
0400	13	14	31	30	88	40	94	138	143	415	503
0500	36	56	62	71	225	139	209	312	330	990	1215
0600	109	110	170	188	577	348	438	580	681	2047	2624
0700	187	260	263	257	967	728	770	851	788	3137	4104
0800	241	323	251	287	1102	752	696	689	704	2841	3943
0900	299	312	365	325	1301	520	558	555	596	2229	3530
1000	294	377	394	414	1479	521	591	570	564	2246	3725
1100	467	373	396	535	1771	528	542	595	528	2193	3964
1200	511	517	520	541	2089	504	542	538	620	2204	4293
1300	541	582	562	512	2197	485	521	549	552	2107	4304
1400	553	619	575	646	2393	507	478	526	542	2053	4446
1500	690	722	760	702	2874	452	542	508	466	1968	4842
1600	764	821	685	677	2947	424	413	541	444	1822	4769
1700	702	721	574	646	2643	470	516	461	434	1881	4524
1800	650	580	466	496	2192	416	438	352	362	1568	3760
1900	521	472	440	402	1835	324	294	238	248	1104	2939
2000	425	421	377	301	1524	187	189	201	152	729	2253
2100	314	312	242	216	1084	160	131	137	123	551	1635
2200	204	182	164	167	717	84	94	100	75	353	1070
2300	144	173	103	107	527	74	43	46	35	198	725
24-HOUR TOTALS:					31071					33043	64114

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	845	1263	715	3161	715	4182
P.M.	1530	3047	1200	2204	1515	4888
DAILY	1530	3047	715	3161	1515	4888

GENERATED BY SPS 5.0.0.61

Sandpiper Bay Resort

Small-Scale Comprehensive Plan Future Land Use Map Amendment

Planning and Zoning Board
January 6, 2026
Bethany Grubbs, AICP, Senior Planner/Public Art Program

Request Summary

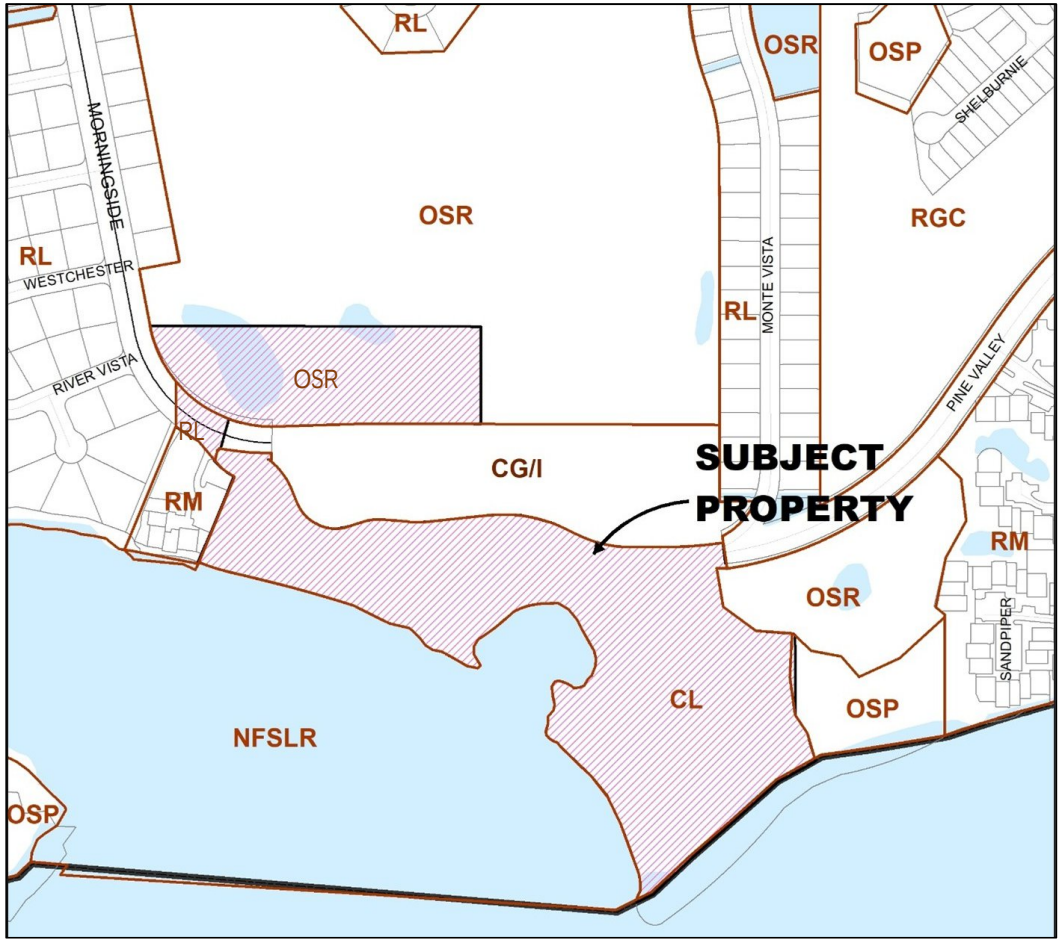
Applicant's Request:	The request is for a small-scale Future Land Use Map amendment to modify the designation of three portions of the subject property, totaling approximately 28.6 acres, from Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General/Institutional (CG/I).
Applicant(s):	KEITH and MPLD Consulting
Property Owner:	Altitude Prop Co, LLC
Address:	3500 SE Morningside Boulevard
Location:	Generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2, RS-3	Single-Family Residences
South	RM	RM-11	Multi-Family Residences & North Fork of the St. Lucie River
East	RL & RM	RS-1, RS-3 & RM-11	Single-Family Residences & Multi-Family Residences
West	RL & RM	RS-1, RS-2, RS-3 & RM-11	Single-Family Residences & Multi-Family Residences

Proposed Land Use Change

RL, OSR,& CL to CG/I



Background

- The applicant is requesting an amendment to the City's Future Land Use Map to re-designate approximately 28.6 acres of property from Commercial Limited (CL), Residential Low (RL), and Open Space Recreational (OSR) to Commercial General / Institutional (CG/I).

- The proposed amendment applies to three distinct portions of the property: western terminus of SE Morningside Boulevard - a previously abandoned right-of-way, the southern portion of the site - currently developed with resort buildings and associated uses, and the western open space area - currently used for sports fields affiliated with the on-site academy.

- The amendment seeks to consolidate the resort, academy, and marina under a single, appropriate designation.

Justification

The proposed future land use amendment is supported by goals, objectives and policies of the Comprehensive Plan.

- Per Policy 1.1.4.2, the General Commercial (CG) land use accommodates hotels and resort uses.

- Per Policy 1.1.4.4, the Institutional (I) land use is designed to accommodate both public and private institutional sites such as schools and their accessory uses.

- Beyond Comprehensive Plan consistency, the amendment advances Strategic Plan goals of Building a Smart & Connected City and Fostering a Diverse Economy & Employment Opportunities.
    - The amendment strengthens the resort and academy's ability to operate effectively, contributing to tourism, hospitality, and educational programming that broaden and diversify the local economy.

Findings

- *Land Use Consistency (Policy 1.1.7.1):* Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.

Adequate Public Facilities Analysis

- The proposed future land use amendment is expected to have a net increase in the demand for potable water by 14,581 gallons per day and wastewater by 12,393 gallons per day based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- There are no anticipated impacts to parks or public schools, as the amendment does not involve residential development.
- The subject property contains approximately 40 acres of upland habitat and an estimated 1.23-acre wetland that is under preservation.

Traffic Impact Analysis

- Change in Future Land Use designation results in an Increase of Daily and PM Peak hour trips.

Summary of Trip Generation Rates				
Existing Land Use	ITE Code	Intensity	Daily Trips	P.M. Peak Hour
RL	210 (Single-Family Detached)	2 DU	19	2
OSR		83,635 SF	2,541	308
CL	430 (Golf Course)	379,843 SF	14,058	1,554
	820 (Shopping Center (>150k)		16,618	1,864
Proposed Land Use	ITE Code	Intensity	Daily Trips	P.M. Peak Hour
CG/I	820 (Shopping Center (>150k	498,326 SF	18,443	2,038
		Net Difference (Increase)	(+) 1,825	(+) 174

Staff Recommendation

The Planning & Zoning (P&Z) Department staff finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.

<u>Planning and Zoning Board - Action Options</u>

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

Please note: If the Board requires additional clarification or information from the applicant or staff, it may choose to table or continue the hearing or review to a future meeting.

Agenda Summary

2026-013

Agenda Date: 1/6/2026 **Agenda Item No.:** 7.b

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P25-174 City of Port St. Lucie - Zoning Text Amendment - Chapter 158: Zoning Code - Appendix B - City of Port St. Lucie Land Use Conversion Manual

This application is a city-initiated text amendment to the City of Port St. Lucie Land Use Conversion Manual (Appendix B) of the Zoning Code (Chapter 158) of the City of Port St. Lucie Code of Ordinances.

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

Executive Summary: This application is a city-initiated text amendment to the City of Port St. Lucie Land Use Conversion Manual (Appendix B) of the Zoning Code (Chapter 158) of the City of Port St. Lucie Code of Ordinances. This application will amend the conversion manual to allow for demonstration of unified control of a project area to serve as adequate legal documentation to ensure that land that is being rezoned in the conversion area is developed as a single property for the purposes of meeting building, zoning, and land development requirements. This amendment will also include clarifying statements throughout various sections of the conversion manual and update the table for the Becker Road Corridor Conversion Area.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move to recommend the City Council approve the amendment as recommended by the Planning and Zoning Department.

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the text amendment to the City Council as amended.
2. Move that the Board recommend denial and provide staff direction.

Background: The Conversion Manual currently requires a recorded unity of title for all land included within site plans for development of multi-family or non-residential uses within the land use conversion areas. This amendment will allow unified control as adequate legal documentation in lieu of unity of title. Unified Ownership through a unity of title means that properties are owned by the same person or entity. Unity of control is a legal agreement between different property owners that allows separate parcels to be treated as one for building, zoning, and development regulations. With unity of control, the owners agree to develop the properties together as a single, unified project, even though they're owned and often financed separately.

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Attachments:

1. Staff Report
2. Exhibit “A”
3. Staff Presentation

City of Port St. Lucie
Land Use Conversion Manual

Planning and Zoning Department

Revision: June 2019

Conversion_Cover.pptx

The City of Port St. Lucie
Land Use Conversion Manual

PORT ST. LUCIE

HEART OF THE TREASURE COAST

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I. INTRODUCTION

This section briefly summarizes background factors underlying the land use conversion concept and identifies the purpose and intent of the land use conversion manual.

In 1982-83, the City of Port St. Lucie Comprehensive Plan Evaluation and Appraisal Report identified several land use issues requiring changes in the City's land use plan and related policies. Issues identified included:

- Platted small single-family lots along major roadways have deterred development;
- Need for more diverse housing structure types within the community;
- Shortage of land available for both commercial and institutional facilities; and
- Traffic flow has been inhibited along major thoroughfares by excessive curb-cuts serving single-family homes on 80-foot lots.

In response to these issues, the City prepared and adopted land use conversion policies to promote: 1) Assembly of small single-family lots along major thoroughfares; and 2) Development of multiple-family residential housing as well as additional commercial and institutional activities on these strategically located sites along major transportation corridors.

This manual is intended to explain the land use conversion process, available conversion options, and implementation policies. The manual addresses requirements for land assembly, rezoning requirements, and related site plan and design considerations. The manual is intended to facilitate administrative requirements for implementing the Comprehensive Plan land use conversion policies.

The land use conversion process is designed to accomplish the following objectives:

- Promote assembly of single-family residential lots along strategically located segments of major thoroughfares;
- Encourage well-designed non-residential development and multiple family housing with controlled access along major thoroughfares;
- Improve traffic circulation by restricting curb-cuts and providing effective systems for off-street parking and internal circulation;
- Alleviate potential adverse impacts on single-family development by mandating standards for building setbacks, landscaping, screening, and buffering; and
- Foster unified design in land use conversion projects by requiring unity of title and application of good principles of site design.

II. LAND USE CONVERSION AREAS AND APPLICABLE REGULATIONS

This section identifies the various types of land use conversion areas within the City of Port St. Lucie. Figure ~~3~~1 delineates the general location of the conversion areas presented in the City of Port St. Lucie Comprehensive Plan. Pages ~~11~~ 10 through ~~24~~ 23 identify the individual conversion areas on small area maps. These maps specify the frontage and depth requirements, minimum lot size, minimum curb-cut separation, maximum height, and rear yard requirements for each individual conversion area.

In addition, Table I (page ~~7~~8) summarizes the zoning districts which are compatible for each type of land use conversion. This table is consistent with Policy 1.1.4.13. of the Comprehensive Plan.

III. LAND ASSEMBLY REQUIREMENTS

Required land assembly is primarily determined by major thoroughfare frontage and depth requirements as noted in the individual conversion area maps and illustrated in ~~Figure 4 (page 25)~~ Figure 2 (page 22). The minimum required land area is 20,000 square feet. Exceptions to frontage and depth requirements are illustrated in ~~Figure 5 (page 26).~~ Figure 3 (page 23).

Minimum Area Requirements/Frontage and Depth Requirements

The minimum area for a land use conversion site is 20,000 square feet, although several land use conversion areas require an area upwards to 60,000 square feet. Frontage and depth requirements and typical exceptions to the rule are graphically presented on Figures 4 and 5, respectively.

A major variation of the 20,000 square feet minimum area requirement applies to several sites with a depth greater than 125 feet which are located on Port St. Lucie Boulevard between Airoso Boulevard and Morningside Boulevard. On these sites the area extending beyond the 125 feet depth limitation can only be utilized for landscaping, buffering, retention and other such uses. The minimum site size is intended to apply to the total land area which is actually buildable, i.e., the area within the 125 feet buildable depth. The only exception occurs when a drainage right-of-way, tract, or a prior conversion precludes combining additional property.

Blocks 87-91, 102, 103, 109, 117 and 125-127, which are located within the Prima Vista Boulevard Conversion Area (map on page 23), prohibit parking areas, driveways, or structures at a depth greater than 225 feet. On these blocks the area extending beyond the 225 feet depth limitation can only be utilized for landscaping, buffering, retention and other such uses. In Blocks 2219, 2220, 2271, 2378, 2281, 2389, and 2391 located within the Becker Road corridor (map on page 24), prohibit parking areas, driveways, or structures at a depth greater than 280 feet.

Avoiding Isolated Lots

Rezoning petitions for the conversion of residentially zoned lands should avoid the isolation of lots which are of insufficient size to meet the performance standards established for a particular conversion area. In cases where the petition results in the isolation of such lots, the City Council shall have the option of denying the petition or requiring the provision of joint driveways and parking lot easements in order to allow the isolated lots to be integrated with adjacent conversion areas which are consistent with the applicable performance standards.

Unified Ownership or Control

~~At the time a rezoning application for land use conversion is submitted, applicants are required to submit appropriate legal documentation demonstrating conformity with unified ownership of the properties involved. The Legal Department will prepare a unity of title and will record the unity of title after the rezoning is approved by the City Council.~~ Legal documentation of unified ownership or control of the property subject to a rezoning application for land use conversion must be submitted with the rezoning application. The legal documentation must be executed by the property owners(s) and approved by the City Attorney prior to the rezoning application being considered by the Planning and Zoning Board. The legal documentation in the form approved by the City Attorney must be recorded in the Public Records of St. Lucie County after the rezoning is approved by the City Council. The intent of this provision is to ensure the property at issue is developed as a single property for purposes of meeting building, zoning and land development requirements.

IV. REZONING PROCESS

When the land assembly requirements of the land use conversion process are met, the applicant must apply for a zoning map amendment. Sections 158.315 through 158.322 inclusive of the Zoning Code describe the zoning process, including detailed stipulations governing procedures and timing considerations. ~~Major factors included in the rezoning procedures are identified below.~~ All rezoning applications shall be made utilizing the City's online application portal.

~~Rezoning Application and Filing Fee~~

~~An application for amending the zoning map should~~ rezoning can be obtained from the ~~Zoning Administrator~~ Planning and Zoning Department or the Planning and Zoning ~~Department Website~~. ~~The application for amendment~~ rezoning ~~must: 1) Be signed by the applicant, 2) include the applicant's name and address, and 3) be verified under oath by the applicant pursuant to Section 158.316 of the Zoning Code.~~

~~All~~ rezoning ~~applications for amending the Zoning Code must be submitted to the Zoning Administrator~~ Planning and Zoning Department ~~accompanied by a filing fee. The filing fee will be as established by the City Council to cover the expenses of handling the amendment application, providing public notice, taking an official record at public hearings, and for other purposes. No fee will be refunded except as expressly authorized by the City Council.~~

Review of the Rezoning Application

Rezoning applications are reviewed by the ~~City Planner~~ Planning and Zoning Department, who forwards comments and recommendations to the Planning and Zoning Board. The Planning and Zoning Board establishes a date for a public hearing and carries out notice requirements of Section 158.318 of the Zoning Code. The City Council considers the recommendations of the Planning and Zoning Board and convenes at least one public hearing prior to acting on the rezoning petition. Procedures for a City Council public hearing and notice requirements are established in Section 158.319 of the Zoning Code. Any interested person has the right to submit oral or written testimony at the subject public hearings. However, evidence which is immaterial, irrelevant, or unduly repetitious may be excluded from the official record on the application.

~~Criteria for Review and Timing of the Rezoning Process~~

~~The application for rezoning within land use conversion areas is evaluated based on its relationship to the Comprehensive Plan, or element or portion thereof. No application for land use conversion may be approved if it is found to be inconsistent with the adopted Comprehensive Plan.~~

~~The rezoning process generally requires 60 to 90 days. However, the process can extend over a much longer duration in cases where divisive development issues arise. A flow chart of the rezoning process, including timing considerations, is presented in Figure 2 (page 9 10).~~

V. SITE PLAN AND DESIGN CONSIDERATIONS

Several site plan and design considerations are mandated as prerequisites for a land conversion project. This section identifies such requirements, including off-street parking; curb-cut limitations and joint access agreements; building height restrictions and rear yard setback provisions; landscaping, screening, and buffering; and unified ownership. The Becker Road Overlay District was approved by City Council on May 28, 2018. These design standards incorporate new design requirements for development within the Becker Road corridor.

Off-Street Parking

Zoning for multiple-family residential development will not be approved within land use conversion areas unless compliance with off-street parking requirements and curb-cut restrictions are demonstrated. Such demonstration must include legal assurances for accommodating present and possible future needs for joint use of off-street parking access ways and curb-cuts in order to avoid undue proliferation of curb-cuts on major thoroughfares. Section 158.221 of the Zoning Code stipulates detailed off-street parking provisions. Controlled curb-cuts and joint access agreements are discussed below.

Curb-Cuts

The minimum distance between curb-cuts providing access to land use conversion areas along major thoroughfares must be 150 feet~~, 200 feet~~ and 250 feet for Becker Road, and the minimum distance from a street intersection must be 180 feet~~,~~ and 250 feet for Becker Road. Curb-cuts must be restricted to locations abutting a major thoroughfare, as opposed to local residential streets, excepting allowable side street access points approved as part of the site plan review process.

The City Code of Ordinances includes a variance procedure through which an applicant may request a variance to stipulate curb-cut restrictions. However, no such variance can be granted unless variance criteria established in the Zoning Code are met. In addition, the following assumptions must be satisfied:

1) All other performance standards are satisfied;

2) Plans for vehicular, bicycle and pedestrian circulation indicate that projected traffic generation will not adversely impact traffic flow on or off the site;

3) No other feasible traffic circulation plan is available to service the site;

4) The density and/or intensity of development proposed for the site is determined not to exceed a reasonable threshold considering site limitations, traffic impacts, and the need to maintain safe and convenient access along major thoroughfares; and,

5) The applicant has agreed to provide improvements or other equitable contributions which may be necessary to protect against adverse transportation Impacts.

Joint Access Agreements

Rezoning petitions for land use conversion which result in isolated lots incapable of meeting the off-street parking requirements and curb-cut restrictions shall be denied by the City Council or be required to acquire agreements from adjacent developments for joint driveways and parking lot easements. All joint access parking agreements must be submitted as part of the rezoning application and must be approved by the City Attorney prior to approval of the petition. Preparation of joint access agreements must reflect specifications consistent with Section 158.222: Access Standards, within the City Zoning Code.

In addition, per the *City of Port St. Lucie Citywide Design Standards~~,~~ and the Becker Road Overlay District Designs Standards,* pedestrian and vehicular connections shall be provided between adjacent parcels and buildings at the time of site plan approval. Cross-access agreements shall be obtained by adjacent property owners.

Special Height and Yard Requirements

The maximum height of any structure developed with a "Medium Density Residential" (RM) or "Residential/Office/Institutional" (ROI) land use conversion area shall be two stories, including under building parking. The ROI conversion areas on Port St. Lucie Boulevard from Airoso east to Morningside shall be subject to a maximum height limitation of one story, in cases where a two-story building is developed within a designated RM or ROI land use conversion area a required rear yard setback must be 50 feet from any adjacent single-family residential district or use. Within the Becker Road conversion area, where a two-story building is developed in the CL or O land use designations, a 50 feet setback will be required from any adjacent single-family residential district or use.

Landscape, Screening, and Buffering

Proposals for development within land use conversion areas shall demonstrate compliance with Chapter 154, Landscaping and Land Clearing Code, for ~~landscape~~ landscaping and screening requirements of the City Code of Ordinances. ~~In addition, a solid masonry wall six feet in height above the finished floor elevation of the primary building shall buffer the multiple-family residential development from all directly abutting single-family residential district zoning~~. For properties on Becker Road please also reference the Becker Road Overlay District Design Standards.

~~Unity of Title~~ Unified Ownership or Control

~~A recorded unity of title~~ Unified ownership or control is required for all land included within site plans for development of multiple-family or non-residential uses within land use conversion areas. ~~The unity of title is prepared and recorded by the City's Legal Department upon the submittal by the applicant of appropriate legal documentation demonstrating conformity with unified ownership of the properties involved.~~ Legal documentation demonstrating unified ownership or control must be executed by the property owner(s), approved by the City Attorney, and recorded in the Public Records of St. Lucie County prior to the site plan being considered for final approval.

VI. VARIANCE PROCEDURES

Policy 1.1.4.12~~:~~ of the Future Land Use Element states "A manual shall be established to implement conversion areas of the Future Land Use Map. It shall include development of performance standards to allow conversions and include variance procedures for exceptions to such standards only in appropriate locations. The Planning and Zoning Board shall review these variance requests and forward a recommendation to the City Council for final approval or denial authority regarding such requests."

The policy recognizes that there are certain properties which cannot comply with the development standards as outlined in this manual. For instance, those properties which have drainage rights-of-way which prohibit the ability to have enough road frontage. For those properties, and others which exhibit undue hardship, a variance ~~process~~ application can be ~~applied for~~ submitted to the Planning and Zoning Department to waive such requirements and allow for rezoning. In situations where a variance

application is required, the variance application must be submitted and approved prior to the submittal of any other application, for example a rezoning application.

Before making a recommendation on the variance request, the Planning and Zoning Board shall hold a public hearing per Section 158.298 of the City's Zoning Code. The recommendation of the Planning and Zoning Board is forwarded to the City Council for final action ~~by motion.~~to consider the request for variances in accordance with the procedures of Chapter 158, Article XV, of the Code Ordinances.

In order to meet the intent of the approved policy, the following performance standards are to be applied.

1) Any application which would result in adjacent lots becoming non-conforming to the conversion standards may be required to submit a conceptual site plan as a part of the variance application.

2) The plan shall designate adequate buffers surrounding the site and remaining properties.

3) Where appropriate, the plan shall be designed as one project and must provide for shared access and parking of any remaining, or adjacent lots or parcels which would not conform to the conversion standards as a result of the variance. It shall not result in isolation or landlocked lots without providing access.

4) The plan shall not allow for access onto residential streets or non-conversion area streets.

5) The plan shall require the recording of ~~Unity of Title for the project to prohibit further division and sale of separate lots which were a part of the overall approved site plan~~ legal documentation of unified ownership or control of the property. The legal documentation must be executed by the property owner(s) and approved by the City Attorney prior to the variance application being considered by the Planning and Zoning Board. The legal documentation in the form approved by the City Attorney must be recorded in the Public Records of St. Lucie County after the rezoning is approved by the City Council. The intent of this provision is to ensure the property at issue is developed as a single property for purposes of meeting building, zoning and land development requirements. Also, recording of access easements for future use of the remaining adjacent lots is required. Verification of this is required prior to the issuance of building permits for the project.

TABLE 1

APPLICABLE ZONING DISTRICTS FOR LAND USE CONVERSION AREAS

TVPE OF CONVERSION AREA (Future Land Use Designation)	COMPATIBLE ZONING DISTRICTS											
	RM-5	PUD	~~I~~	P	LMD	CN	CS	CG	CH	GU	WI	IN
MEDIUM DENSITY RESIDENTAL (RM)	X	X	~~X~~									
RESIDENTIAL/OFF/INSTITUTI0NAL (ROI)	X	X	~~X~~	X	X							
LIMITED COMMERCIAL (CL)				X	X	X				X		
GENERAL COMMERCIAL (CG)				X	X	X		X		X		
COMMERCIAL SERVICES (CS)							X			X	X	
HIGHWAY COMMERCIAL (CH)									X	X		
LIGHT INDUSTRIAL (LI)/SERVICE COMMERCIAL (CS)							X			X	X	X
OFFICE (0)			~~X~~	X								
MIXED USE (MU)		X										

REZONING APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5212

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board Meeting. **All** items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of recorded deed. If the application includes more than one (1) lot, our Legal Department will contact you regarding execution of the required Unity of Title. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER:

Name: _____

Address: _____

Telephone No.: _____ FAX No.: _____

AGENT OF OWNER (if any)

Name: _____

Address: _____

Telephone No.: _____ FAX No: _____

PROPERTY INFORMATION

Legal Description: _____
(Include Plat Book and Page)

Parcel I.D. Number: _____

Current Zoning: _____

Proposed Zoning: _____

Future Land Use Designation: _____ Acreage of Property: _____

Reason for Rezoning Request: _____

_____

_____

_____

_____

_____ _____ _____
*Signature of Owner Hand Print Name Date

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

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

FIGURE 2
CITY OF PORT ST. LUCIE REZONING PROCESS

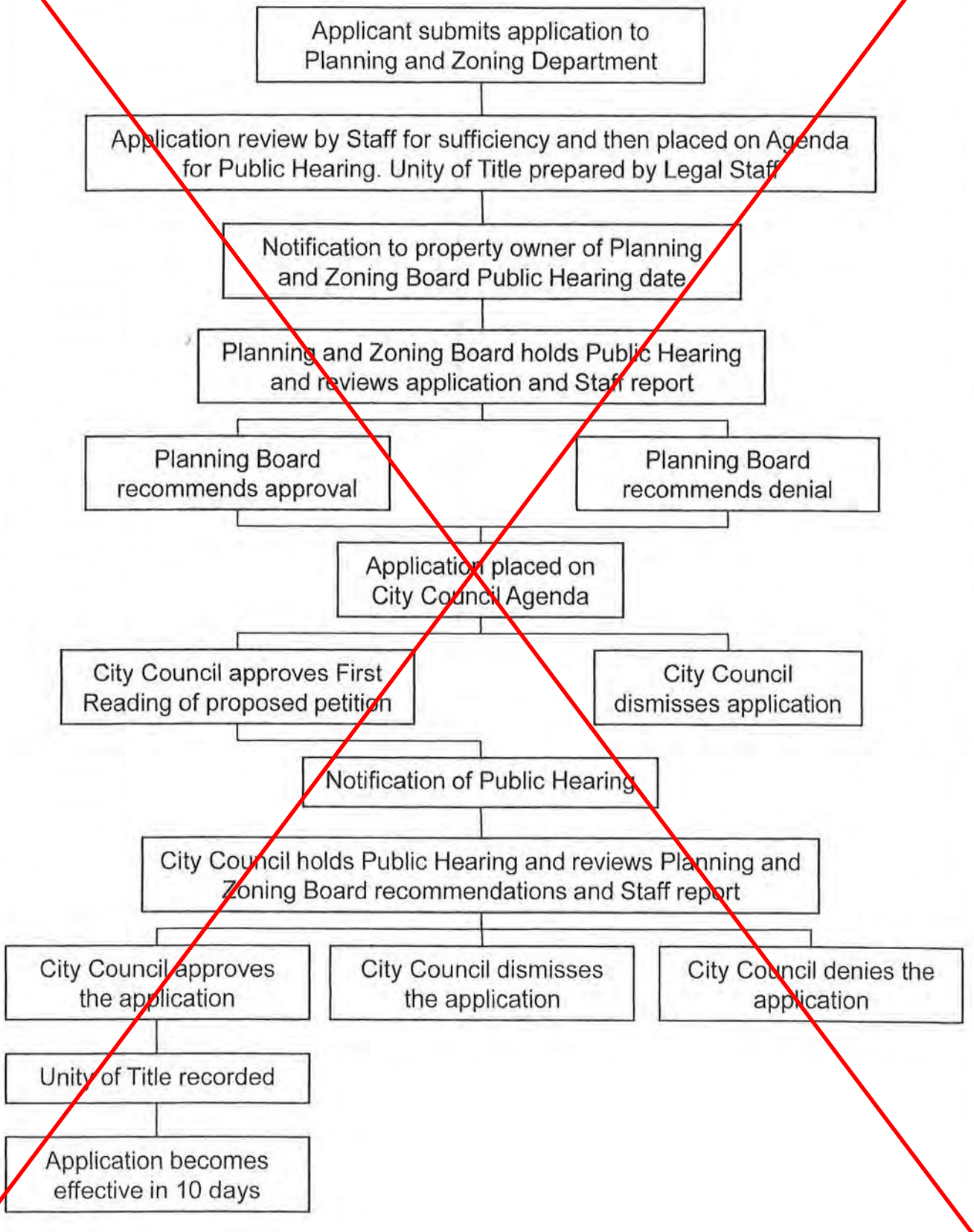
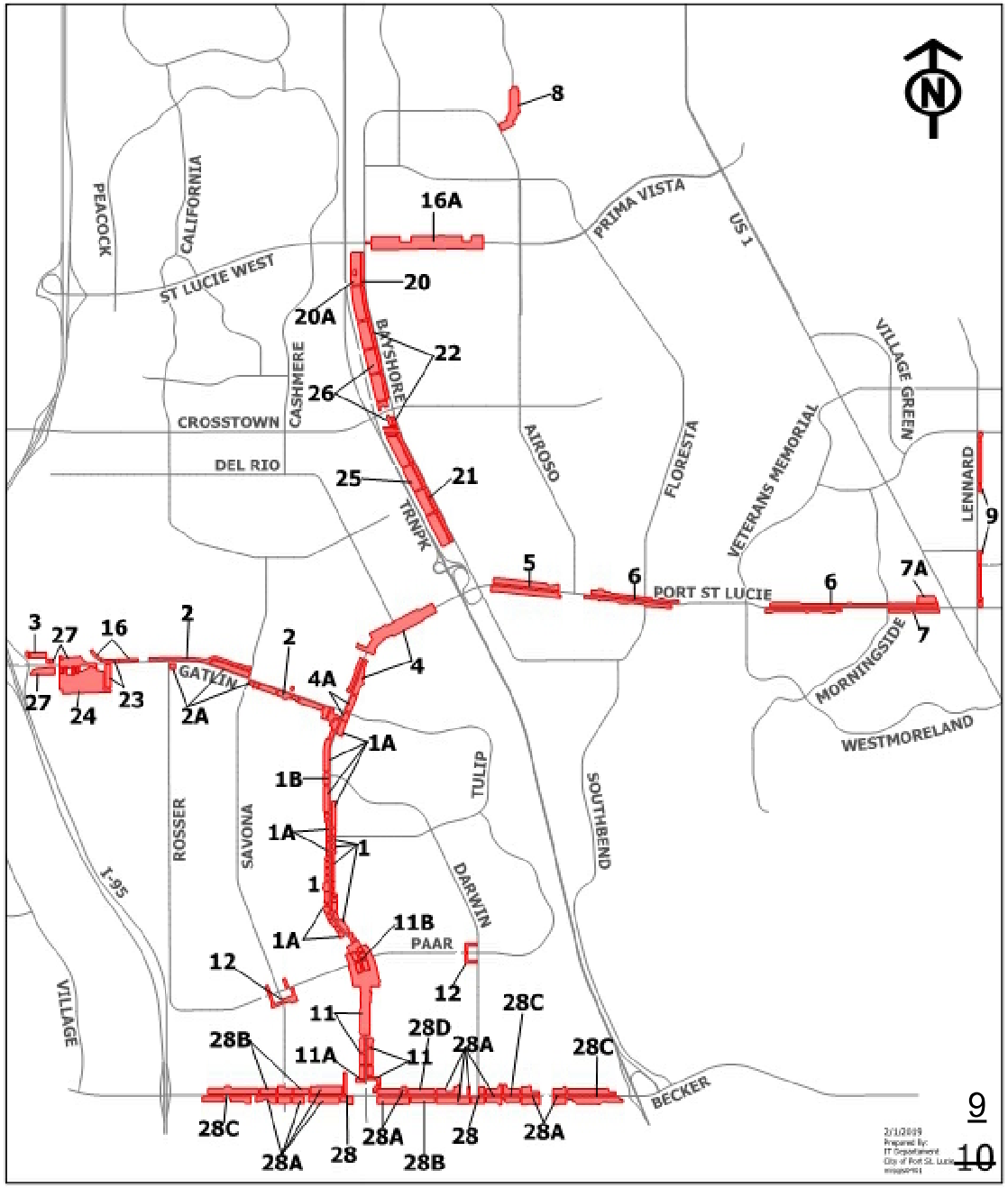
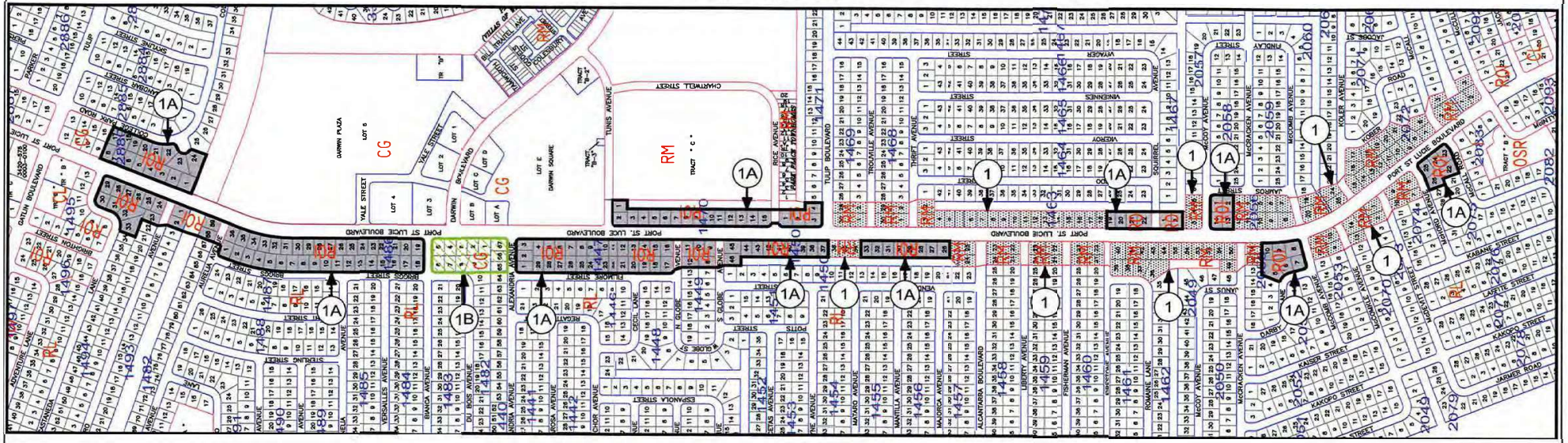


FIGURE ~~3~~ 1
INDEX TO LAND USE CONVERSION AREAS

CONVERSION AREA	LAND USE	PAGE
	MEDIUM DENSITY RESIDENTIAL (RM)	
1	PSL BLVD and TULIP BLVD	11
3	GATLIN BLVD	13
28C	BECKER RD	24
	RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)	
1A	PSL BLVD and TULIP BLVD	11
2	GATLIN BLVD	12
4	PORT ST LUCIE BLVD	14
6	PORT ST LUCIE BLVD	15
7	PORT ST LUCIE BLVD	15
7A	PORT ST LUCIE BLVD	15
8	ST. JAMES DR	16
9	LENNARD RD	17
11	PORT ST LUCIE BLVD	19
12	PAAR DR and SAVONA BLVD	20
13	PAAR DR and DARWIN BLVD	20
16	GATLIN BLVD	13
16A	PRIMA VISTA BLVD	23
28B	BECKER RD	24
	LIMITED COMERCIAL (CL)	
11B	PORT ST LUCIE BLVD	19
28	BECKER RD	24
	GENERAL COMMERCIAL (CG)	
1B	PORT ST LUCIE BLVD and GATLIN BLVD	11
2A	GATLIN BLVD and SAVONA BLVD	12
4A	PORT ST LUCIE BLVD and GATLIN BLVD	14
5	PORT ST LUCIE BLVD and GATLIN BLVD	15
11A	PORT ST LUCIE BLVD and GATLIN BLVD	19
20	BAYSHORE BLVD	21
21	BAYSHORE BLVD	18
22	BAYSHORE BLVD	22
23	GATLIN BLVD	13
	COMMERCIAL SERVICES (CS)	
20A	BAYSHORE BLVD	21
24	GATLIN BLVD	13
25	BAYSHORE BLVD	18
26	BAYSHORE BLVD	22
	HIGHWAY COMMERCIAL (CH)	
27	GATLIN BLVD	13
	LIGHT INDUSTRIAL (LI)	
20A	BAYSHORE BLVD	21
25	BAYSHORE BLVD	18
26	BAYSHORE BLVD	22
	OFFICE (O)	
28A	BECKER RD	24
	MIXED USE (MU)	
28D	BECKER RD	24



LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 1, 1A AND 1B



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HT. LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
1	RM	60	ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET.	PROPERTIES HAVING CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET.	N/A	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50
1A	ROI	60	SAME AS ABOVE	SAME AS ABOVE	N/A	150	180	SAME AS ABOVE	50
1B	CG	60	SAME AS ABOVE	SAME AS ABOVE	N/A	150	180	SAME AS ABOVE	50

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. SITES IN CONVERSION AREA NUMBER 1 (RM) AND CAN ONLY BE REZONED TO RM-5 OR PUD. A PUD MUST BE A MINIMUM OF 2 ACRES IN SIZE AND THE MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE.
4. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
5. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG THE PROPERTIES' PORT ST. LUCIE BOULEVARD FRONTAGE.
6. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

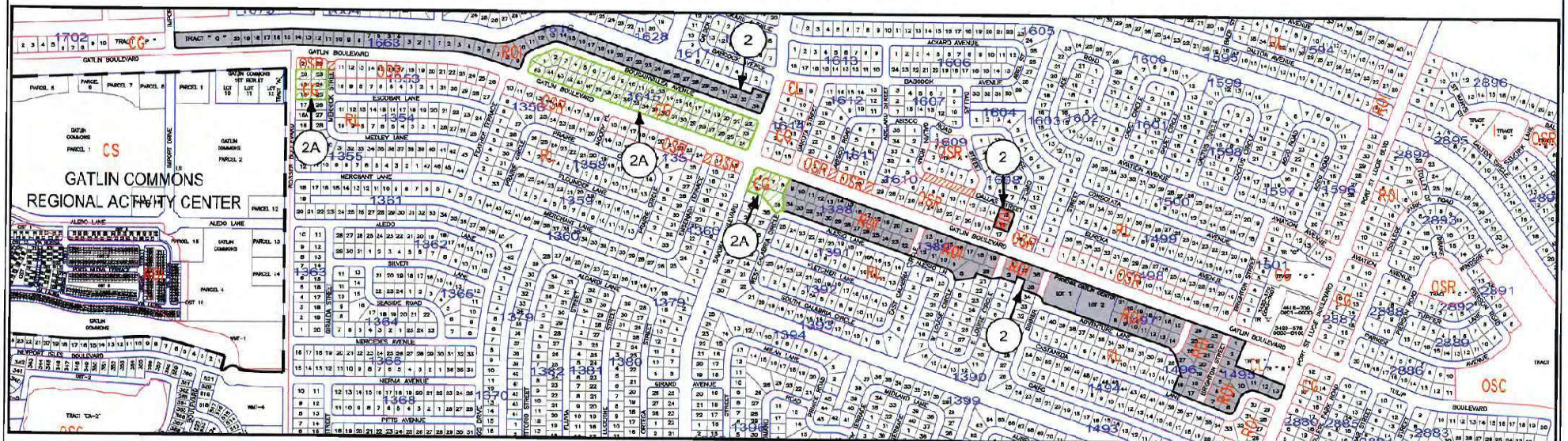
LEGEND:

- RESIDENTAL/OFFICE/INST'L (ROI)
- MEDIUM DENSITY RESIDENTIAL (RM)
- GENERAL COMMERCIAL (CG)
- CONVERSION AREA NUMBER

MAY 1, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER11.DWG

10
11

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS 2 AND 2A



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HT. LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
2	ROI	160	ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET.	PROPERTIES HAVING CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET.	SINGLE LOT DEPTH MAY BE USED IF THE ENTIRE REAR LOT LINE IS BOUNDED BY A MAJOR DRAINAGE R/W OR CANAL OR NON-RESIDENTIAL USE AND SUFFICIENT FRONTAGE EXISTS FOR DEVELOPMENT.	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50
2A	CG	250	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	150	180	SAME AS ABOVE	30

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

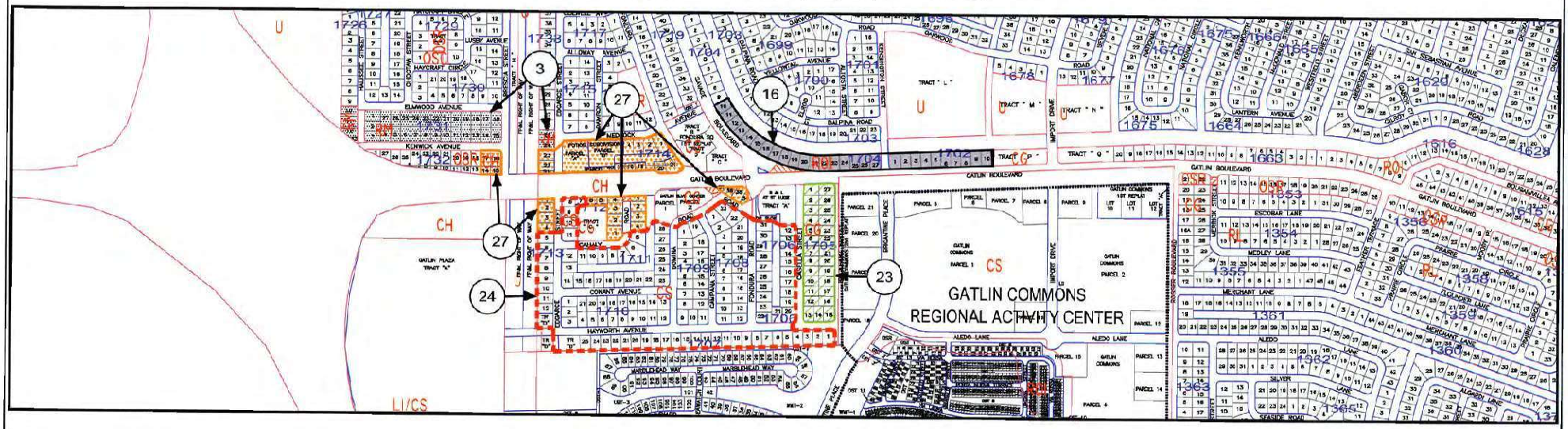
- RESIDENTAL/OFFICE/INST'L (ROI)
- GENERAL COMMERCIAL (CG)
- CONVERSION AREA NUMBER

N

MAY 1, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER12.DWG

11
~~12~~

LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS 3, 16, 23, 24 AND 27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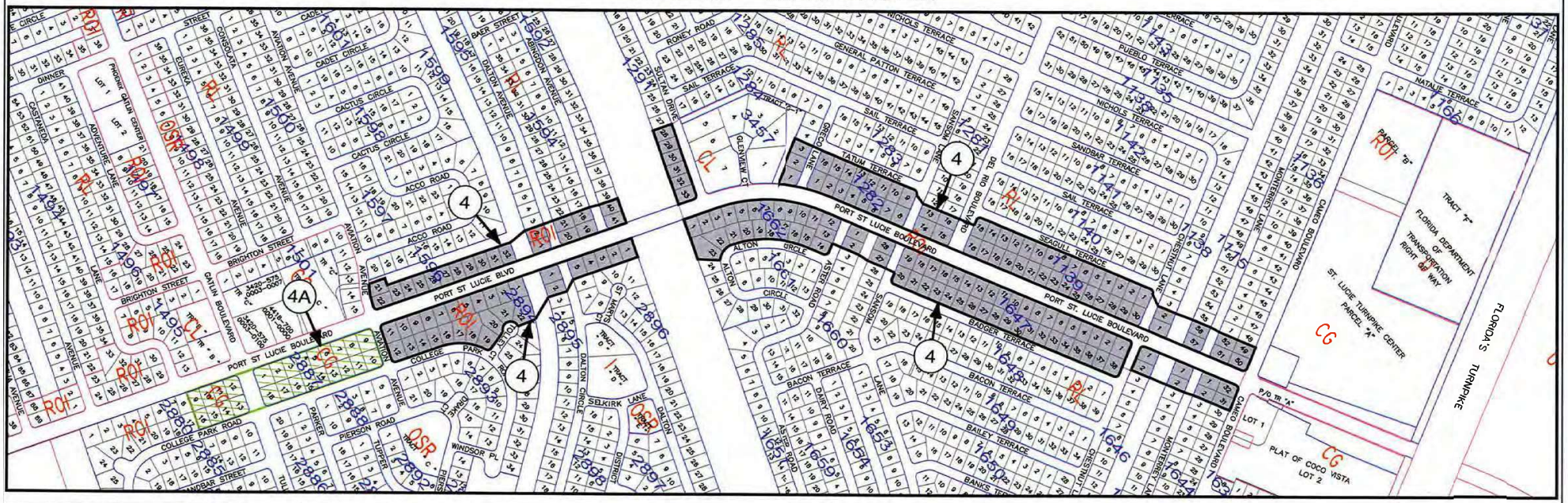
LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS 4 AND 4A



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HT. LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
4	ROI[3]	160	DEPTH OF ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET	PROPERTIES HAVING CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET.	N/A	150	180	TWO STORY NCL. UNDER BLDG. PRKG.	50
4A	CG	160	SAME AS ABOVE	SAME AS ABOVE	N/A	150	180	SAME AS ABOVE	50

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG THE PROPERTIES' PORT ST. LUCIE BOULEVARD FRONTAGE.
5. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

- RESIDENTIAL/OFFICE/INST'L (ROI)
- GENERAL COMMERCIAL (CG)
- CONVERSION AREA NUMBER

MAY 1, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER14.DWG

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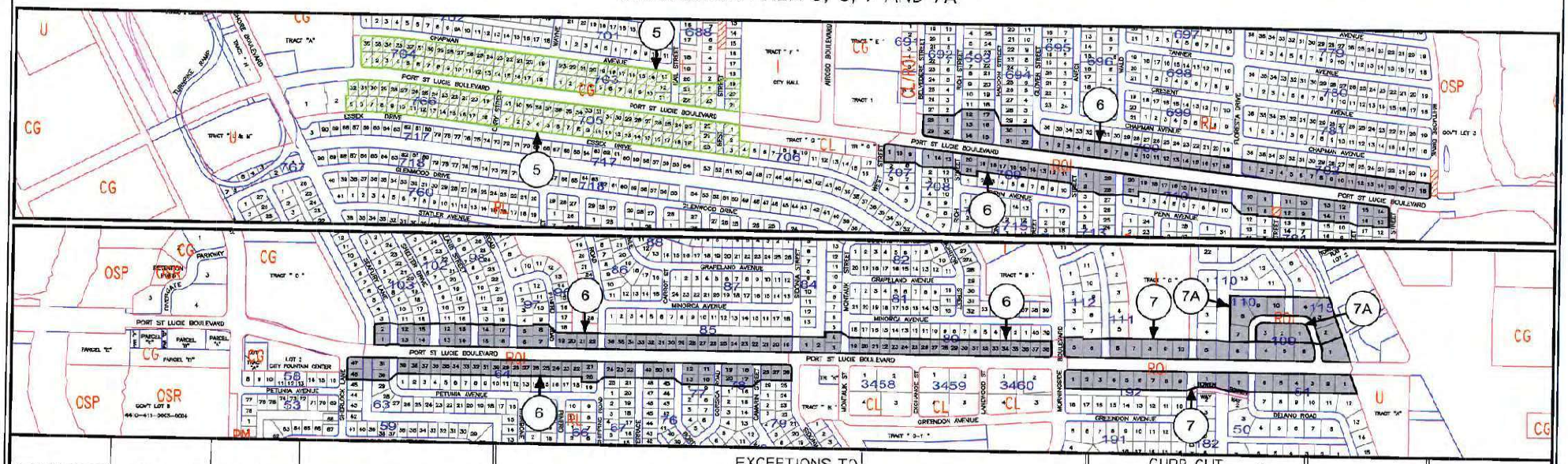
LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 5, 6, 7 AND 7A



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1] FRONTAGE REQUIREMENTS	EXCEPTIONS TO[1] DEPTH REQUIREMENTS	CURB CUT SEPARATION (FT.)[2] FROM ADJ. CURB CUT	CURB CUT SEPARATION (FT.)[2] FROM ADJ. STR. INTERSECTION	MAX. BUILDING HEIGHT	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
5	CG	160	ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET.	PROPERTIES HAVING CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET.	N/A	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50
6	ROI[3]	240	125[4]	SAME AS ABOVE	N/A	150	180	ONE STORY	N/A
7	ROI[3]	240	SAME AS CONVERSION AREA 5	SAME AS CONVERSION AREA 5	N/A	150	180	ONE STORY	N/A
7A	ROI[3]	SEE NOTE 6	SEE NOTE 6	SEE NOTE 6	SEE NOTE 6	50	50	ONE STORY	N/A

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. PORT ST. LUCIE BOULEVARD ROI SITES BETWEEN AIROSO TO MORNINGSIDE HAVING A DEPTH GREATER THAN 125 FT. MAY ONLY USE THE REMAINING PORTIONS OF THE CONVERSION AREA FOR LANDSCAPING, BUFFERING, OR STORM WATER RETENTION. BUILDING AND PARKING AREAS SHALL BE RESTRICTED TO LOCATIONS WITHIN THE 125 FT. DEPTH LIMITATIONS.
5. EAST OF AIROSO BOULEVARD BLOCK "END" OF FOUR LOTS MUST HAVE ALL FOUR LOTS TO REZONE.
6. LOTS IN BLOCKS 109, 110, AND 115 SHALL BE COMBINED AS FOLLOWS: LOTS 1 THRU 3 BLOCK 109
   LOTS 1 AND 2 BLOCK 115
   LOTS 3 AND 4 BLOCK 115
   LOTS 7 AND 8 BLOCK 110
   LOTS 9 AND 10 BLOCK 110
7. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG THE PROPERTIES' PORT ST. LUCIE BOULEVARD FRONTAGE.
8. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

- RESIDENTAL/OFFICE/INST'L (ROI)
- GENERAL COMMERCIAL (CG)
- CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
MIS Department
City of Port St Lucie
CONVER15.DWG

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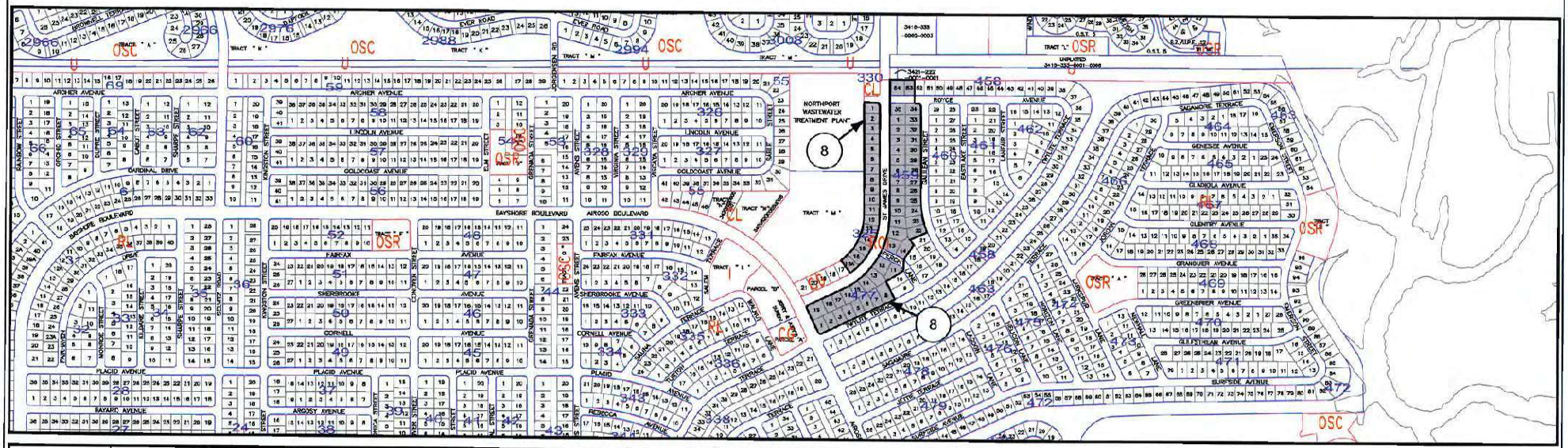
LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 8



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HEIGHT LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY. BLDG. (FT.)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
8	ROI[3]	160	ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET.	PROPERTIES HAVING CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET.	N/A	150	180	TWO STORY INCL. UNDER BLDG. PARKING	50

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG THE PROPERTIES' ST. JAMES BOULEVARD.
5. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

RESIDENTAL/OFFICE/INST'L (ROI)

CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER16.DWG

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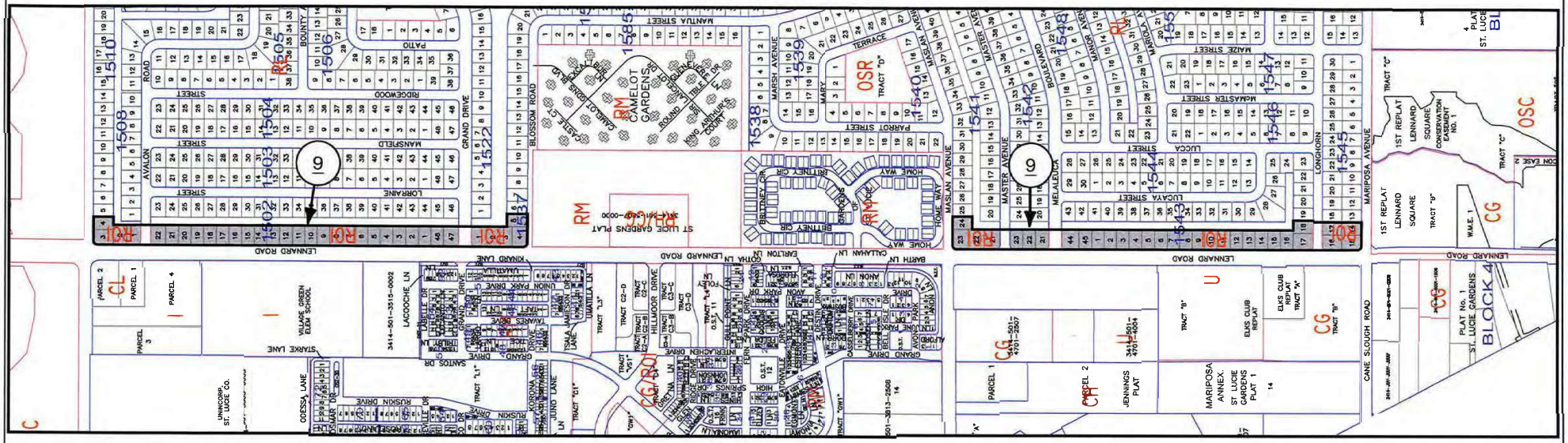
LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 9



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HT. LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
9	ROI[3]	160	DEPTH OF ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET	PROPERTIES HAVING CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET.	N/A	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

RESIDENTAL/OFFICE/INST'L (ROI)

CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER17.DWG

16
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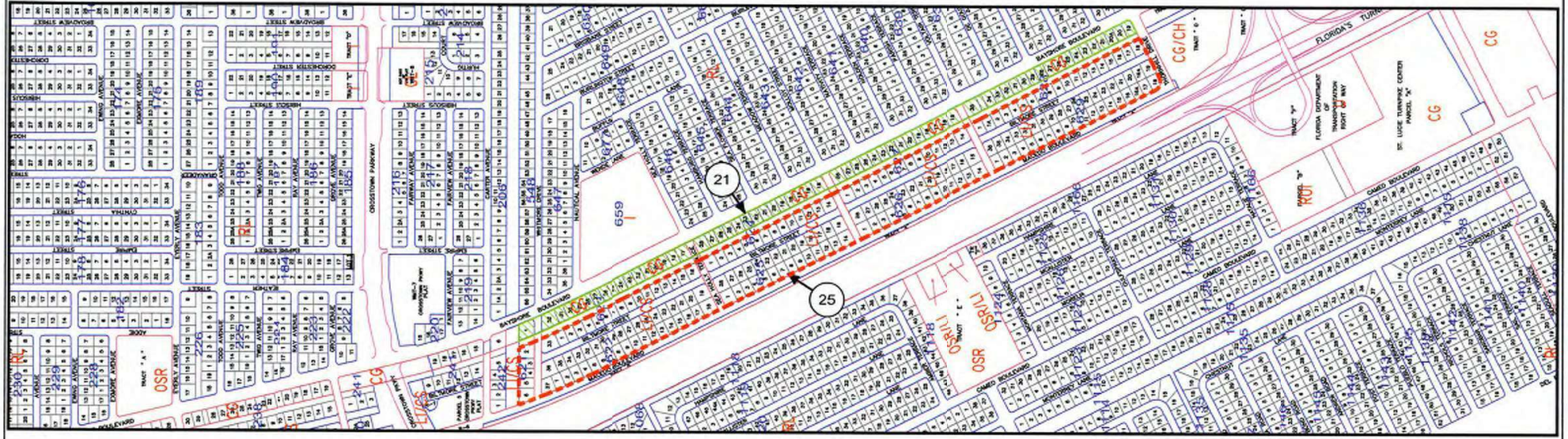
LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS 21 AND 25



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HT. LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
21	CG	240	DEPTH OF ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET	PROPERTIES HAVING CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET.	N/A	150	180	35	N/A
25	LI/CS	160	240	N/A	SINGLE LOT DEPTH MAY BE USED IF THE ENTIRE REAR LOT LINE IS BOUNDED BY A MAJOR DRAINAGE R/W OR CANAL OR NON-RESIDENTIAL USE AND SUFFICIENT FRONTAGE EXISTS FOR DEVELOPMENT	150	180	35	N/A

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

GENERAL COMMERCIAL (CG)

LIGHT IND./SERVICE COMMERCIAL (LI/CS)

CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER18.DWG

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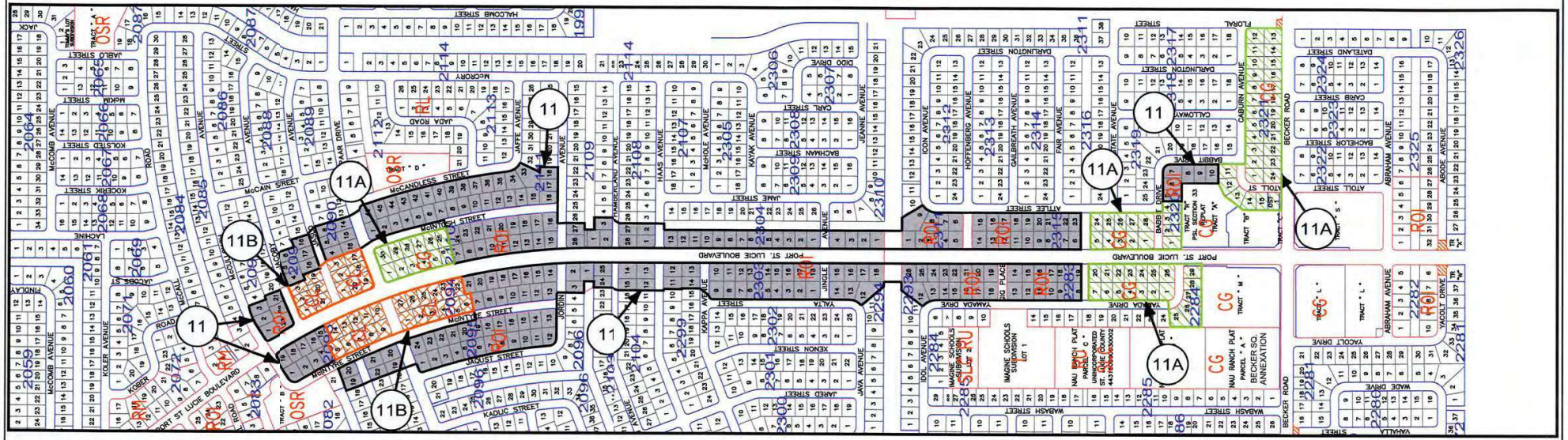
LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS II, IIA AND IIB



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HT. LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
II	ROI[3]	160	DEPTH OF ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET	PROPERTIES HAVING CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET.	SINGLE LOT DEPTH MAY BE USED IF THE ENTIRE REAR LOT LINE IS BOUNDED BY A MAJOR DRAINAGE R/W OR CANAL OR NON-RESIDENTIAL USE AND SUFFICIENT FRONTAGE EXISTS FOR DEVELOPMENT	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50
IIA	CG	160	SAME AS ABOVE	N/A	SAME AS ABOVE	150	180	35 FT.	N/A
IIB	CL	160	SAME AS ABOVE	N/A	SAME AS ABOVE	150	180	35 FT.	N/A

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG THE PROPERTIES' PORT ST. LUCIE BOULEVARD FRONTAGE.
5. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

- RESIDENTAL/OFFICE/INST'L (ROI)
- GENERAL COMMERCIAL (CG)
- LIMITED COMMERCIAL (CL)
- CONVERSION AREA NUMBER

MAY 2, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER19.DWG

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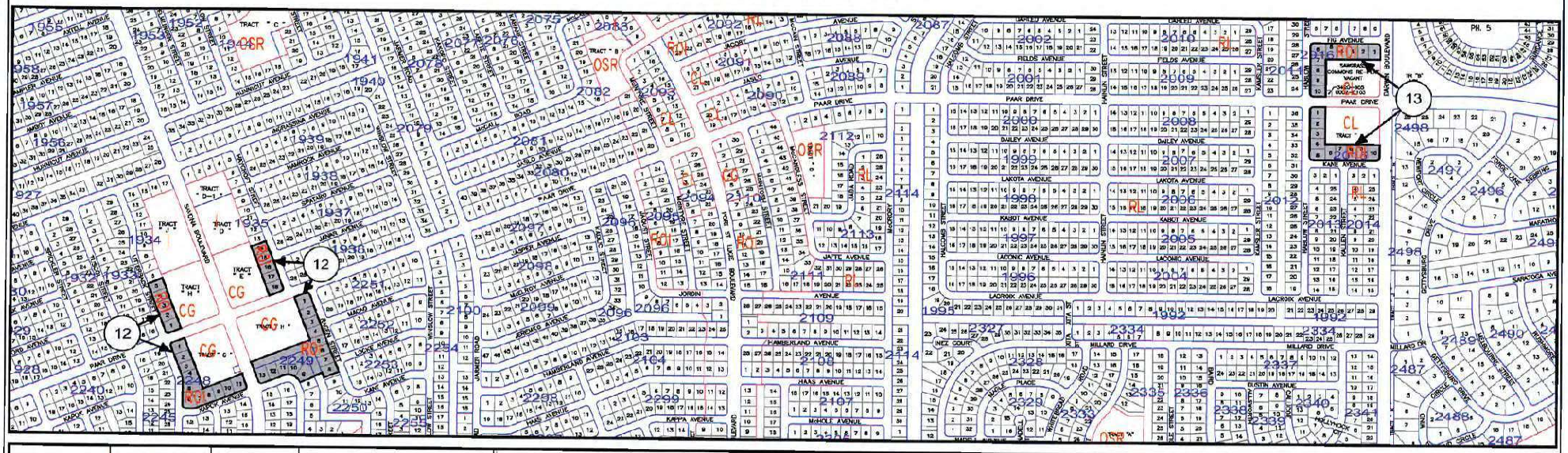
LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREAS 12 AND 13



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HT. LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
12 & 13	ROI[3]	160	ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET.	PROPERTIES HAVING CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET.	SINGLE LOT DEPTH MAY BE USED IF THE ENTIRE REAR LOT LINE IS BOUNDED BY A MAJOR DRAINAGE R/W OR CANAL OR NON-RESIDENTIAL USE AND SUFFICIENT FRONTAGE EXISTS FOR DEVELOPMENT.	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

RESIDENTAL/OFFICE/INST'L (ROI)

CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER20.DWG

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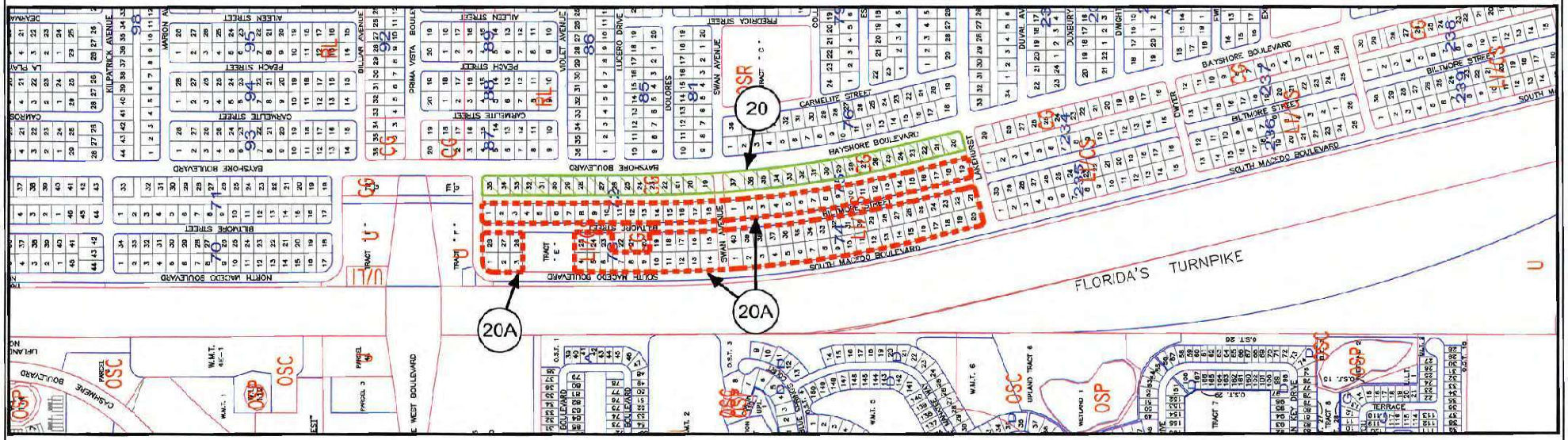
LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 20 AND 20A



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HT. LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
20	CG	240 BAYSHORE	240	N/A	N/A	150	180	35 FT.	N/A
20A	LI/CS	160 BILTMORE AND MACEDO	240	N/A	SINGLE LOT DEPTH MAY BE USED IF THE ENTIRE REAR LOT LINE IS BOUNDED BY A MAJOR DRAINAGE R/W OR CANAL OR NONRESIDENTIAL USE AND SUFFICENT FRONTAGE EXISTS FOR DEVELOPMENT	150	180	35 FT.	N/A

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

- GENERAL COMMERCIAL (CG)
- LIGHT IND./SERVICE COMMERCIAL (LI/CS)
- CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
MIS Department
City of Port St Lucie
CONVER21.DWG

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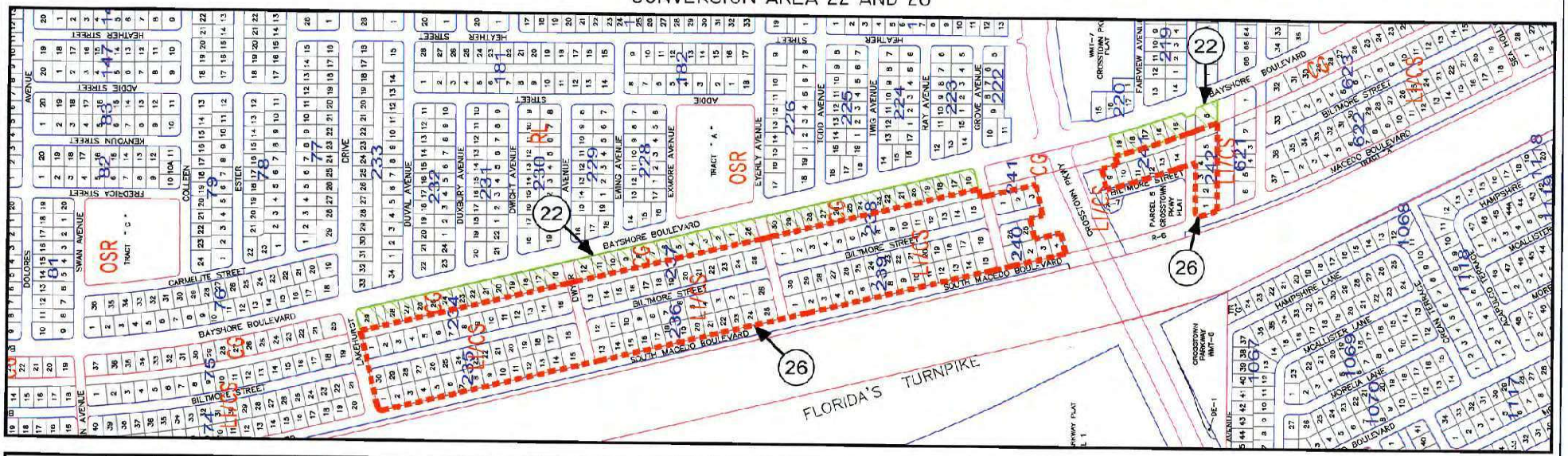
LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 22 AND 26



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HT. LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
22	CG	240	ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET.	N/A	N/A	150	180	35 FT.	N/A
26	LI/CS	160	240	N/A	SINGLE LOT DEPTH MAY BE USED IF THE ENTIRE REAR LOT LINE IS BOUNDED BY A MAJOR DRAINAGE R/W OR CANAL NONRESIDENTAL USE AND SUFFICIENT FRONTAGE EXISTS FOR DEVELOPMENT	150	180	35 FT.	N/A

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 20,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

- GENERAL COMMERCIAL (CG)
- LIGHT IND./SERVICE COMMERCIAL (LI/CS)
- CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
MIS Department
City of Port St. Lucie
CONVER22.DWG

21
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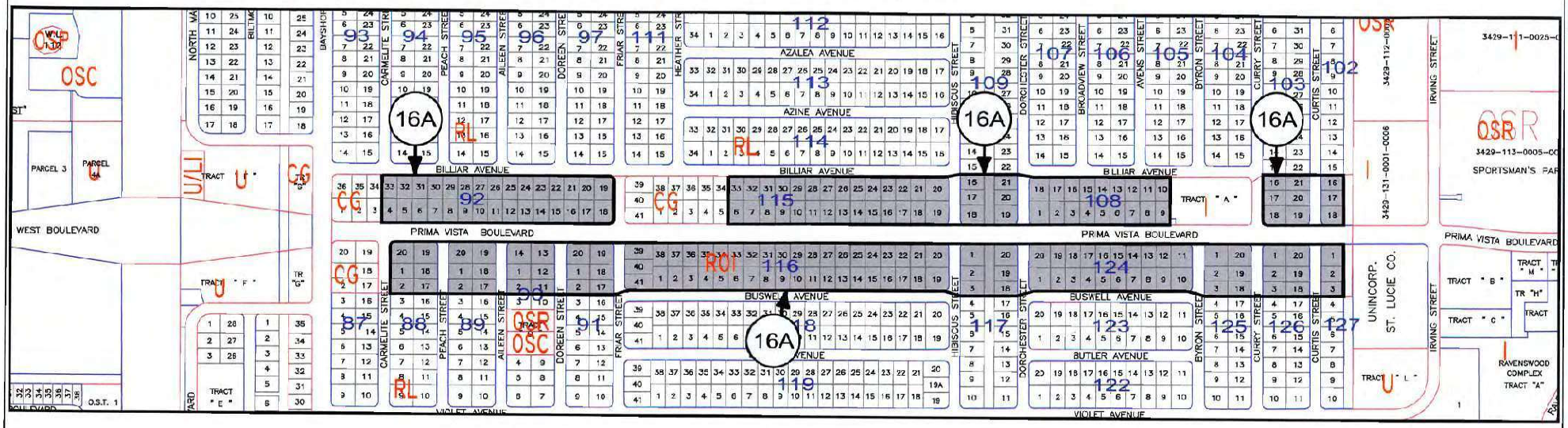
LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 16A



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1]		CURB CUT SEPARATION (FT.)[2]		HT. LIMITS	ADD'L REAR YARD RQMT. FOR TWO STY BLDG. (FT)
				FRONTAGE REQUIREMENTS	DEPTH REQUIREMENTS	FROM ADJ. CURB CUT	FROM ADJ. STR. INTERSECTION		
16A	ROI[3]	200	ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET. (SEE NOTES 4 & 5)	PROPERTIES HAVING BOTH: (A) CONVENIENT ACCESS TO A SIDE STREET FRONTAGE AND HAVING NO CURB CUT ON THE MAJOR STREET; AND, (B) SUFFICIENT LOT FRONTAGE AND THE DEVELOPMENT IS BOUNDED BY A CANAL OR MAJOR DRAINAGEWAY ALONG THE ENTIRE REAR PROPERTY LINE.	N/A	150	180	TWO STORY INCL. UNDER BLDG. PRKG.	50

NOTES:

1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL 30,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATIONS AND PERFORMANCE REQUIREMENTS.
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. MAX. RESIDENTIAL DENSITY SHALL BE 11 UNITS PER ACRE WITHIN THE ROI CONVERSION AREA.
4. A 15 FT. LANDSCAPE AREA SHALL BE REQUIRED ALONG PROPERTIES' PRIMA VISTA FRONTAGE.
5. NO PARKING AREAS, DRIVEWAYS, OR STRUCTURES SHALL BE PERMITTED AT A DEPTH GREATER THAN 225 FT. (BLOCKS 88-91, 102, 103, 109, 117 AND 125 THRU 127).
6. SEE SECTION VI (PAGE 6) OF MANUAL FOR VARIANCE PROCEDURES.

LEGEND:

RESIDENTAL/OFFICE/INST'L (ROI)

CONVERSION AREA NUMBER

N

MAY 2, 2013
Prepared By:
M/S Department
City of Port St. Lucie
CONVER23.DWG

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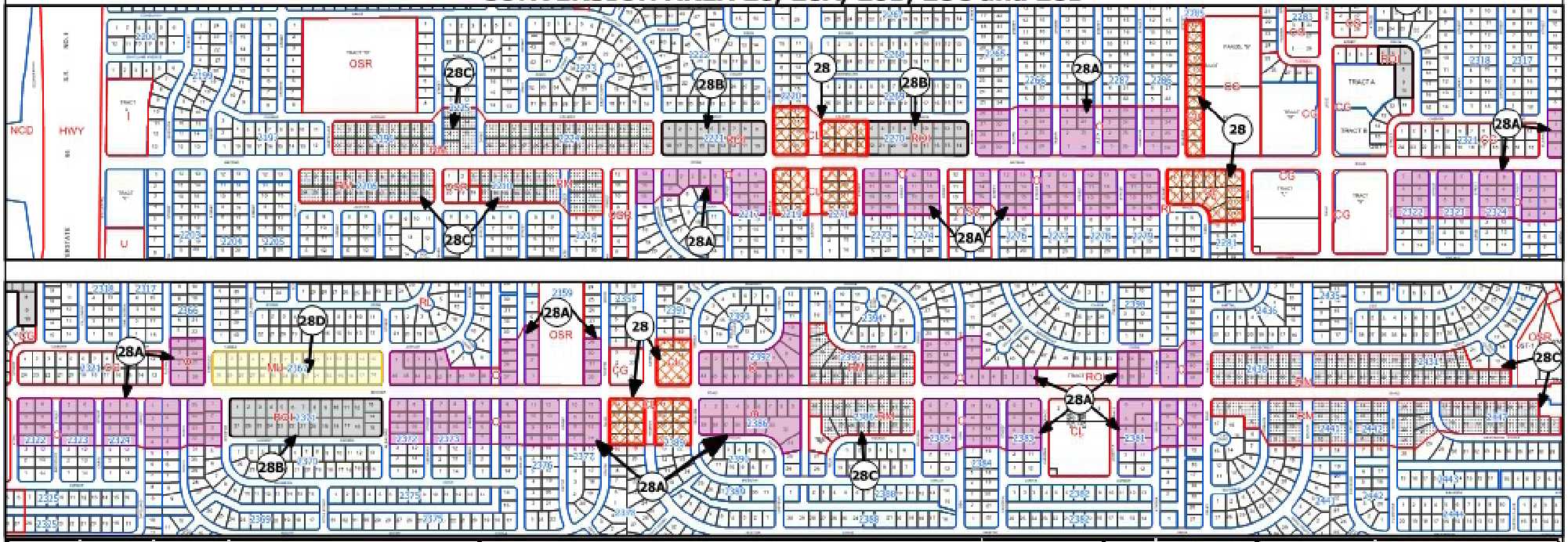
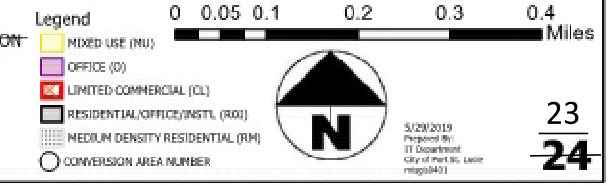
LAND USE CONVERSION OPTIONS AND APPLICABLE REGULATIONS
CONVERSION AREA 28, 28A, 28B, 28C and 28D



CONVERSION AREA NUMBER	TYPE OF CONVERSION AREA	MINIMUM FRONTAGE (FT)	DEPTH (FT)	EXCEPTIONS TO[1] FRONTAGE REQUIREMENTS	EXCEPTIONS TO[1] DEPTH REQUIREMENTS	CURB CUT SEPARATION (FT.)[2] FROM ADJ. CURB CUT	CURB CUT SEPARATION (FT.)[2] FROM ADJ. STR. INTERSECTION	~~HIGHT~~ LIMITS HEIGHT	REAR YARD SETBACK FOR TWO STORY BUILDING (FT)[3]
28	CL	240	ENTIRE CONVERSION AREA PERPENDICULAR TO THE STREET.	N/A	N/A	250	250	TWO STORY INCL. UNDER BLDG. PARKG.	50
28A	O	240	~~N/A~~ SAME AS ABOVE	PROPERTIES HAVING BOTH: (A) CONVENIENT ACCESS TO A SIDE STREET AND HAVING NO CURB CUT ON THE MAJOR STREET; AND (B) SUFFICIENT LOT FRONTAGE OR (C) THE DEVELOPMENT IS BOUNDED BY A CANAL OR MAJOR DRAINAGEWAY ALONG THE ENTIRE REAR OR SIDE PROPERTY LINE.	N/A	250	250	SAME AS ABOVE	50
28B	ROI*	240	~~N/A~~ SAME AS ABOVE	SAME AS ABOVE	N/A	250	250	SAME AS ABOVE	N/A
28C	RM*	240	~~N/A~~ SAME AS ABOVE	SAME AS ABOVE	N/A	250	250	SAME AS ABOVE	N/A
28D	MU*	240	~~N/A~~ SAME AS ABOVE	N/A	N/A	250	250	SAME AS ABOVE	N/A

NOTES:
~~1. SITES QUALIFYING FOR AN EXCEPTION TO THE FRONTAGE OR DEPTH REQUIREMENTS MUST HAVE A TOTAL OF 80,000 SQ. FT. AND MUST MEET ALL OTHER LOCAL REGULATION AND PERFORMANCE REQUIREMENTS.~~
2. DISTANCE OF SEPARATION SHALL BE MEASURED ALONG MAJOR STREET FRONTAGE UNLESS THE CURB CUT ACCESS IS LOCATED ADJACENT TO AN ALLOWABLE SIDE STREET ACCESS POINT. IN SUCH CASE, THE CURB CUT SEPARATION REQUIREMENT SHALL BE APPLIED TO THE SIDE STREET FRONTAGE.
3. NO PARKING AREAS, DRIVEWAYS, OR STRUCTURES SHALL BE PERMITTED AT A DEPTH GREATER THAN 280 FT.
* MAX. RESIDENTIAL DENSITY SHALL BE 8 UNITS PER ACRE WITH THE ROI, MU AND RM CONVERSION AREAS.

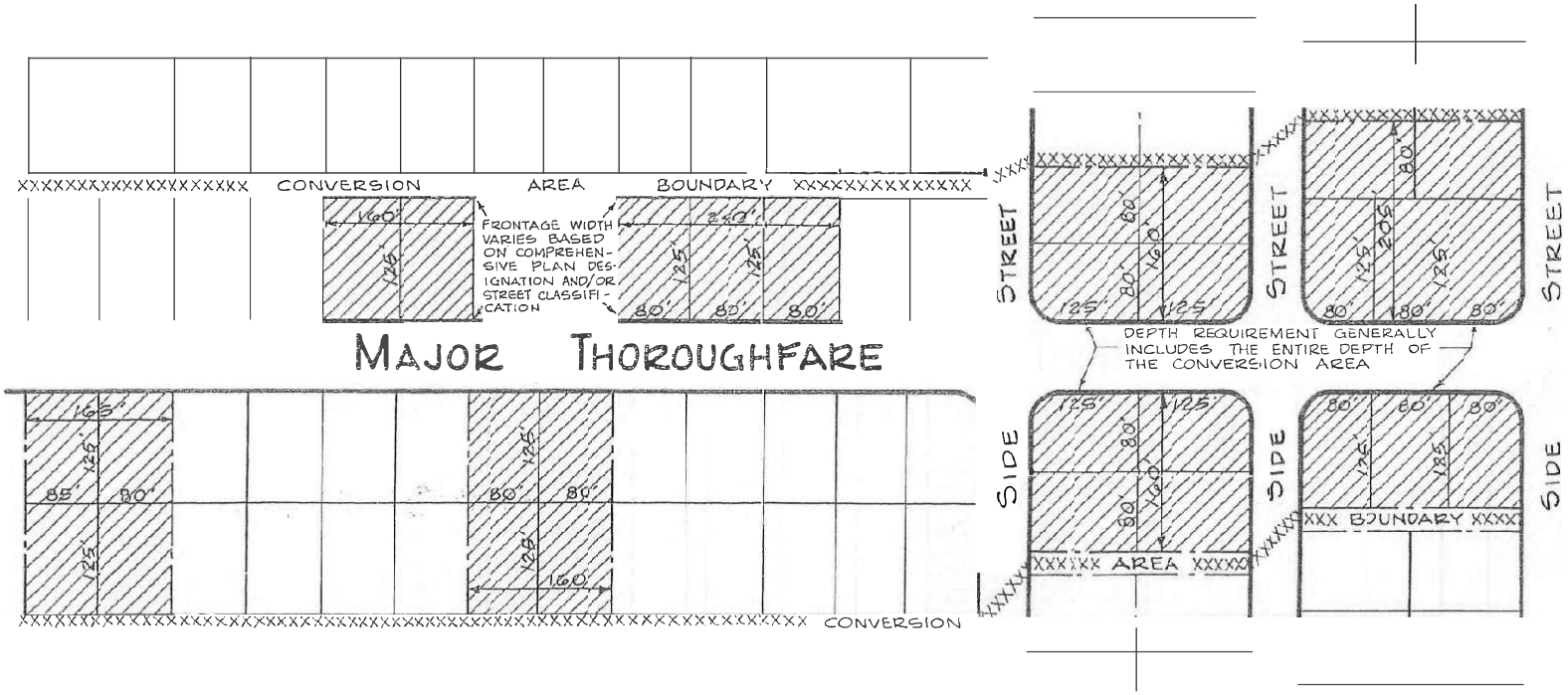


23
~~24~~

FIGURE ~~1~~ 2

TYPICAL LAND ASSEMBLY REQUIRED FOR CONVERSION

CITY OF PORT ST. LUCIE

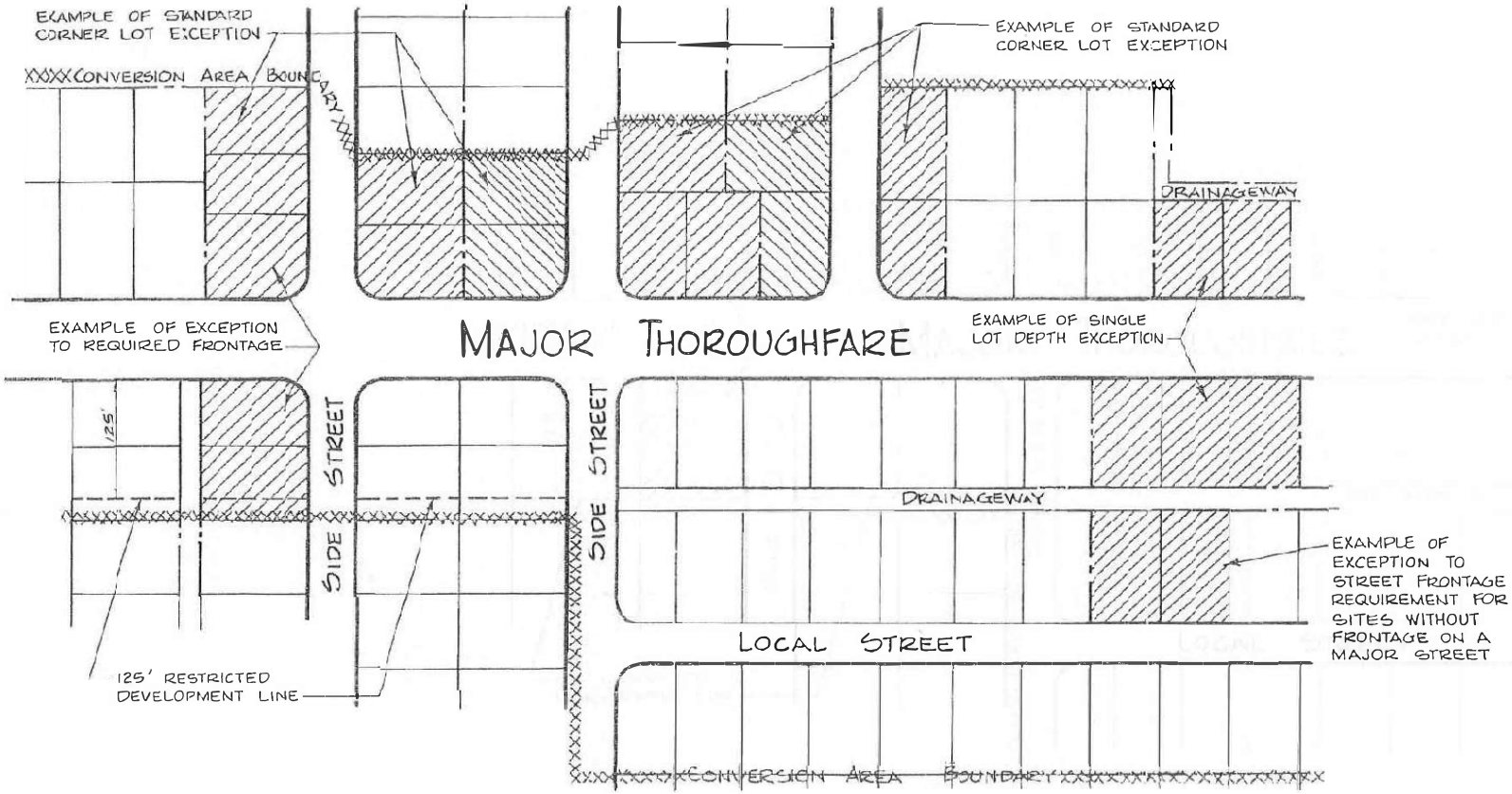


NOTE: THE TYPICAL LAND ASSEMBLY ALTERNATIVES HEREIN ILLUSTRATED DO NOT REFLECT ALL POSSIBLE PATTERNS OF FUTURE LAND CONVERSION. LAND ASSEMBLY REQUIREMENTS VARY.

FIGURE ~~5~~ 3

TYPICAL EXCEPTIONS TO FRONTAGE AND DEPTH REQUIREMENTS

CITY OF PORT ST. LUCIE



City of Port St. Lucie – Land Use Conversion Manual Update

Zoning Text Amendment

Project No. P25-174

Planning and Zoning Board Meeting

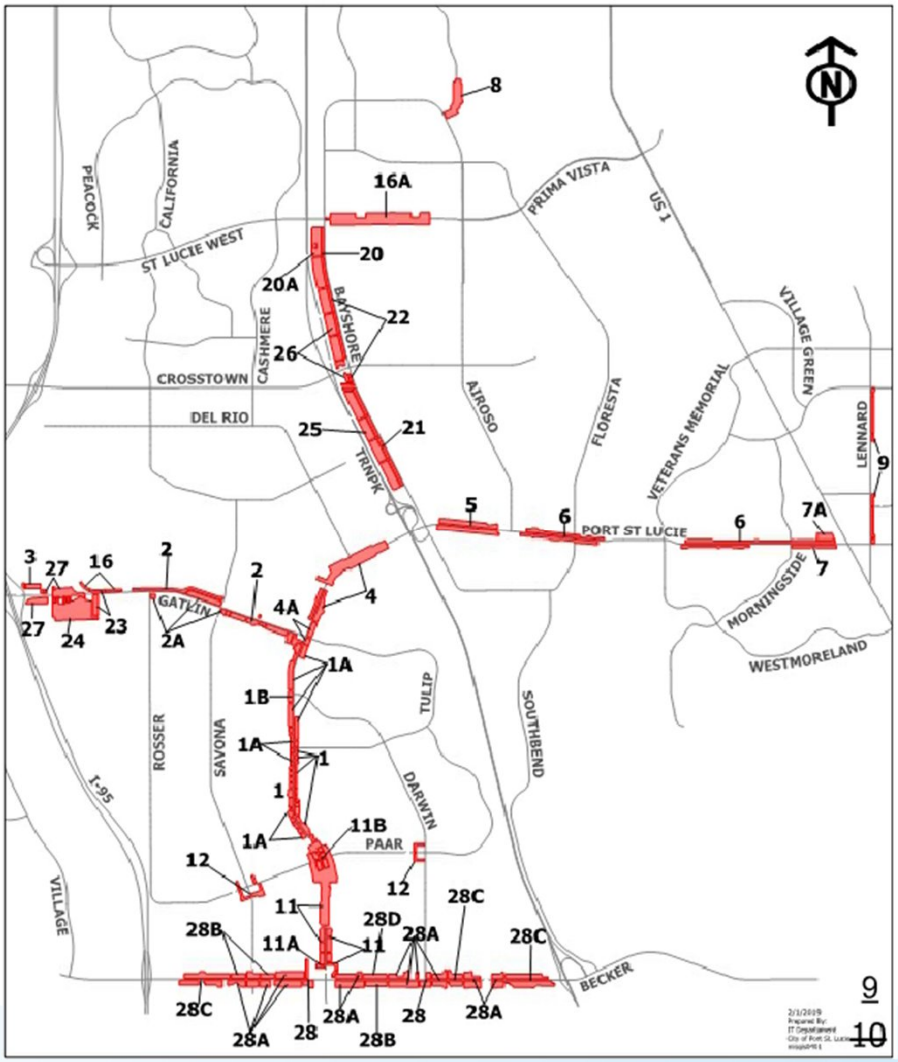
Sofia Trail, Planner I

January 6, 2026

Background

- The Conversion Manual was originally adopted in the mid-1980s to provide property owners and developers with a guide to rezoning properties in the City's conversion areas, which are located along major roadways within the City. The conversion process allows for single family platted lots to be rezoned to a zoning district consistent with the property's future land use designation and Policy 1.1.4.13 of the Future Land Use Element of the City's Comprehensive Plan. The conversion area of Becker Road was added to the Conversion Manual in 2018.
- The Conversion Manual addresses requirements for land assembly, rezoning requirements, and related site plan and design considerations. It explains the land use conversion process, available conversion options, and implementation policies.

Conversion Area Map



Proposed Amendment

- This application is a city-initiated text amendment to Chapter 158 – Zoning Code, Appendix B – The City of Port St. Lucie Land Use Conversion Manual.
- At present, the Conversion Manual requires a recorded unity of title, for all land included within site plans, for development of multi-family or non-residential uses within the land use conversion areas.
- Unity of Title: Requires properties to be owned by the same person or entity through unified ownership
- This application will allow unified control as adequate legal documentation.
- Unified Control: Legal agreement between different property owners that allows sperate parcels to be treated as one for building, zoning, and development regulations. Owners agree to develop the properties together as a single, unified project, even though they're owned and often financed separately.

Proposed Amendment

- Updates to the cover page, various sections, and maps of the manual.
- Table I – Applicable Zoning Districts for Land Use Conversion Areas:
  - Removing the Institutional (I) Zoning District from the list of compatible zoning districts, to provide consistency with the Comp Plan amendment in 2021.

Analysis

- Ordinance 21-36, a comprehensive plan amendment, was passed in July 2021, by the City Council, which amended Policy 1.1.4.13 of the Future Land Use Element. The amendment removed the Institutional (I) Zoning District as a compatible zoning district for the Medium Density Residential (RM) and Residential, Office and Institutional (ROI) future land use classifications.

- The proposed text amendment is consistent with Goal 1.1. of the City's Comprehensive Plan – to provide an appropriate mix of land uses which meet the needs of current and future residents.

- The proposed text amendment aligns with the following goals of the City's Strategic Plan:
  - Goal 2 – Strategic Growth for a Resilient Future
  - Goal 4 – Diverse Economy and Employment Opportunities

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.

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 as amended.
- Make a motion to recommend denial to the City Council.
- Make a motion to table.

Agenda Summary

2026-015

Agenda Date: 1/6/2026 **Agenda Item No.:** 8.a

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P25-091 Town Place - Master Sign Program Application

Location: This property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.

Legal Description: The property is legally described as Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and Parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens (PB 1, PG 35) (see Application for full legal description).

This is a request to create a master sign program for Town Place.

Submitted By: Daniel Robinson, Planning III

Executive Summary: This is a request from PSL Town Place Partners, LLC to create a Master Sign Program for Town Place. The proposed sign program provides comprehensive regulations for all commercial and residential façade and monument signs within the Town Place development.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the master sign program as recommended by the Site Plan Review Committee.

Alternate Recommendations:

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

Background: Town Place consists of approximately 18.51 acres mixed-use development located on the southeast corner of US Highway 1 and Savanna Club Boulevard.

This project was tabled at the Planning and Zoning Meeting of December 2, 2025, at the request of the applicant, so that the applicant could include the two proposed US Highway One Entry Feature Signs to the document.

Issues/Analysis: This sign program (Exhibit “A”) provides sign regulations for the retail establishments along US 1.

The program proposes regulations for the following:

- Monument signs along US 1 for the retail and residential development.
- A monument sign for the residential development at the Savanna Club Drive entrance.
- An internal directional sign.

- Retail façade signs.
- Temporary signs.

Chapter 155 Sign Code, Section 155.03 (H), Master sign program, permits a developer of a project or development containing at least two (2) acres to propose a master sign program for the total project.
•The project is 18.5 acres

The master sign program, which includes a plan of all existing and/or proposed signs, must be submitted for review and approval by the city council after consideration by the site plan review committee and the planning and zoning board.

•Exhibit A has been submitted and reviewed by the Site Plan Review Committee. It received a recommendation of approval and is to be reviewed by the Planning Board and City Council.
Anything not specifically addressed in a Master Sign Program regulations will revert to the city sign code (Chapter 155). The program may include modified sign criteria that would not be permitted within the criteria set by Chapter 155 when the following is followed. The modifications shall be consistent with the purpose and intent of Chapter 155. The purpose and intent of the chapter is to allow commercial and non-commercial speech through the use of signs. The intention is to provide uniform sign criteria which regulate the size, height, and placement of signs within the City and thereby promote and protect the public health, safety, general welfare, and aesthetics of the City and to avoid excessive visual clutter and hazards for pedestrians and vehicles. The display of signs should be appropriate to the land, building or use. The graphics, sign placement, size, shape, proportion, lettering, color, and overall relation to the overall project and adjacent properties shall create a unified design.
•The project consists of both commercial and residential uses. As this is one project, the site would be limited as to the size and number of identifications signs. To allow the site to meet its advertising and identification needs, the sign program provides the ability for identification of each use on the main road, US Highway 1, and identification on the side road for the residential use. The program allows for wayfinding internal signage to move traffic correctly and creates a unified façade sign criteria for all the commercial buildings.
The proposed variations shall not be detrimental to public property or the health, safety, and welfare of the general public.
•The variations to the sign criteria fit the design and layout of the project.

Special Consideration: N/A

Location of Project: This property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.

Attachments:

- Staff report
- Exhibit “A” (Master Sign Program)
- Application
- Staff presentation

Town Place Master Sign Program
PROJECT NO. P25-091

Project Location Map

SUMMARY

Applicant's Request:	This is a request to create a master sign program for Town Place.
Applicant:	Richard Lundy, Rich Properties, LLC
Property Owner:	PSL Town Place Partners, LLC
Location:	This property is located at the southeast corner of the intersection of US Highway 1 and Savannah Club Boulevard.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is a request from PSL Town Place Partners, LLC to create a Master Sign Program for Town Place. The proposed sign program provides comprehensive regulations for all commercial and residential façade and monument signs within the Town Place development.

Location and Site Information

Property Size:	Approximately 18.5 acres
Legal Description:	The property is legally described as Parcel 1: That part of Lot 16, Block 3, St. Lucie Gardens, Section 26 and Parcel 2: That portion of Lot 15, Block 3 and Lots 9 and 10, Block 4 of the Plat of St. Lucie Gardens.
Future Land Use:	Commercial General and Residential High Density (CG/RH)
Existing Zoning:	Planned Unit Development (PUD)
Existing Use:	Proposed Mixed-use residential and commercial development

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG and RU (SLC)	RM-5 and CG (SLC)	Gas station
South	CG and LI/CS	CG and WI	Retail, Office and Car Wash
East	RU (SLC)	RM-5 (SLC)	Multifamily residential (Bella Vista Apartments)
West	CG (SLC) and CS	CG (SLC) and CS	Retail Strip Plaza and Medical office

RM-5 - Residential Medium, RU – Residential Urban, CG - Commercial General (SLC) / General Commercial (PSL), WI – Warehouse Industrial, LI/CS – Light Industrial/Service Commercial

Project Information

Town Place consists of approximately 18.51 acres mixed-use development located on the southeast corner of US Highway 1 and Savanna Club Boulevard. This sign program (Exhibit "A") provides sign regulations for the retail establishments along US 1.

The program proposes regulations for the following:

- Monument signs along US1 for the retail and residential development.
- A monument sign for the residential development at the Savanna Club Drive entrance.
- An internal directional sign.
- Retail façade signs.
- Temporary signs.

Analysis

Chapter 155 Sign Code, Section 155.03 (H) Master sign program, permits a developer of a project or development containing at least two (2) acres to propose a master sign program for the total project in accordance with the following criteria:

1) The master sign program, which includes a plan of all existing and/or proposed signs, must be submitted for review and approval by the city council after consideration by the site plan review committee and the planning and zoning board.
   - *Exhibit A has been submitted and reviewed by the Site Plan Review Committee. It received a recommendation of approval and is to be reviewed by the Planning Board and City Council.*
2) Prior to consideration by the site plan review committee, applicants for approval of a master sign program must provide written approval from the owner of the proposed project.
   - The owner's authorization letter is attached.
3) Anything not specifically addressed in a Master Sign Program regulations will revert to the city sign code (Chapter 155).
4) The master sign program may include modifications to standard sign regulations set forth in Chapter 155 if:

   a. The modifications are consistent with the purpose and intent of Chapter 155.

   The purpose and intent of the chapter is to allow commercial and non-commercial speech through the use of signs; to provide uniform sign criteria which regulates the size, height, and placement of signs within the City and thereby promote and protect the public health, safety, general welfare, and aesthetics of the City; and to avoid excessive visual clutter and hazards for pedestrians and vehicles. The display of signs should be appropriate to the land, building or use. The project consists of both commercial and non-commercial uses. As this is one project, the site would be limited as to size and number of identifications signs. To allow the site to meet its advertising needs, the sign program provides the ability for identification of each use on the main road, US Highway 1, and identification on the side road for the residential. The program allows for wayfinding internal signage to move traffic efficiently and safely.

   - *If the projects were separated (non-commercial and commercial) the commercial project along US Highway 1 would be permitted two monument signs at 60 square feet each. The proposed square footage of the two signs along US Highway 1 are 373 square feet and 159.96 square feet. This far exceeds the sign code criteria but the amount is not excessive to the project in comparison to other sign programs with commercial development. The non-commercial development would be granted the two signs at the south entrance at 16 square feet each and the west entrance at 32 square feet as per city sign code. The proposed square footage of these signs are 87.84 square feet. Also, not excessive in comparison to other large projects with sign programs.*
   - *The commercial façade signs proposed allows the use of the full length of each business or bay façade and each different façade design provides the same consistent maximum square footage available and is located in the same area. This provides a unified design. The city sign code would allow each business space 32 square feet cumulatively and the program allows the specific locations from 39 – 90 square feet. The locations and sizes are consistent with each building and is to be consistent with the buildings architectural design.*

   b. The master sign program incorporates designs which are consistent with accepted principles of street graphics.

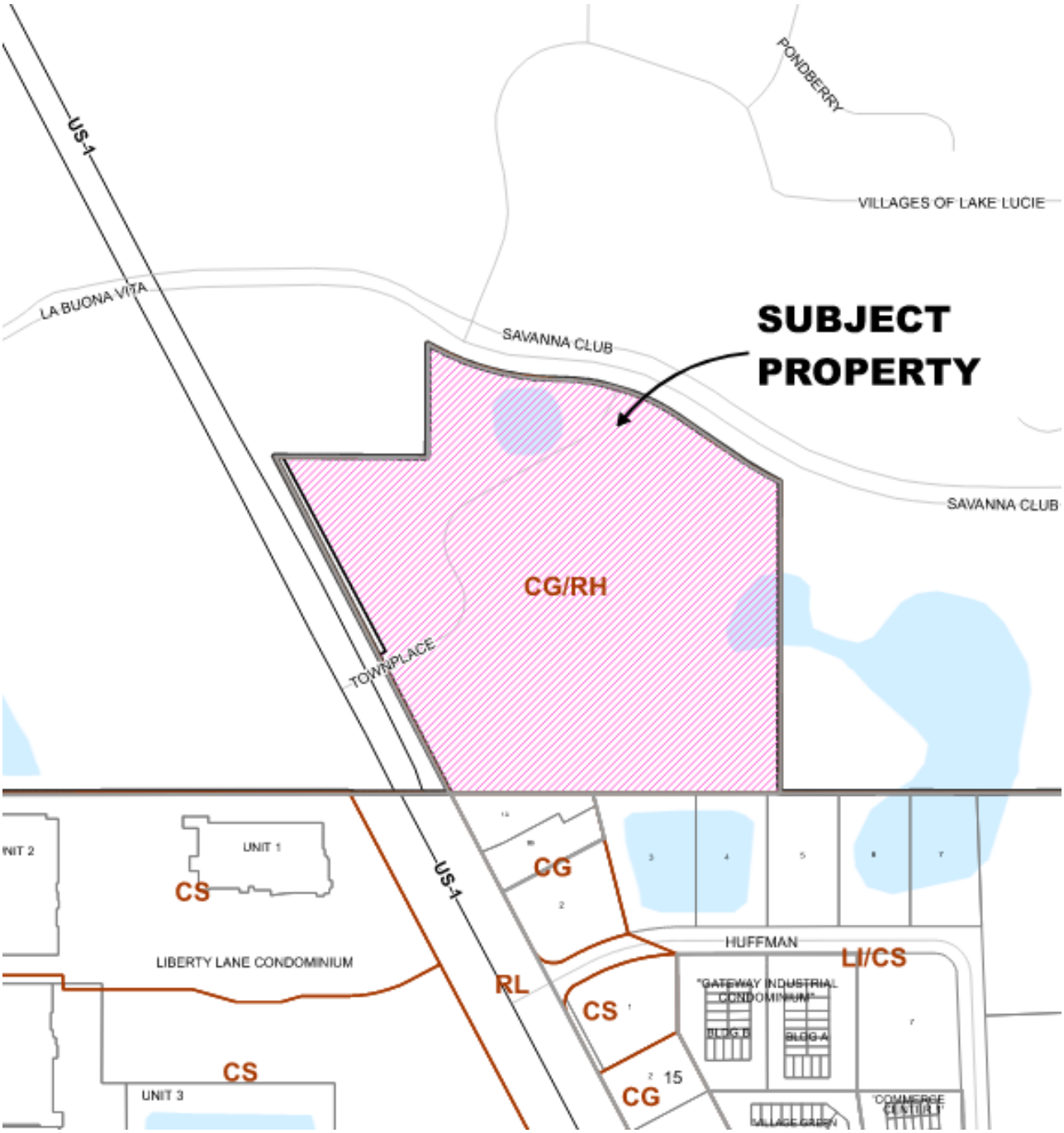
   - *The proposed designs are consistent with other commercial and residential signs throughout the City.*

c. The design concepts reflect a unified design harmonious with the overall project and adjacent properties.

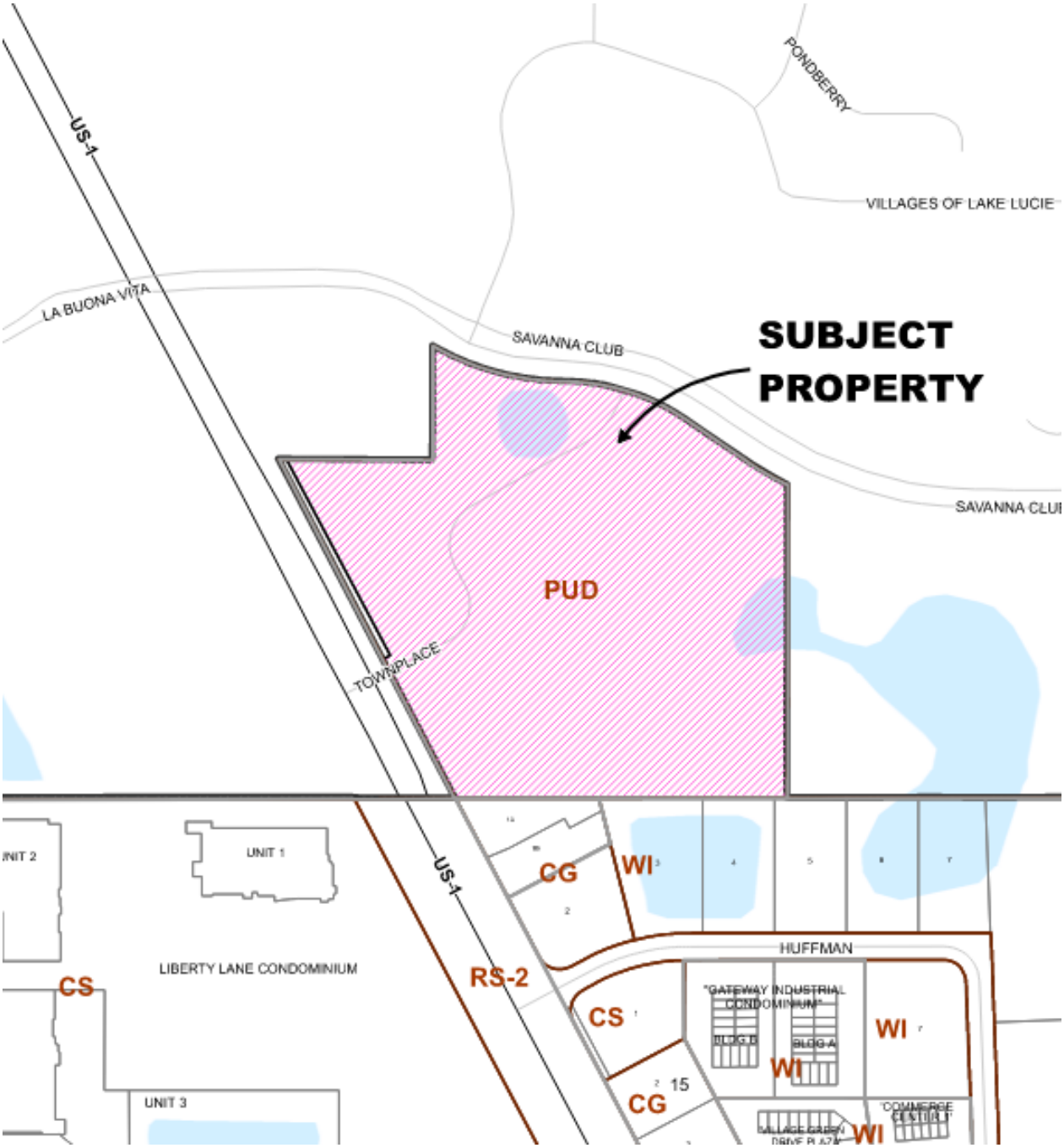
- *The program creates a unified design for all the commercial buildings and permits residential signage that will be compatible with the adjacent properties as shown on the attached Exhibit A.*

d. The proposed variations are not detrimental to public property or the health, safety, and welfare of the general public.

- *The variations to the sign criteria fit the design and layout of the project.*



Future Land Use


US-1
PONDBERRY
VILLAGES OF LAKE LUCIE
LA BUONA VITA
SAVANNA CLUB
SUBJECT PROPERTY
SAVANNA CLUB
PUD
TOWNPLACE
US-1
UNIT 2
UNIT 1
CG
WI
HUFFMAN
LIBERTY LANE CONDOMINIUM
CS
RS-2
"GATEWAY INDUSTRIAL CONDOMINIUM"
CS
WI
WI
15
CG
UNIT 3
WI

Zoning Map

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the Master Sign Program at their meeting of August 27, 2025. Staff finds the proposed Master Sign Program to be consistent with the City's Land Development Regulations and requirements of Section 155.03(H) of the City Code and recommends approval.

PLANNING AND ZONING BOARD ACTION OPTIONS

- Motion to recommend approval
- Motion to recommend approval with conditions
- Motion to recommend denial

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

Town Place

Master Sign Program

Owner
PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date
09/04/2025

Prepared By:
Rich Properties
772-446-7344

Notes

Page Number
Page 1 of 15

Project Name
Town Place
Master Sign Program

Project Address
998 SE Town Place Blvd.
Port St. Lucie, FL 34952

PSL P#: P25-091

Town Place Master Sign Program Contents

Page 1: Cover
Page 2: Contents
Page 3-5: Regulations
Page 6: Location Map
Page 7: Exhibit A: South US Highway One Primary Identity Sign
Page 8: Exhibit B: Retail Building A Signage
Page 9: Exhibit C: Retail Building B Signage
Page 10: Exhibit D: Retail Building C Signage
Page 11: Exhibit E: North US Highway One Monument Sign
Page 12: Exhibit F: Internal Monument Directional Sign
Page 13: Exhibit G: Savannah Club Drive Entry Sign
Page 14: Exhibit H: US Highway One Entry Feature Sign
Page 15: Exhibit I: Prohibited Signage

Owner
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Date
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Town Place

Master Sign Program Regulations

I. **Location Map** – The location map is provided for visualization of the site's orientation and the locations of the proposed monument signs. The retail buildings front Highway US 1 and provide parking behind them. Retail building facade signage shall be located on the front and rear (West and East) sides of the buildings. No facade signs may be located on the sides (North and South) of the retail buildings.

II. **Allowable Signage Areas**

1. US 1 South Monument – Exhibit A – Another feature of uniform advertising for multi-tenant usage is a modern design with pre-determined panel sizes allowing passerby's to readily recognize businesses and their logos in a generalized directory or listing of retailers. Actual signage areas are illustrated in Exhibit A. Address of site to be on base in a minimum of 6" tall lettering.

2. Retail Signage (Exhibits B through D) – Building Facade Signs (Exhibits B though D) - The exhibits depict the maximum size and exact locations of each facade sign. The facade signs shall be located within the denoted spaces. One sign per sign area is permitted and is not required to fill the entire permitted Allowable Signage Area but shall not exceed the permitted square footage and shall not be located in any other locations of the retail buildings unless specifically stated within this document. National logos and colors are permitted and must meet this criteria.

3. Entry Door Signage – Non-pictorial signage may be applied to the interior of the door glass, in text information only, provided it does not exceed 7 sq. ft. of the door glass area.

4. Window Storefront signs – Any interior window signage shall be limited to two signs each per business, and a maximum size of 9 square feet per sign.

5. Temporary signage – Temporary signs including banners and feather flags up to 45 square feet are permitted unless specifically listed as prohibited within this document. Signs must maintain a ten (10) foot setback from the property lines. Temporary signage shall be restricted to a maximum height of 10'.

6. US 1 North Monument – (See Exhibit E) – CMU structure with backlit channel lettering.

7. Savanna Club Drive Monument (See Exhibit G) – CMU/Concrete base with internally illuminated lettering.

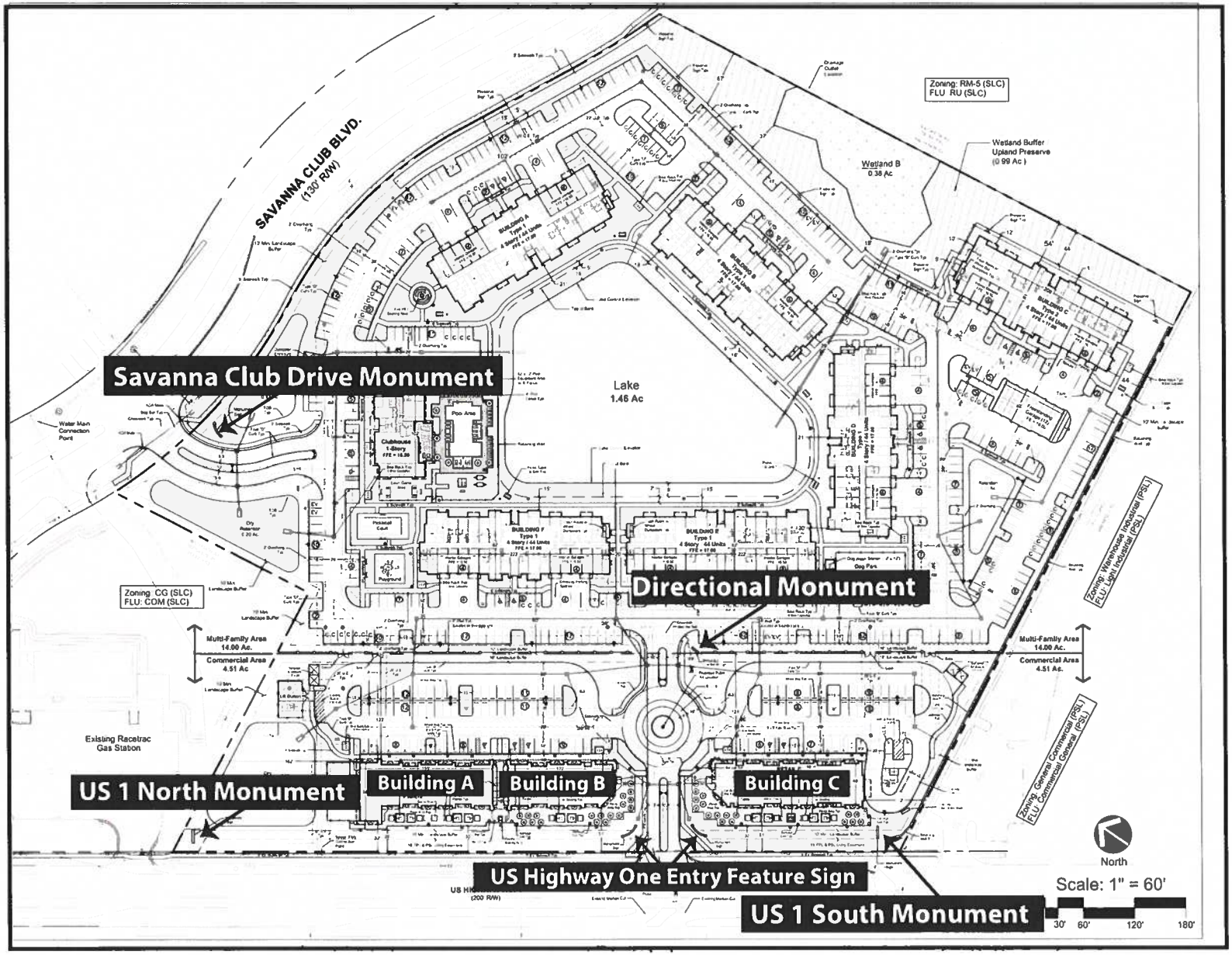
8. US Highway One Entry Feature Sign (See Exhibit H) – CMU/Concrete Base with internally illuminated lettering.

Sign Type	Location	Number of Signs allowed	Minimum Height*	Maximum Height*	Maximum Allowable Signage area	Illuminated
US 1 South Monument	See Location Map	One sign – double faced	2'-0"	35'-0"	373 square feet per face	Yes
US 1 North Monument	See Location Map	One sign – double faced	2'-0"	17'-0"	159.96 square feet per face	Yes
Savanna Club Drive Monument	See Location Map	One sign	3'-0"	5'-0"	87.84 square feet of lettering	Yes
Building A façade Signs	As per exhibit B	One per allowable sign area as provided on exhibits B-D	Varies per exhibit B	Varies per exhibit B	Varies per exhibit B	Yes
Building B façade Signs	As per exhibit C	One per allowable sign area as provided on exhibits B-D	Varies per exhibit C	Varies per exhibit C	Varies per exhibit C	Yes
Building C façade Signs	As per exhibit D	One per allowable sign area as provided on exhibits B-D	Varies per exhibit D	Varies per exhibit D	Varies per exhibit D	Yes
Directional Monument	See Location Map	One sign – double faced	3'-0"	6'-0"	20 square feet	Yes
US Highway One Entry Feature Sign	See Location Map	Two signs – single faced	5'-0"	8'-10"	116 square feet	Yes

*As measured from paved area or ground immediately in front of sign structure.

III. Prohibited Signage (See Exhibit I) – The following types of signage are prohibited:

1. Streamers
2. "Wavy Man" Inflatables
3. LED Messaging or Electronic Signs
4. Mobile Billboards
5. Blade Signs
6. Aerial Inflatable Balloons
7. Billboards
8. Neon or Flashing Signs



Location Map

Owner
PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date
09/04/2025

Prepared By:
Rich Properties
772-446-7344

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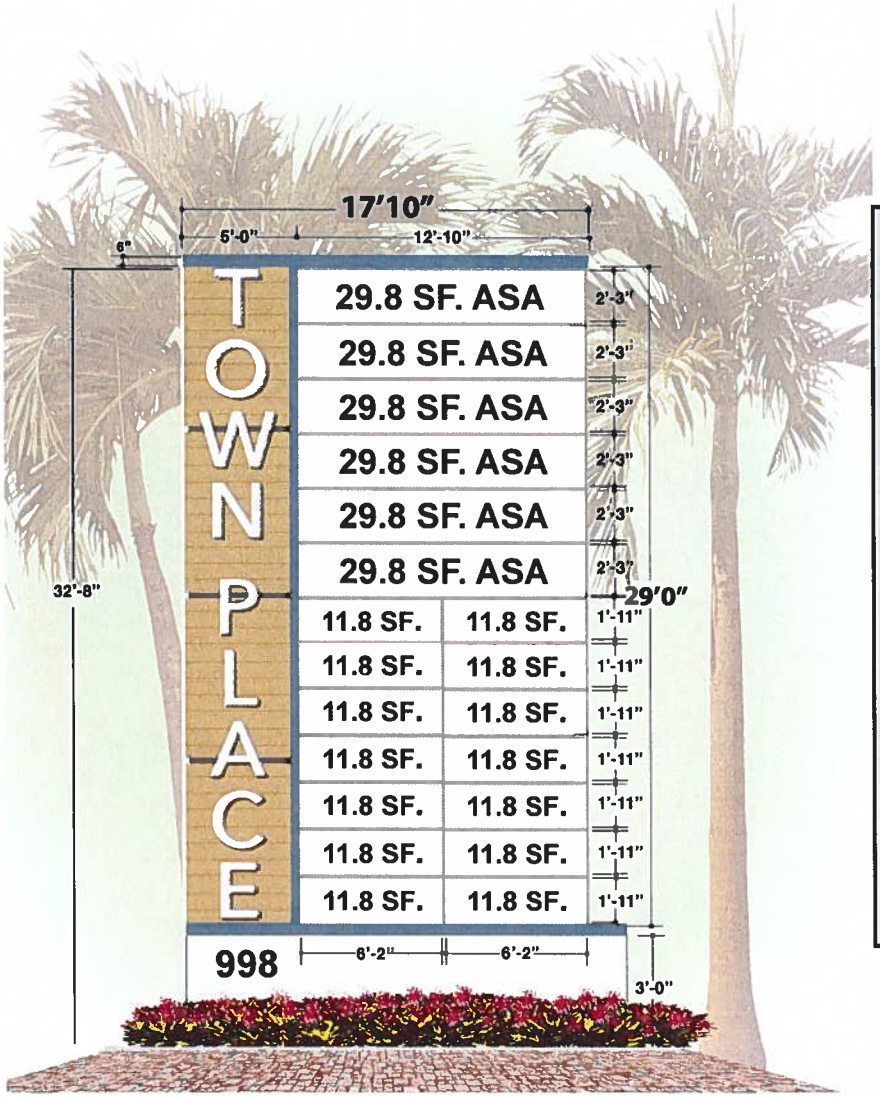
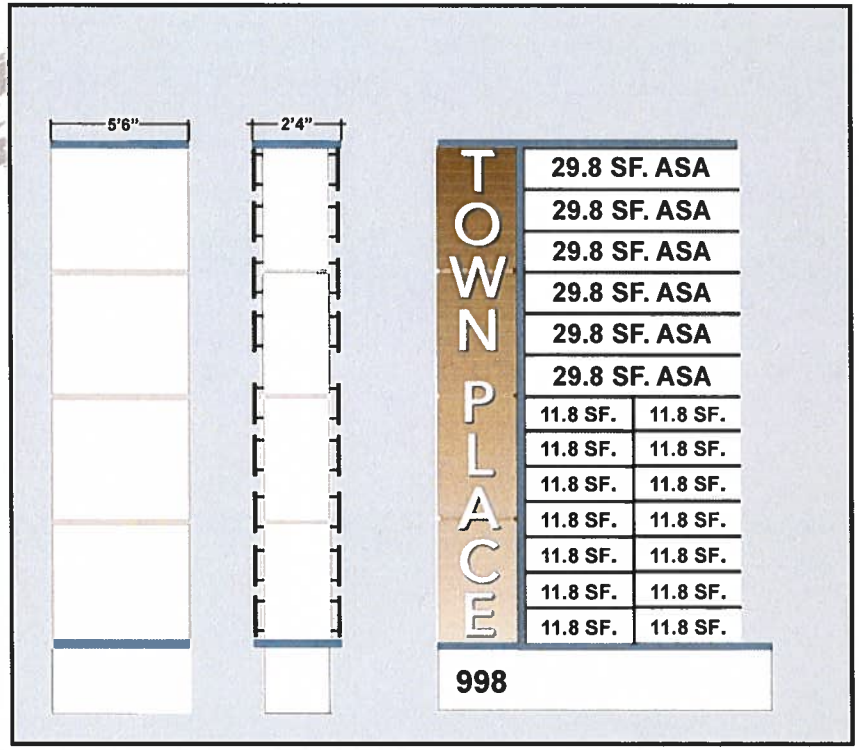


North Elevation



West Elevation East Elevation South Elevation

Total Signage Area Per Face = 373 SF.

Exhibit A: US 1 South Monument

Owner
PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date
09/04/2025

Prepared By:
Rich Properties
772-446-7344

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Project Name
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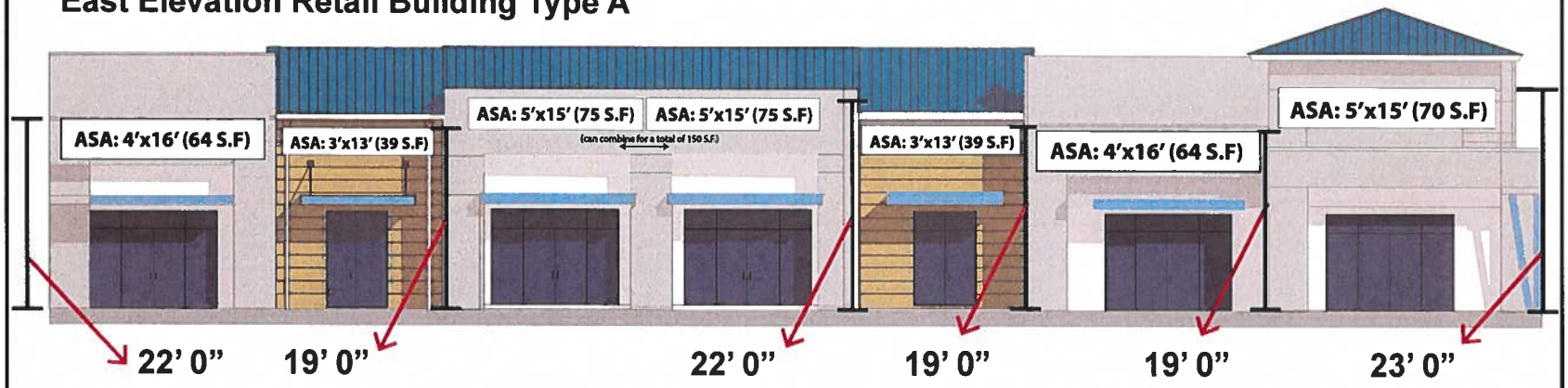
Port St. Lucie, FL 34952

PSL P#: P25-091

West Elevation Retail Building Type A

East Elevation Retail Building Type A



ASA = Allowable Signage Area

Exhibit B: Retail Building A Signage

Owner
PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date
09/04/2025

Prepared By:
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772-446-7344

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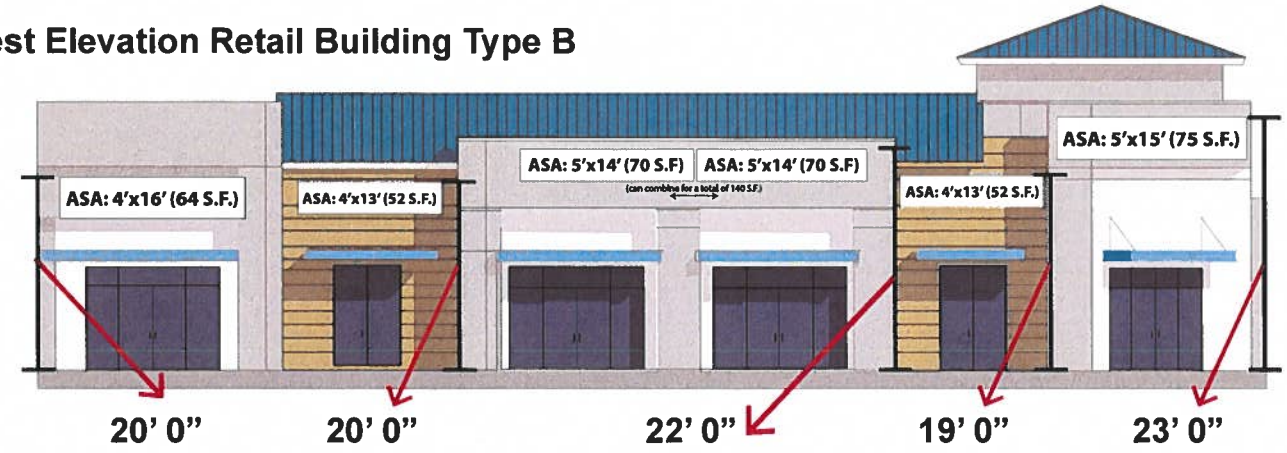
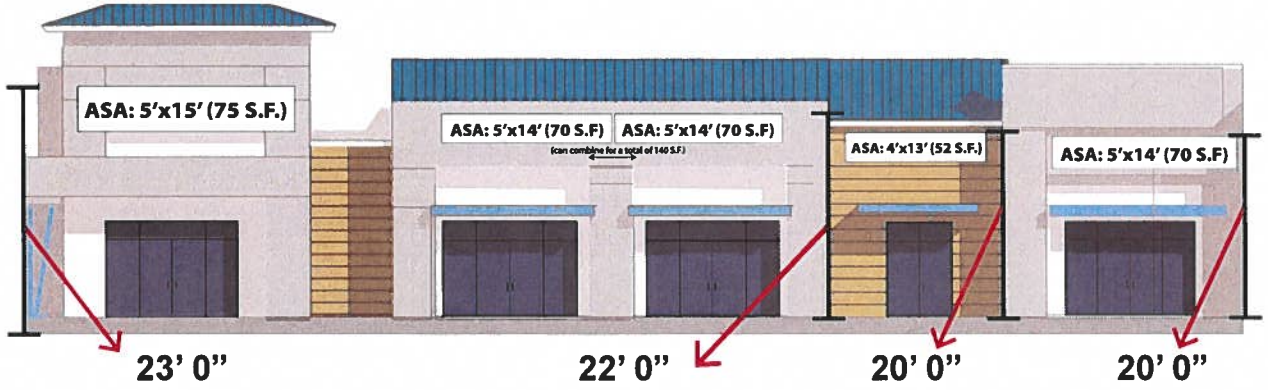
Port St. Lucie, FL 34952

PSL P#: P25-091

West Elevation Retail Building Type B



East Elevation Retail Building Type B



ASA = Allowable Signage Area

Exhibit C: Retail Building B Signage

Owner
PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date
09/04/2025

Prepared By:
Rich Properties
772-446-7344

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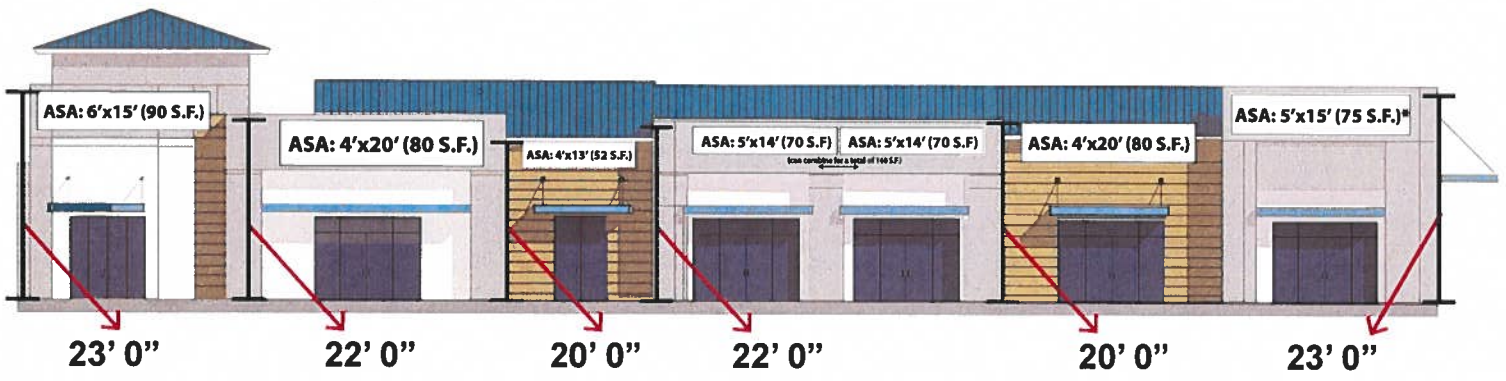
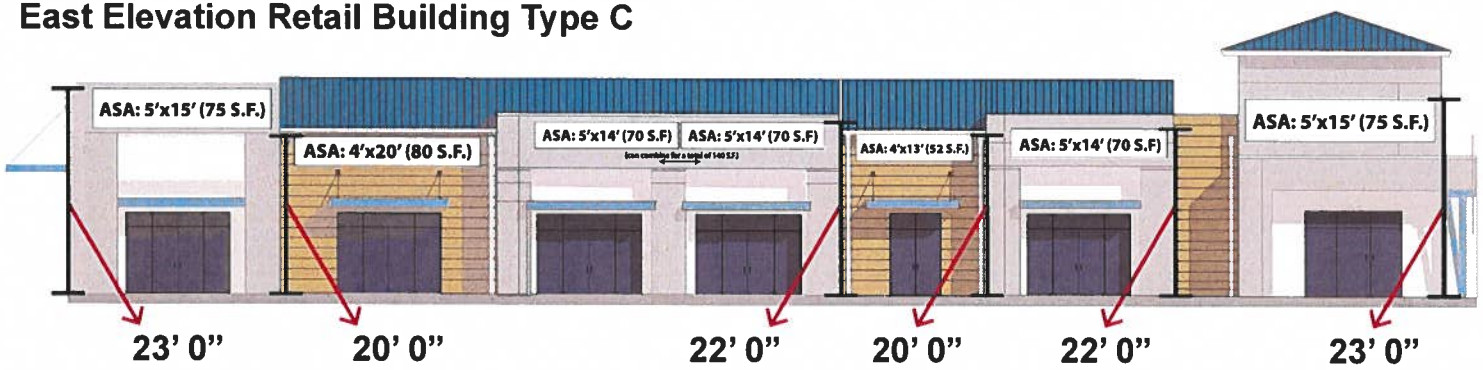
PSL P#: P25-091

West Elevation Retail Building Type C



East Elevation Retail Building Type C



ASA = Allowable Signage Area

Exhibit D: Retail Building C Signage

Owner
PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date
09/04/2025

Prepared By:
Rich Properties
772-446-7344

Notes

Page Number
Page 10 of 15

Project Name
Town Place
Master Sign Program

Project Address
998 SE Town Place Blvd.
Port St. Lucie, FL 34952

PSL P#: P25-091

ASA = Allowable Signage Area

Exhibit E: US 1 North Monument

Owner
PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date
09/04/2025

Prepared By:
Rich Properties
772-446-7344

Notes

Page Number
Page 11 of 15

Project Name
Town Place
Master Sign Program

Project Address
998 SE Town Place Blvd.
Port St. Lucie, FL 34952

PSL P#: P25-091

Allowable Signage Area = 20 s.f.

Exhibit F: Directional Monument

Owner
PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date
09/04/2025

Prepared By:
Rich Properties
772-446-7344

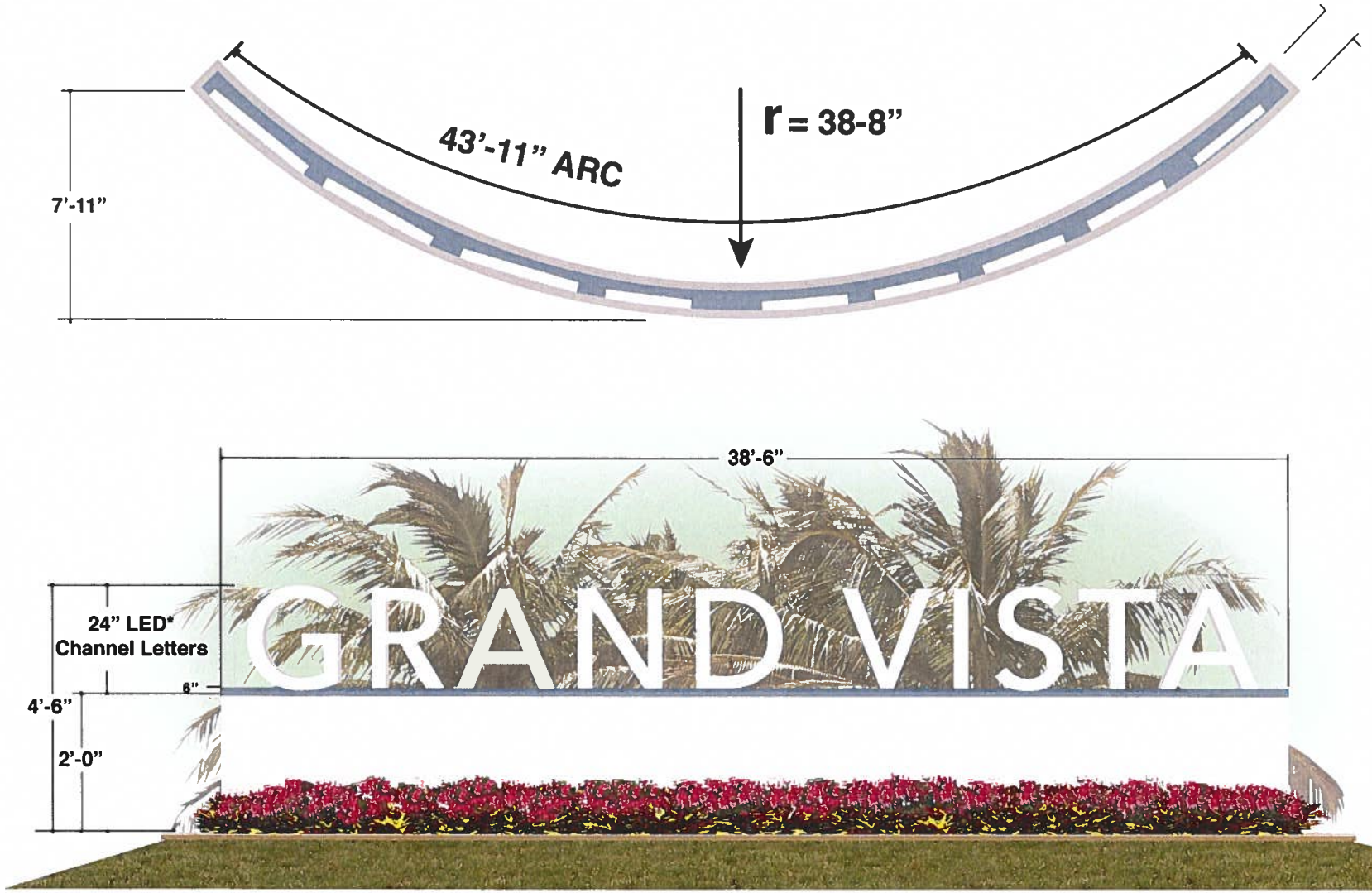
Notes

Page Number
Page 12 of 15

Project Name
Town Place
Master Sign Program

Project Address
998 SE Town Place Blvd.
Port St. Lucie, FL 34952

PSL P#: P25-091



Allowable Signage Area = 87.84 s.f.

Exhibit G: Savannah Club Drive Monument

Owner
PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date
09/04/2025

Prepared By:
Rich Properties
772-446-7344

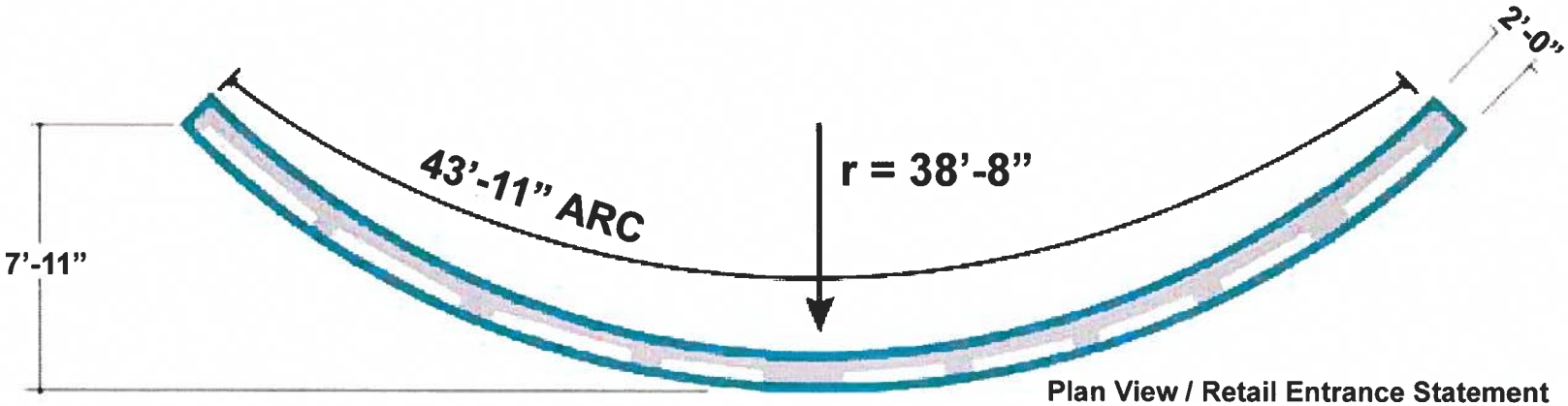
Notes

Page Number
Page 13 of 15

Project Name
Town Place
Master Sign Program

Project Address
998 SE Town Place Blvd.
Port St. Lucie, FL 34952

PSL P#: P25-091



Plan View / Retail Entrance Statement

Allowable Signage Area = 116 S.f.

Exhibit H: US Highway One Enry Feature Sign

Owner
PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date
09/04/2025

Prepared By:
Rich Properties
772-446-7344

Notes

Page Number
Page 14 of 15

Project Name
Town Place
Master Sign Program

Project Address
998 SE Town Place Blvd.
Port St. Lucie, FL 34952

PSL P#: P25-091

1. Streamers

2. Wavy Man Inflatables

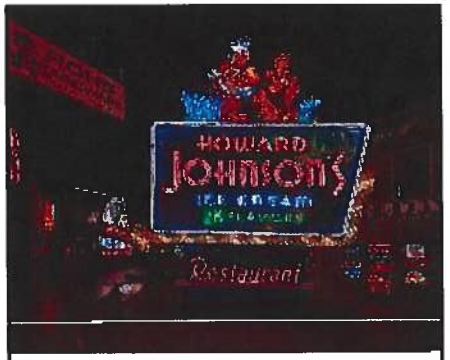
3. LED Messaging or Electronic Signs

4. Mobile Billboards

5. Blade Signs

6. Aerial Inflatable Balloons

7. Billboards



8. Neon or Flashing Signs

Exhibit I: Prohibited Signage

Owner
PSL Town Place Partners, LLC
2552 Peters, Rd. Suite B,
Fort Pierce, FL. 34945

Date
09/04/2025

Prepared By:
Rich Properties
772-446-7344

Notes

Page Number
Page 15 of 15

Project Name
Town Place
Master Sign Program

Project Address
998 SE Town Place Blvd
Port St. Lucie, FL 34952

PSL P#: P25-091

P25-091 Town Place - Retail/Residential - MSP Amendment

TYPE	STATUS	BUILDING TYPE
MSP	CUSTOMER RESPONSED	

ASSIGNED TO

Daniel Robinson; Breanna Vasquez; Public Works Engineering; Marissa Da Breo-Latchman; Matthew Reaver

ADDRESS

SECTION	BLOCK	LOT
StLucieGardens	3 & 4	15-16, & 9-10

LEGAL DESCRIPTION

BEING A PORTION OF LOTS 15 AND 16, BLOCK3 AND LOTS 9 AND 10, BLOCK4 Of SECTION 26, TOWNSHIP 36 SOUTH. RANGE 40 EAST, AS SHOWN ON THE PLAT OF ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF A$ RECORDED IN PL.AT BOOK 1, AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA DESCRIBED AS FOLLOWS·
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, THENCE NORTH 89"-4-0'17' WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1984.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°40'17" WEST ALONG A PORTION OF THE SOOTH LINE OF SAID SECTION 26. A DISTANCE OF 738.39 FEET TO A POINT ON THE EASTERI.. y RIGHT-Of-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 27"29'17" WEST ALONG A PORTION OF THE SAID EASTERLY RIGHT-OF"WAY LINE OF U.S. HIGHWAY NO. 1. A DISTANCE OF 849.BO FEET; lHENCE SOUTH 6!r4Q'19" EAST. A DISTANCE OF 342.03 FEET, THENCE NORTH QD'"D4"5T' EAST. A DISTANCE OF 253.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAVANNA CLUB BOULEVARD AS SHOWN ON SAVANNA CLUB Pl.AT NO. ONE, ACCORDING (TO) THE PLAT THERE:OF AS RECORDED IN PLAT BOOK 24. AT PAGE 7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 590.00 FEET. THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29"39'41", A OISTANCE OF 305.44 FEET TO A POINT OF REVERSE CURVATURE; THENCE BY A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 33"56'51' AND AN ARC DISTANCE OF 267.36 FEET TO A POINT OF TANGENCY; THENCE SOOTH 55°43'27" EAST, A DISTANCE OF 150.00 FEET TO (A) POINT OF CURVAnJRE; THENCE BY A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET. A CENTRAL ANGLE OF 07"08'41" AND AN ARC DISTANCE OF 120.33 FEET TO A POINT; THENCE SOUTH 00"04'57' WEST, A DISTANCE OF 700.99 FEET TO THE POINT OF BEGINNING
SAID LANDS LYING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 16.51 ACRES. (806,418 SQUARE FEET)

SITE LOCATION

998 SE Town Place Blvd. Port St. Lucie, FL 34952

PARCEL #

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING

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

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

0	0

UTILITY PROVIDER

DESCRIBE REQUEST

Town Place MSP for P22-293

Primary Contact Email

rlundy@richpropertiesfl.com

AGENT/APPLICANT

FIRST NAME	**LAST NAME**
Richard	Lundy

Business Name

PSL Town Place Partners, LLC

ADDRESS

2552 Peters Rd. Suite B

CITY	**STATE**	**ZIP**
Port St Lucie	FL	34945

EMAIL	PHONE
rlundy@richpropertiesfl.com	7727087876

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

PSL Town Place Partners, LLC

ADDRESS

998 SE Town Place Blvd.`

CITY	**STATE**	**ZIP**
Port St Lucie	FL	34952

EMAIL	**PHONE**
rlundy@richpropertiesfl.com	(772) 708-7876

FINAL PERMIT INSPECTION REQUIRED BY:

City of
PORT ST. LUCIE
HEART OF THE TREASURE COAST

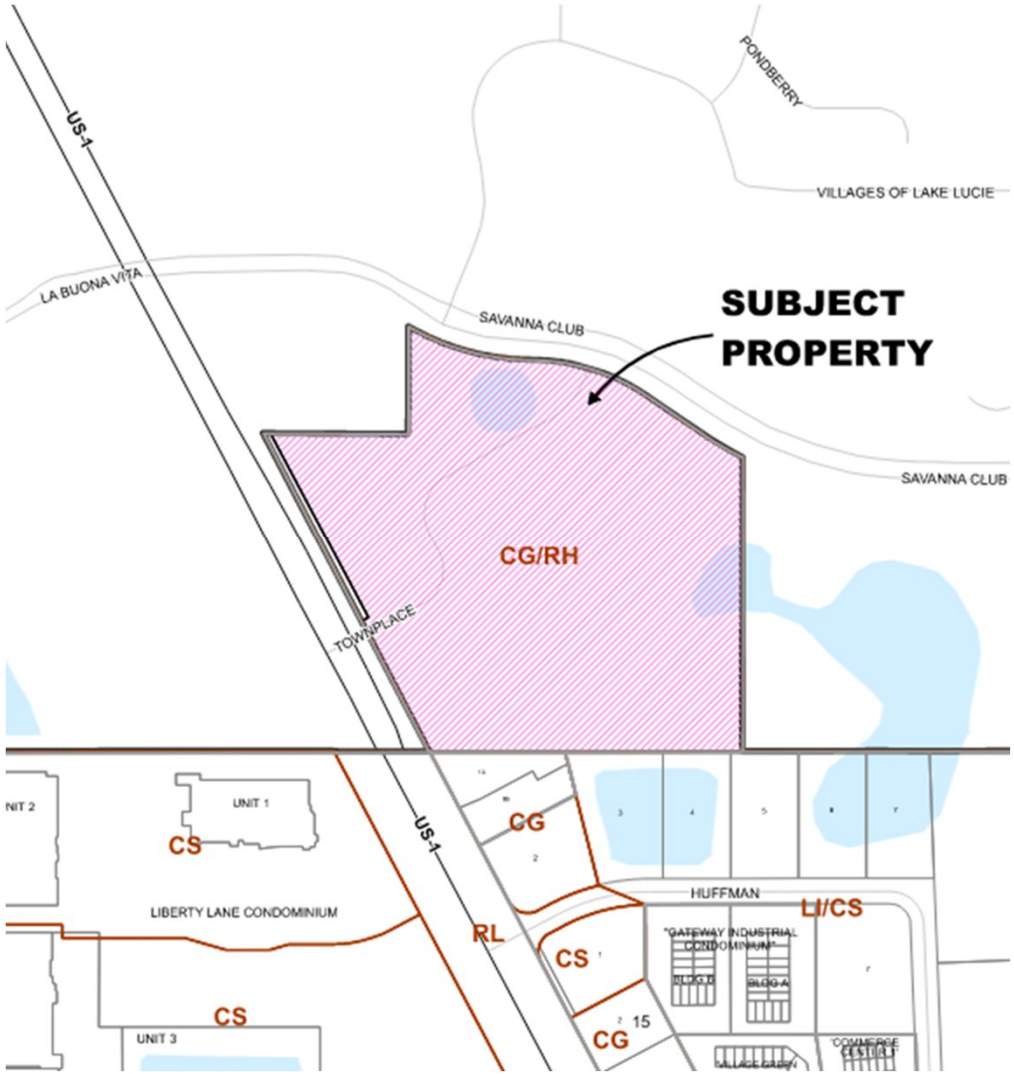
Town Place Master Sign Program

Planning and Zoning Board Meeting of January 6, 2026

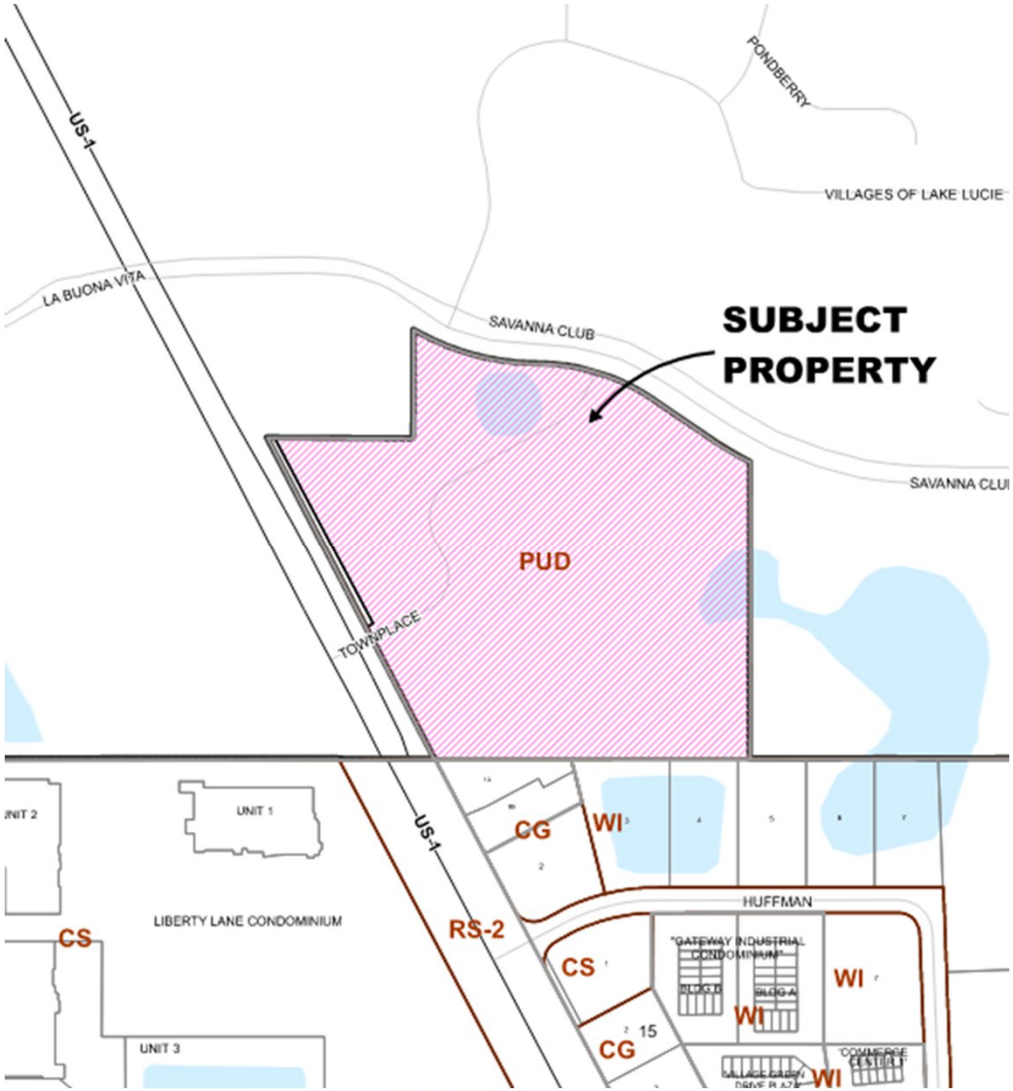
Summary

This is a request from PSL Town Place Partners, LLC to create a Master Sign Program for Town Place. The proposed sign program provides a comprehensive regulation for all commercial and residential façade and monument signs within the Town Place development.

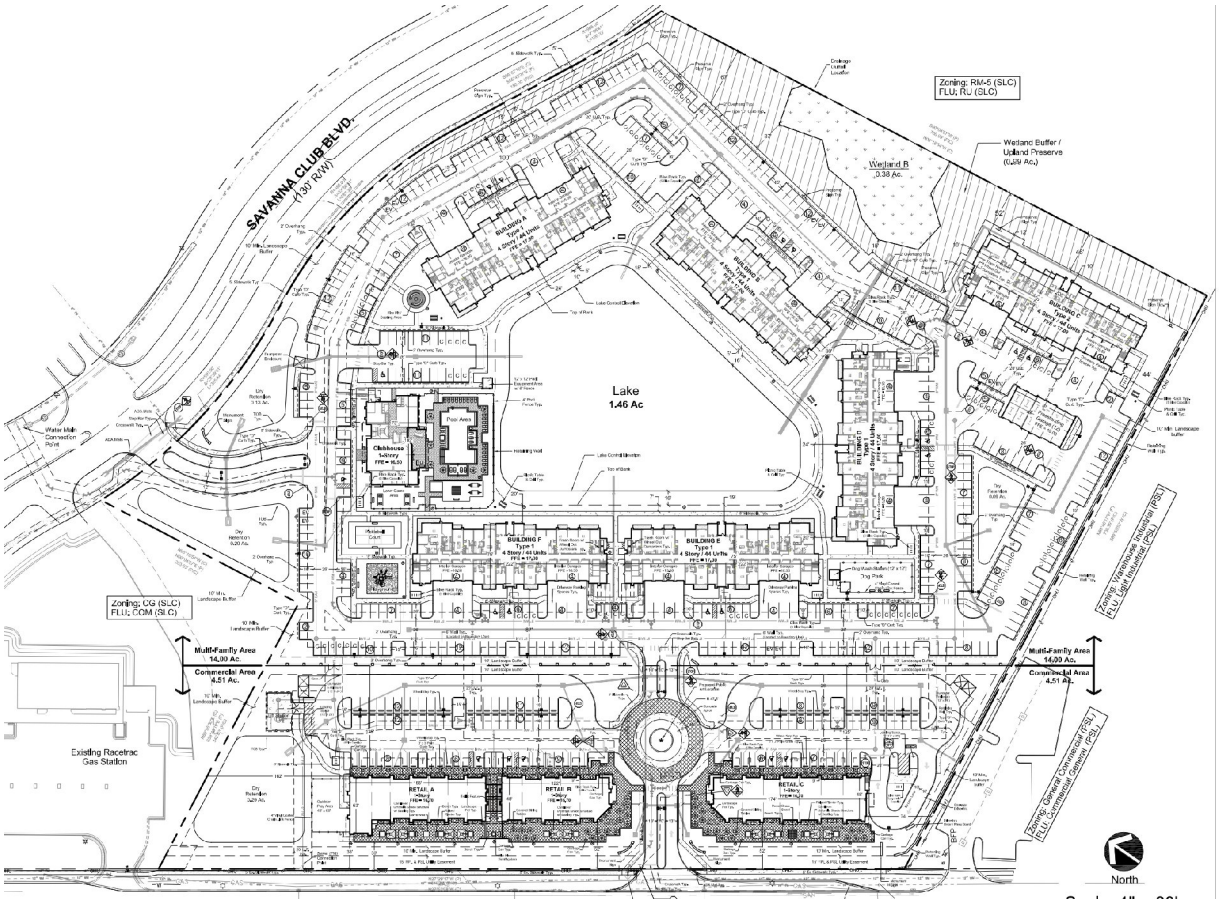
Land Use


US-1
PONDBERRY
VILLAGES OF LAKE LUCIE
LA BUONA VITA
SAVANNA CLUB
SUBJECT PROPERTY
SAVANNA CLUB
CG/RH
TOWNPLACE
US-1
UNIT 1
CS
CG
HUFFMAN
LI/CS
LIBERTY LANE CONDOMINIUM
RL
CS
CS
UNIT 3
CG
15

Zoning


US-1
PONDBERRY
VILLAGES OF LAKE LUCIE
LA BUONA VITA
SAVANNA CLUB
SUBJECT PROPERTY
SAVANNA CLUB
PUD
TOWNPLACE
US-1
UNIT 2
UNIT 1
LIBERTY LANE CONDOMINIUM
CS
UNIT 3
CG
WI
RS-2
HUFFMAN
"GATEWAY INDUSTRIAL CONDOMINIUM"
CS
WI
WI
CG
15
WI

Town Place


SAVANNA CLUB BLVD.
(130' R/W)
Zoning: RM-5 (SLC)
FLU: RL (SLC)
Wetland Buffer / Upland Preserve (0.59 Ac.)
Wetland B
0.38 Ac.
Lake
1.46 Ac
Pool Area
Clubhouse
Zoning: CG (SLC)
FLU: COM (SLC)
Multi-Family Area
14.00 Ac.
Commercial Area
4.51 Ac.
Existing Racetrac
Gas Station
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
BUILDING F
RETAIL A
RETAIL B
RETAIL C
Zoning: Workforce Residential (PSL)
FLU: High Intensity (PSL)
Zoning: General Commercial (PSL)
FLU: Commercial Common (PSL)
North

Project Analysis

Town Place consists of approximately 18.51 acres mixed-use development located on the southeast corner of US Highway 1 and Savanna Club Boulevard. This sign program (Exhibit “A”) provides sign regulations for the retail establishments along US 1.

The program proposes regulations for the following :

- Monument signs along US1 for the retail and residential development.
- A monument sign for the residential development at the Savanna Club Drive entrance.
- An internal directional sign.
- Retail façade signs.
- Temporary signs.

Project Comparison

Signs proposed in the MSP	MSP Regulations	City Sign Program
South Monument Sign	35’ Height max. 373SF max.	Commercial Monument 15’ Height max. 150SF max.
North Monument Sign	17’ Height max. 159.96SF max.	Commercial Monument 15’ Height max. 150SF max.
Savanah Club Drive Monument Sign	5’ Height max. 87.84SF max.	Subdivision Entrance 10’ max. 32SF max.
Directional Monument Sign	6’ Height max. 20SF max	On-Site Directional Sign
Retail Façade Signs	Varies with a max of 90SF and has location set as per elevations of Exhibits B-D.	32SF + 1.5SF each lineal foot of business frontage with a max. of 200SF. One per business façade.
Temporary Signs	45SF max including feathered flags and banners. 10’ Height max 10’ Setback	60SF cumulatively for development. 10’ Height max. 10’ Setback

Staff Recommendation

The Site Plan Review Committee recommended approval of the Master Sign Program at their meeting of August 27, 2025. Staff finds the proposed Master Sign Program to be consistent with the City's Land Development Regulations and requirements of Section 155.03(H) of the City Code and recommends approval.

Planning and Zoning Board Action Options:

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

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

Agenda Summary

2026-025

Agenda Date: 1/6/2026 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-158 Sandpiper Bay Resort PUD Amendment No. 2

Location: 3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard

Legal Description: Portions of Section 23, Township 37 South, Range 40 East

This is a request for the 2nd Amendment to the Sandpiper Bay Resort Planned Unit Development (PUD) to amend the PUD concept plan, update to the permitted uses, update property ownership, and other miscellaneous changes.

Submitted By: Bethany Grubbs, AICP, Senior Planner/Public Art Program

Executive Summary: The city has received a request for the second amendment to the Sandpiper Bay Resort Planned Unit Development (PUD), submitted by Altitude Prop. Co., LLC, the property owner, and represented by KEITH and MPLD Consulting. The subject property is located at 3500 SE Morningside Boulevard and consists of approximately 219.87 acres. The property currently includes five Future Land Use designations: Commercial General / Institutional (CG/I), Commercial Limited (CL), Residential Low (RL), Open Space Recreation (OSR), and Open Space Preservation (OSP). The site maintains a single zoning designation of Planned Unit Development (PUD). As part of this request, the applicant has submitted a concurrent Future Land Use Amendment to change the CL designation (21.8 acres), the RL designation (0.4 acres), and a portion of the OSR designation (6.4 acres) to CG/I, resulting in a total of 28.6 acres under the Commercial General / Institutional category.

Presentation Information: N/A

Staff Recommendation: Staff is requesting to table this application until a date uncertain.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: 3500 SE Morningside Boulevard, generally located north of the North Fork of the St. Lucie River, south of SE Westmoreland Boulevard, between the western terminus of SE Pine Valley Street and the eastern terminus of SE Morningside Boulevard

Attachments:

1. Memo to Table
2. Public Comment

MEMORANDUM

TO:	Mayor and City Council Members
VIA:	Teresa Lamar-Sarno, AICP, ICMA-CM, Chief Assistant City Manager
THRU:	Mary Savage-Dunham, AICP, CFM, Director of Planning and Zoning
FROM:	Bethany Grubbs, AICP, Senior Planner/Public Art Program
SUBJECT:	Sandpiper Bay Resort (P25-158) PUD Amendment **Request to Table**
DATE:	December 29, 2025

- The public hearing was advertised for the January 6, 2026 Planning and Zoning Board meeting.
- The applicant has requested to table this application to a date uncertain.

From:	Patricia Taylor
To:	Sally Walsh; Jessica Heinz
Cc:	Mary Savage-Dunham; Brandon Dolan; Melanie Lorenzo
Subject:	Jan. 6th - Planning & Zoning Meeting
Date:	Monday, December 29, 2025 3:40:45 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png

For the record.

Caller: James Lend | **Address:** 3065 SE Treasure Island Rd | **Phone:** 772-337-3879

Mr. Lend called regarding a notice received in the mail on 12/27 for a 1/6 meeting concerning proposed roads, hotel development, and the expansion of West Marlon near his residence. He stated the notice was insufficient and requested the meeting be canceled to allow residents more time. He was advised he may attend the 1/6 meeting to express his concerns. Mr. Lend also reported attempting to visit City Hall to speak with VM Caraballo and the City Attorney and was advised that appointments are required.

Kind regards,

Patricia "Trish" L. Taylor
Executive Assistant
Office of the Mayor & City Council
Supporting:
David Pickett, Councilman, District 2
Anthony Bonna, Councilman, District 3
o. 772-873-6472

City of Port St. Lucie | *Heart of the Treasure Coast*

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

Agenda Summary

2025-1089

Agenda Date: 1/6/2026 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-192 SLW-500 Stadium Property, LLC - Unit 117 - Variance

Location: Northwest corner of Stadium Drive and Peacock Boulevard

Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)

This is a request to grant a variance to allow a reduction in the required parking.

Submitted By: Cody Sisk, Planner III, Planning and Zoning Department

Executive Summary: The City of Port St. Lucie has received a request from Vania Pedraja-Castro, agent for the property owner, 500 Stadium Property, LLC. The request is to grant a variance of three parking spaces to allow a boutique fitness studio to operate in Unit 117 of Building 1 at 510 NW Peacock Blvd, Unit 117.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: If the Board chooses to grant the parking variance relief, the Planning and Zoning Department would recommend the following condition:

1. This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.

Background: The parcel located at 510 NW Peacock Boulevard received site plan approval on December 13, 2021, and is presently zoned Service Commercial (CS). The approved site plan reflects development intended primarily for warehouse use with accessory office space. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions.

The approved parking supply is based on a ratio of 1 space per 500 square feet of warehouse area and 1 space per 200 square feet of office area. However, many of the alternative permitted uses within the Service Commercial district require a parking ratio of 1 space per 200 square feet. As a result, the property would be considered under-parked for several other allowable uses under the zoning designation if such a change in use were proposed in the future.

Issues/Analysis: N/A

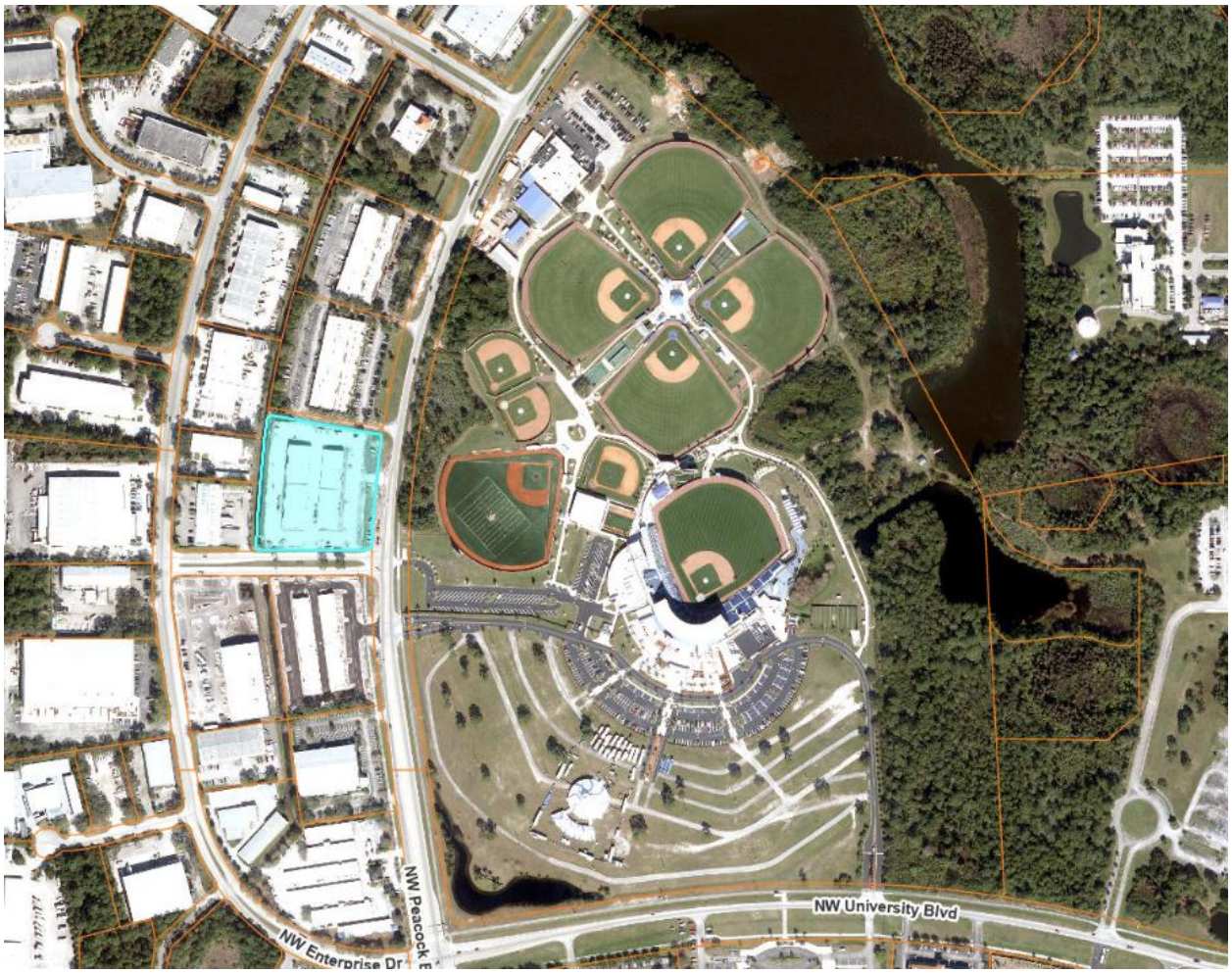
Special Consideration: N/A

Location of Project: 510 NW Peacock Boulevard

Attachments:

1. Staff Report
2. Approved Site Plan
3. Responses to Variance Criteria
4. Application
5. Warranty Deed
6. Agent Authorization Form
7. Parking Study
8. Staff Presentation

SLW-500 Stadium Property, LLC - Unit 117
Parking Variance
Project No. P25-192



SUMMARY

Applicant's Request:	This is a request to grant a variance to allow a reduction in the required parking for a recreational use for Jump Start boutique fitness studio.
Application Type:	Variance, Quasi-Judicial
Applicant:	Vania Pedraja-Castro
Property Owner:	500 Stadium Property, LLC.
Location:	Northwest corner of Stadium Drive and Peacock Boulevard
Project Planner:	Cody Sisk, Planner III

Project Description

The City of Port St. Lucie has received a request from Vania Pedraja-Castro, agent for the property owner, 500 Stadium Property, LLC, to grant a variance to Section 158.221 (C) (17) of the Zoning Code to allow for a reduction in parking for a proposed fitness studio The request is to grant a variance of three parking spaces to allow a boutique fitness studio, Jump Start, to operate in Unit 117 of Building 1 at 510 NW Peacock Blvd, Unit 117. Per Section 158.221 (C) (17) of the Zoning Code, one space is required for each two hundred (200) square feet of gross floor area for recreational facilities. The proposed use, Jump Start, will lease one unit in Building 1 for a total of 1,120 square feet.

The subject property is zoned Service Commercial (CS) and consists of two office/warehouse buildings. A site plan was approved in 2021. Building 1 is comprised of 15,344 square feet of warehouse space, 3,264 square feet of office space and a total of 17 warehouse bays. Building No. 2 is comprised of 13,376 square feet of warehouse space, 3,072 square feet of office space and a total of 16 warehouse bays. Based on these ratios, the project was parked at one space per 500 square feet of warehouse space and one space per each 200 square feet of office space. This results in a total parking required of 90 spaces and 96 spaces were constructed. It works out to a ratio of one space per each 365 square feet of building space. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions. The applicant is proposing a recreational facility uses that is parked at a ratio of one space per 200 square feet per City Code.

The property owner has lease agreements with tenants whose uses exceed the amount of parking provided on site. The City has received a request for a total of three separate uses that each require a separate parking variance. A parking demand analysis has been provided and is included in the submittal packet. In addition to this application, there are two additional variance applications for parking for this location that are scheduled for the January 6, 2025 Planning and Zoning Board. The other two applications are:

1. P25-193 – 500 Stadium Property, LLC, has submitted a request for variance for five parking spaces for a recreational use for a personal fitness studio/private fitness coach to operate out of Building 1, Units 101 and 102 (Gold Standard).
2. P25-194 - 500 Stadium Property, LLC, has submitted a request for a variance of four parking spaces for a physical therapy office to operate out of Building 2, Units 103 and 104 (Fyzical Medical).

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet on December 22, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

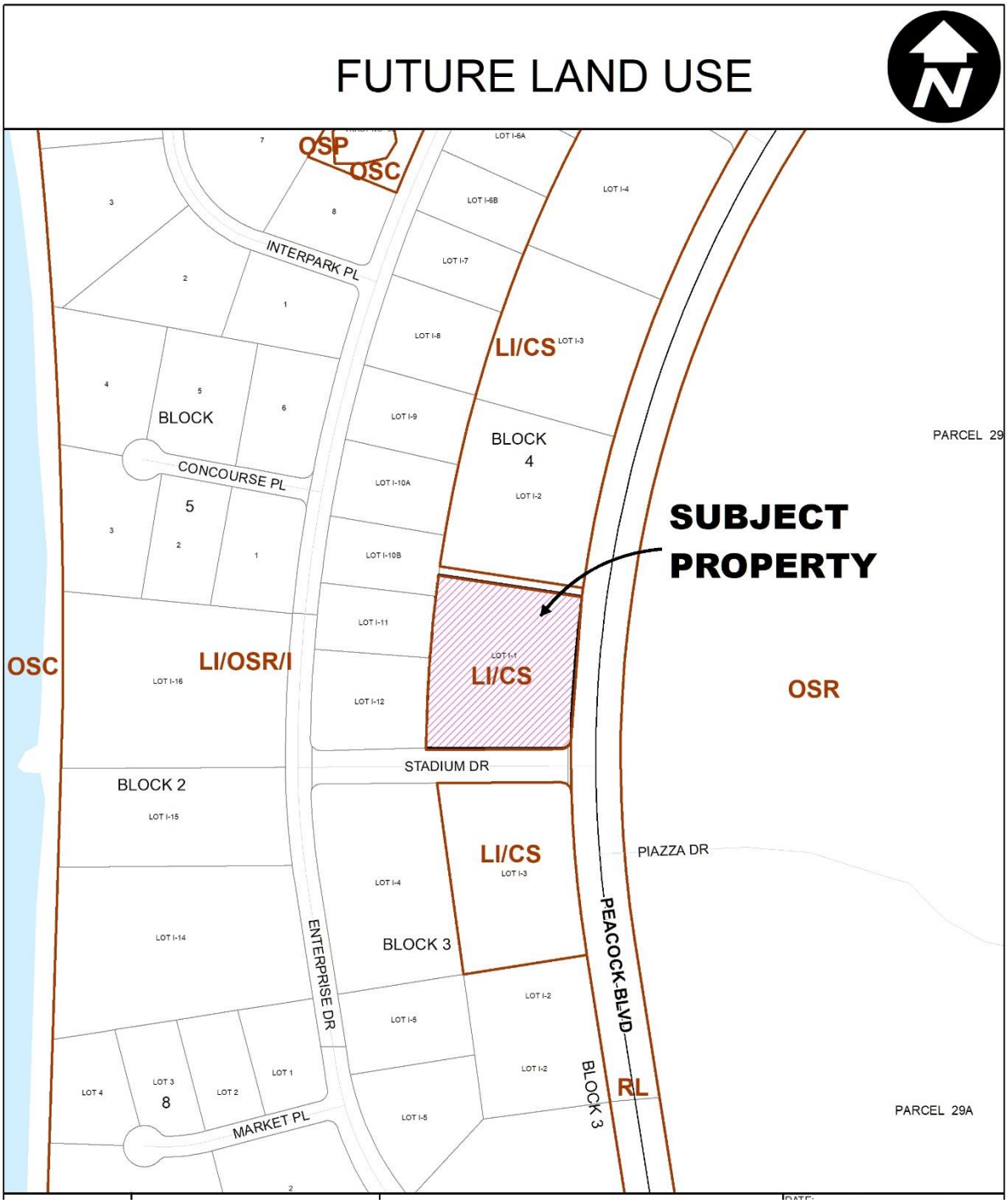
Location and Site Information

Parcel Number:	3323-500-0027-000-1
Property Size:	3.36 Acres
Legal Description:	Lot I-1, Block 4, of Parcel 28, St. Lucie West, Plat Number 1, Prima Vista Boulevard as Recorded in Plat Book 26, Pages 8, 8A Through 8G
Address:	500 NW Peacock Blvd
Future Land Use:	LI/CS
Existing Zoning:	CS (Service Commercial)
Existing Use:	Service Commercial Warehouse

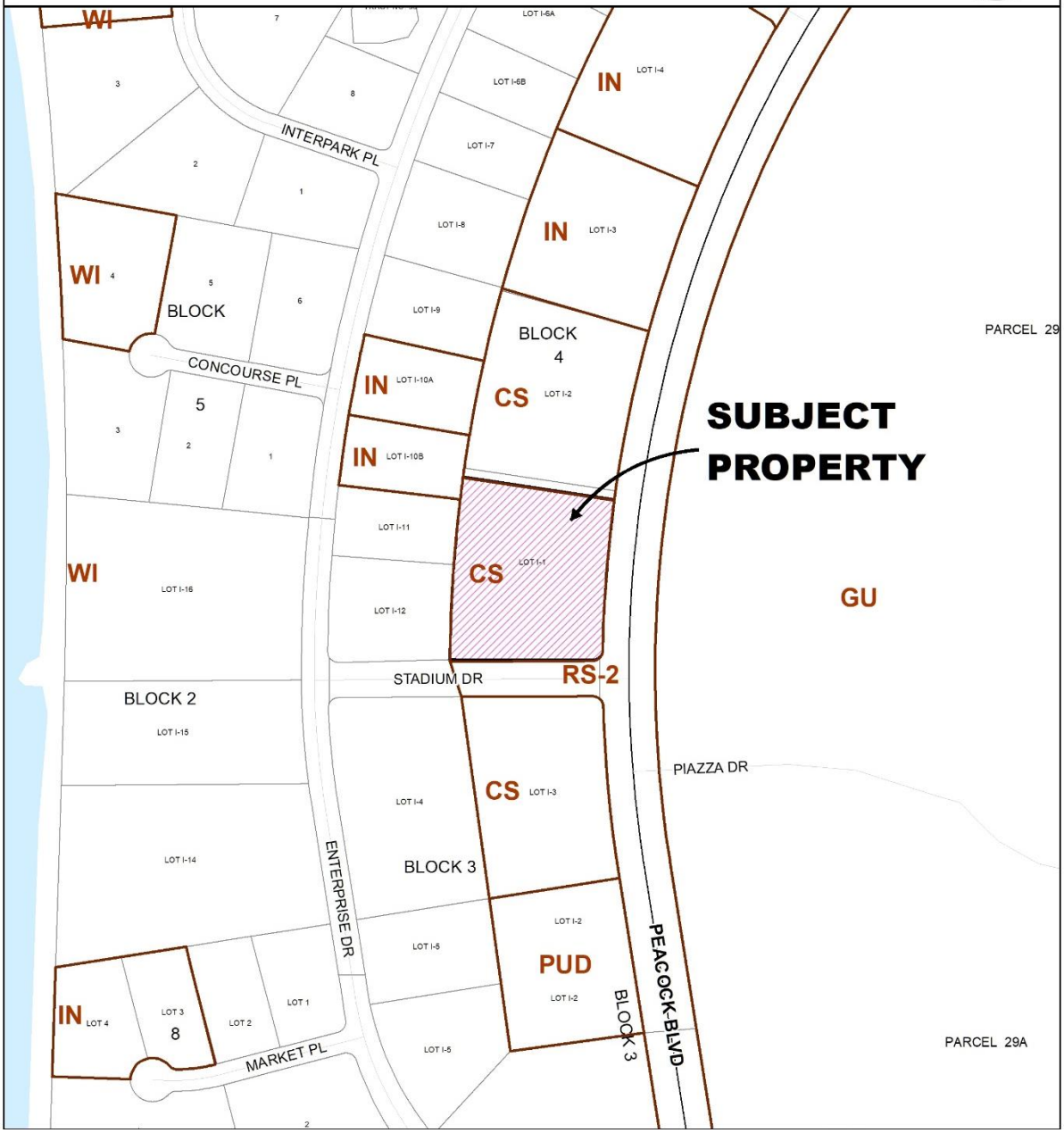
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Existing warehouse
South	LI/CS	CS	Existing warehouse
East	OSR	GU	Clover Park Fields
West	LI/OSR/I	WI	Warehouse and Office uses

NCD-New Community Development, MPUD-Master Planned Unit Development


FUTURE LAND USE
OSP
OSC
INTERPARK PL
LI/CS
BLOCK
5
CONCOURSE PL
BLOCK
4
PARCEL 29
SUBJECT
PROPERTY
OSC
LI/OSR/I
LI/CS
OSR
STADIUM DR
BLOCK 2
LI/CS
PIAZZA DR
BLOCK 3
ENTERPRISE DR
PEACOCK BLVD
RL
BLOCK 3
MARKET PL
PARCEL 29A

EXISTING ZONING



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.

   Applicant's Response: The building was originally developed and permitted with parking ratios consistent with office/warehouse use rather than the broader range of uses permitted under the Commercial Services zoning designation. We are requesting the parking variance for recreational use be approved. Our plaza is currently attracting small, service-oriented tenants, including this boutique fitness studio, JumpStart. JumpStart is a limited by appointment only trampoline fitness studio. They only operate prior to 8:30 AM, when most businesses arrive on site. Their class schedule is the following: Monday 6:30 AM, 7:30 AM, and 5:45 PM, Tuesday 7:30 AM, Wednesday 5:45 PM, Thursday 9:00 AM and Friday 6:30 AM and 7:30 AM. The biggest classes are 6:30 AM and 5:45 PM with the smallest class being 9:00 AM on Thursdays.

   Staff Findings: The subject property is zoned Service Commercial (CS) and consists of two office/warehouse buildings. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking ratios to accommodate warehouse and accessory office functions at a ratio of one space per 500 square feet for warehouse use and one space per 200 square feet for office use. The applicant is proposing a recreational fitness use that requires a higher parking ratio than the intended uses shown on the site plan. The current owner is choosing to bring in uses that have a higher parking demand than what the building was originally intended. The applicant has stated that the proposed use, JumpStart, JumpStart is a limited by appointment only trampoline fitness studio and the hours of operation are mainly early morning and late afternoon.

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

   Applicant's Response: The requested variance is based on actual parking demand relative to specific tenant operations, not on preferential treatment. Other similarly configured properties in the Commercial Services district are subject to the same code; the variance merely allows reasonable use of the existing parking supply without requiring additional construction or expansion that would be impractical or unnecessary. The intent is to align code requirements with real-world operational realities rather than to confer a special advantage. As you can see from the set schedule, the use is prior to peak traffic in the plaza. Furthermore, the vast majority of the attendees are residents of the motorcoach resort nearby and they carpool in golf carts. The use has not negatively impacting our parking on site and we believe

it is an asset to the local community. When the building was constructed, the parking layout did not fully reflect the intended commercial services use intensity. As a result, businesses that align with the city's vision for growth and local service access are being restricted from occupancy due to parking count discrepancies rather than actual operational impact.

Staff Findings: The applicant has provided a parking demand analysis in support of the parking reduction request. It includes a shared parking analysis that compares the time of day for the operation of each of the uses based on the ITE Parking Generation Manual, 6th Edition. Based on the findings in the analysis, the site can accommodate the uses that require additional parking since the hours of operation are not during the peak day time demand. The applicant's parking demand analysis is included in the submittal packet.

3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

Applicant's Response: Granting this variance would: Support small business growth and local entrepreneurship within Port St. Lucie. Encourage diverse commercial uses in alignment with the city's zoning intent for the CS district. Utilize existing infrastructure efficiently, without creating adverse traffic or parking conditions. We respectfully request that the City consider a variance allowing the current parking configuration to satisfy the code requirements for the proposed tenant uses, based on their demonstrated operational patterns and minimal parking impact. Our goal is to work collaboratively with the City to support businesses that contribute to Port St. Lucie's economic vitality while maintaining a well-planned, functional site. We would be happy to provide tenant schedules, floor plans, or parking utilization data to assist in your review.

Staff Findings: The applicant has provided a parking demand analysis. It includes a shared parking analysis that compares the time of day for the operation of each of the uses based on the ITE Parking Generation Manual, 6th Edition. Based on the findings in the analysis, the site can accommodate the uses that require additional parking since the hours of operation are not during the peak day time demand. The applicant has stated that the proposed use, JumpStart, JumpStart is a limited by appointment only trampoline fitness studio and the hours of operation are mainly early morning and late afternoon.

4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

- *Applicant's Response: Without the variance, the applicant would be unable to lease units to small service-oriented businesses (fitness studios and a physical therapy office) due to insufficient parking under strict code calculations, despite these tenants generating parking demand well below code. This limitation would prevent the plaza from fulfilling its intended commercial service potential, reduce economic activity at the property, and hinder efforts to support local business growth in Port St. Lucie.*

- *Staff Findings: The current owner is choosing to bring in uses that have a higher parking ratio than what was required when the site plan was approved for warehouse with ancillary office use. As such, there is insufficient parking to support the proposed uses and parking relief is required. The applicant has provided a parking demand analysis to*

demonstrate that the site can accommodate the uses that require additional parking since the hours of operation are not during peak day time demand.

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

- *Applicant's Response: Approval of this variance is essential for these tenants to occupy the property. The existing parking configuration cannot be altered without extensive reconstruction that is impractical. Only by granting the variance can these businesses move forward and contribute to the economic vitality of the area.*

- *Staff Findings: Per Section 158.221 (C) (17) of the Zoning Code, one space is required for each two hundred (200) square feet of gross floor area for recreational facilities. Based on these ratios, the project was parked at one space per 500 square feet of warehouse space and one space per each 200 square feet of office space. It works out to a ratio of one space per each 365 square feet of building space. The proposed use, Jump Start, will lease one unit in Building 1 for a total of 1,120 square feet. The request is to grant a variance of three parking spaces to allow a boutique fitness studio, Jump Start, to operate in Unit 117 of Building 1 at 510 NW Peacock Blvd, Unit 117, which is the minimum number of parking spaces required for this use.*

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- *Applicant's Response: Granting the variance allows the property to be used in a manner consistent with other Commercial Services properties that have sufficient parking for their actual operations. It ensures that this property is not disadvantaged relative to similar sites, enabling the applicant to attract and retain tenants in line with typical market conditions and zoning expectations.*

- *Staff Findings: A variance is required to accommodate the proposed recreational facility use which requires a parking ratio of one space for each 200 square feet of gross floor area. The site plan for the subject property identified the proposed uses for the site as warehouse with ancillary office use. The parking ratios on the site plan match the warehouse and ancillary office uses. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions. The current owner is choosing to bring in uses that have a higher parking demand than what the building was originally intended. As such, there is insufficient parking to support the proposed uses and parking relief is required. The applicant has provided a parking demand analysis to demonstrate that the site can accommodate the uses that require additional parking since the hours of operation will vary between uses and all of the uses will not be operation during peak day time demand.*

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.

- *Applicant's Response: Applicant acknowledges and agrees to full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe.*

- *Staff Findings: If the Board chooses to grant the parking variance relief, the Planning and Zoning Department would recommend the following condition:*

  1. This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.

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 make a:

- Motion to approve
- Motion to approve with conditions

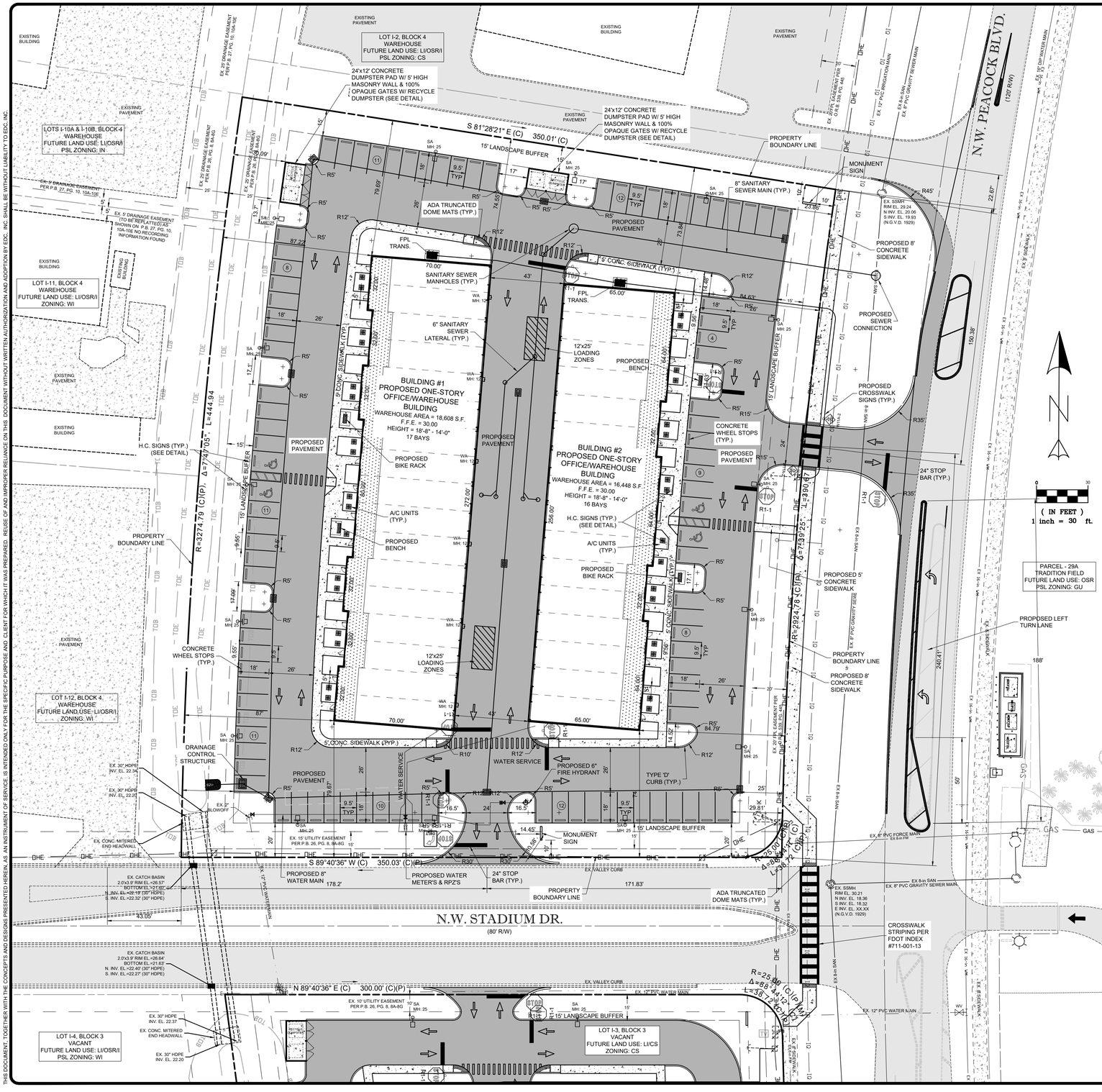
If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may make a:

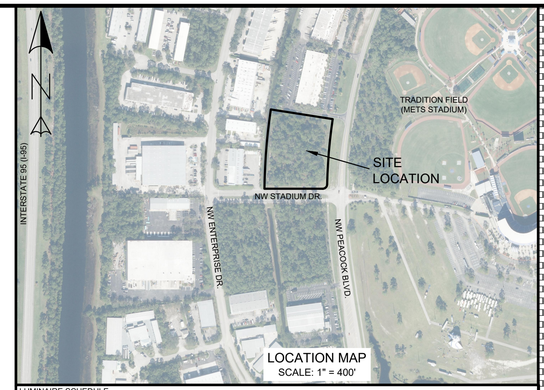
- Motion to deny

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

- 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).





LUMINAIRE SCHEDULE						
SYMBOL	QTY.	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
	6	WA	SINGLE	N/A	0.900	CREE LIGHTING XSPW-B-XX-4ME-6L-40K-UL
	15	SA	SINGLE	N/A	0.900	CREE LIGHTING OSQ-M-B-11L-40K7-3M-UL-NM-XX / OSQ-BLSMF

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE LANES	Illuminance	Fc	1.78	4.9	0.5	3.56	9.80
SPILL	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.

LEGAL DESCRIPTION

LOT I-1, BLOCK 4, PARCEL 28, ST. LUCIE WEST PLAT NUMBER 1, PRIMA VISTA BLVD., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE(S) 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTHERLY 22.67 FEET THEREOF.

CONTAINING 146,138 SQUARE FEET OR 3.35 ACRES, MORE OR LESS.

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST

PARCEL ID #:	3323-500-0027-000-71
PROJECT NAME:	500 STADIUM BUSINESS CENTER
PROPOSED USE:	WHOLESALE TRADE
OWNER:	500 STADIUM BUSINESS CENTER LLC 1935 COMMERCE LANE, #5 JUPITER, FL 33458
ARCHITECT:	MOREL DE GUIRAMOND ARCHITECTURE LLC 14080 MAHOGANY AVENUE JACKSONVILLE, FL 32258 (561) 758-8454
DEVELOPER:	500 STADIUM BUSINESS CENTER, LLC 1935 COMMERCE LANE, #5 JUPITER, FL 33458
SURVEYING:	BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 SW JACK JAMES DRIVE STUART, FL 34997 (772) 286-5753
ENGINEERING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: R.J. KENNEDY, P.E. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455
PLANNING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: BRADLEY J. CURRIE, AICP 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

SITE DATA

FUTURE LAND USE:	LI/CS
ZONING:	CS
GROSS SITE AREA	146,138 S.F. (3.355 AC) = 100.00%
IMPERVIOUS AREA	104,197 S.F. (2.392 AC) = 71.30%
PROPOSED BUILDING #1	18,608 S.F. (0.427 AC) = 12.73%
PROPOSED BUILDING #2	16,448 S.F. (0.378 AC) = 11.26%
PROPOSED PAVEMENT	61,655 S.F. (1.415 AC) = 42.19%
PROPOSED CONCRETE	7,486 S.F. (0.172 AC) = 5.12%
PERVIOUS AREA:	41,941 S.F. (0.973 AC) = 28.70%
OPEN SPACE AREA	41,941 S.F. (0.973 AC) = 28.70%
DRY DETENTION AREA	0 S.F. (0.000 AC) = 0.00%
UPLAND PRESERVE	0 S.F. (0.000 AC) = 0.00%
WETLANDS	0 S.F. (0.000 AC) = 0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC) = 0.00%

BUILDING SETBACKS:

CS (SERVICE COMMERCIAL)	
FRONT BUILDING SETBACK	(25')
SIDE BUILDING SETBACK	(10')
REAR BUILDING SETBACK	(10')

BUILDING DATA:

BUILDING #1	
WAREHOUSE AREA	= 15,344 S.F.
OFFICE AREA	= 3,264 S.F.
BUILDING #2	
WAREHOUSE AREA	= 13,376 S.F.
OFFICE AREA	= 3,072 S.F.
GROSS FLOOR AREA	= 35,056 S.F.

PROVIDER OF UTILITIES:

WATER:	SLWSD
WASTEWATER:	SLWSD
IRRIGATION:	SLWSD

BUILDING HEIGHT:
PROPOSED BUILDING #1 (35' MAX.)
FRONT HIGHEST POINT = 18'-8", REAR LOWEST POINT = 14'-0"
PROPOSED BUILDING #2 (35' MAX.)
FRONT HIGHEST POINT = 18'-8", REAR LOWEST POINT = 14'-0"

PARKING CALCULATIONS:
PARKING REQUIRED:

28,720 S.F. WAREHOUSE AREA
28,720 S.F. / 500 S.F. = 58 SPACES

6,336 S.F. OFFICE AREA
6,336 S.F. / 200 S.F. = 32 SPACES

PARKING REQUIRED = 90 SPACES (4 HC)
PARKING PROVIDED = 96 SPACES (4 HC)

APPROVED BY CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE
CONDITIONS: YES ☐ NO ☑
DATE: 8/14/24

LEGEND	
M E	EXISTING METER
M E	PROPOSED METER
	PROPOSED SIGN
7	BLOCK NUMBER
	MITERED END SECTION
	HANDICAP STALL
S1 MH: 17'	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

PSL PROJECT NO. P21-136-A1

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ENGINEERS ✪ SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	LAYOUT	SCALE	DATE
RWF	RWF	21-251 (08-16-2024).dwg	21-251 SITE PLAN - 1	1" = 30'	01 JUNE 2021

DATE	REVISION COMMENTS
09-16-2024	REVISED SITE PLAN AMENDMENT PER SPRC COMMENTS (08-14-2024)
08-16-2024	RELOCATED A/C UNITS FROM REAR OF BLDG. TO FRONT OF BLDG.
11-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (11-2-2021)
10-26-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-13-2021)
09-28-2021	REVISED SITE DATA PER PMZ DEPT. COMMENTS (09-28-2021)
09-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (09-06-2021)
07-19-2021	REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)

500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
SITE PLAN AMENDMENT
PORT ST. LUCIE FLORIDA

(DATE)

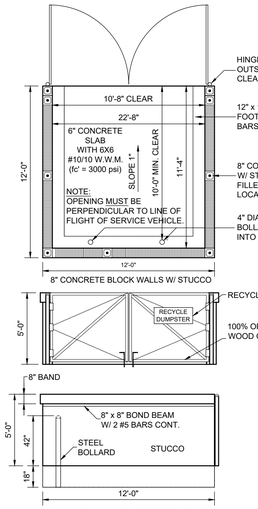
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-251

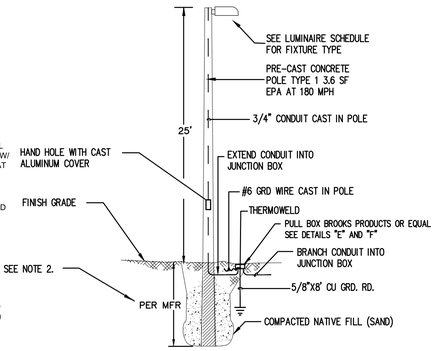
1 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC 2021\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWG\21-251 (08-16-2024).dwg, 21-251 SITE PLAN - 1, 8/16/2024 12:45:45 PM, Bob Frost, EDC, Inc., EDC, Inc.



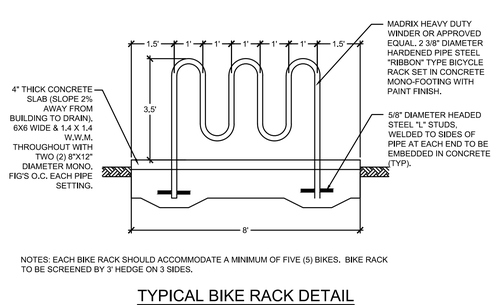
12' x 12' DUMPSTER DETAIL



NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL

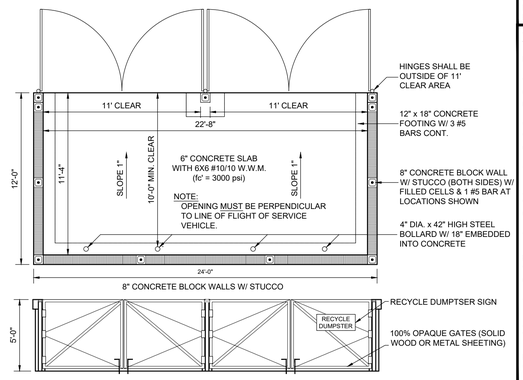
SCALE:NONE



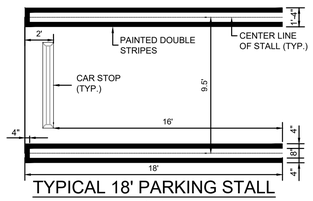
NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

TYPICAL BIKE RACK DETAIL

N.T.S.

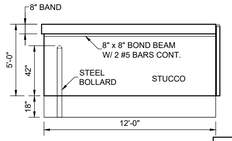


24' x 12' DUMPSTER DETAIL



TYPICAL 18' PARKING STALL

1" = 5'



NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAPPED SPACE DETAIL

SITE PLAN NOTES:

1. THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
2. LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 158.221 OF THE PSL CITY CODE.
3. TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
4. AIR CONDITIONING CONDENSING AND COMPRESSOR UNITS SHALL BE FULLY SCREENED FROM VIEW FROM RESIDENTIAL PROPERTIES OR STREET RIGHTS-OF-WAY AT GROUND LEVEL ON THE PROPERTY LINE. SCREENING SHALL CONSIST OF AN OPAQUE FENCE AND A HEDGE OF SHRUBS AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED AND SPACED AT LEAST 24 INCHES ON CENTER AROUND THE ENTIRE AC UNIT OR COMPRESSOR, EXCEPT WHERE ACCESS TO THE EQUIPMENT IS NECESSARY. SCREENING MUST BE INSTALLED AND MAINTAINED IN A MANNER CONSISTENT WITH THE ARCHITECTURAL STYLE, COLOR, AND MATERIALS OF THE PRINCIPAL USE AND THE SHRUBS PLANTED IN A MANNER THAT IS CONSISTENT WITH THE APPROVED LANDSCAPING PLAN, IN ACCORDANCE WITH PSL CITY CODE, SECTION 154.03(F).
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PROPERTY ZONED RESIDENTIAL. THIS SCREENING SHALL BE DESIGNED AS BOTH A VISUAL BARRIER AND A NOISE BARRIER. SECT. 158.126(J)(4).
6. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).
7. ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE

THERE ARE NO EXISTING FIRE HYDRANTS WITHIN 1,000 FEET TO THE SITE. A FIRE HYDRANT WILL BE INSTALLED IN FRONT OF THE SITE NO SW STADIUM DRIVE.

STORMWATER DRAINAGE BASIN INFORMATION

BASIN 7B - 1 (SFWMD PERMIT #56-00573-S)

CONTROL ELEVATION	= 21.52 NAVD (22.00 NGVD)
MIN ROAD CROWN ELEVATION	= 23.62 NAVD (25.10 NGVD)
MIN FINISHED FLOOR ELEVATION	= 26.02 NAVD (27.50 NGVD)
PERIMETER GRADE ELEVATION	= 23.62 NAVD (25.30 NGVD)

ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON N.A.V.D. '88. TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO N.A.V.D. '88 ELEVATIONS TO GET N.G.V.D. '29 ELEVATIONS.

TRAFFIC STATEMENT:

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION

WAREHOUSING (150)
GENERAL OFFICE (710)
(AVERAGE RATES UTILIZED)

	AVERAGE RATE	PROJECT S.F.		TRIPS
WEEKDAY DAILY TRIPS:				
WAREHOUSING (150)	1.71 / 1,000 S.F.	28,720 S.F.	=	49
GENERAL OFFICE (710)	10.84 / 1,000 S.F.	6,336 S.F.	=	69
TOTAL TRIPS			=	118
A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC				
WAREHOUSING (150)	0.17 / 1,000 S.F.	28,720 S.F.	=	5
GENERAL OFFICE (710)	1.52 / 1,000 S.F.	6,336 S.F.	=	10
TOTAL TRIPS			=	15
P.M. PEAK HOUR ADJACENT STREET TRAFFIC				
WAREHOUSING (150)	0.18 / 1,000 S.F.	28,720 S.F.	=	5
GENERAL OFFICE (710)	1.44 / 1,000 S.F.	6,336 S.F.	=	9
TOTAL TRIPS			=	14
A.M. PEAK HOUR OF GENERATOR				
WAREHOUSING (150)	0.21 / 1,000 S.F.	28,720 S.F.	=	6
P.M. PEAK HOUR OF GENERATOR				
WAREHOUSING (150)	0.23 / 1,000 S.F.	28,720 S.F.	=	7

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF EXFILTRATION TRENCHES WITH THE DISCHARGE TO THE EXISTING MASTER DRAINAGE SYSTEM TO THE WEST OF THE PROPERTY TO THE EXISTING DRAINAGE DITCH. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFWMD PERMIT GP 56-00573-S WILL BE OBTAINED.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

UPLAND PRESERVE REQUIREMENTS

PROJECT AREA:	146,138 S.F. (3.35 AC.)
UPLAND AREA:	126,324 S.F. (2.90 AC.)
PER EDC ENVIRONMENTAL ASSESSMENT	
MITIGATION REQUIRED:	47,393 S.F. (1.088 AC.)
(2.90 x 25% = 0.725 ACRES x 1.5 = 1.088 ACRES)	

ENVIRONMENTAL SITE ASSESSMENT STATEMENT
(PER REPORT BY EDC, INC., JUNE 07, 2021)

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A

PSL PROJECT NO.
P21-136-A1

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772-462-2455
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	RMF
DRAWN BY	RMF
FILENAME	21-251 (08-16-2024).dwg
LAYOUT	21-251 SITE PLAN - 2
SCALE	1" = 30'
DATE	01 JUNE 2021

DATE	REVISION COMMENTS
08-16-2024	REVISED SITE PLAN AMENDMENT PER SPRC COMMENTS. (08-14-2024)
10-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-07-2021)
11-10-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-27-2021)
08-06-2021	REVISED SITE PLAN PER SPRC COMMENTS (08-06-2021)
09-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (09-14-2021)
07-12-2021	REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)

500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
SITE AMENDMENT DETAILS
PORT ST. LUCIE FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-251

2 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC_2021\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWGs\21-251 (08-16-2024).dwg, 21-251 SITE PLAN - 2, 8/16/2024 12:45:49 PM, Bob Frost, EDC, Inc., EDC, Inc.

Responses to variance criteria as listed under Section 158.295 (B) of Zoning Code.

1. If variance is for an existing structure, explain why the structure was built so close to the property line.
   The variance request is not related to proximity to the property line, as the existing building complies with all setbacks and height requirements. The variance pertains solely to the off-street parking requirement, which was designed for an office/warehouse configuration rather than the broader range of commercial services allowed under the CS zoning.
2. If variance is for an existing structure, explain if the variance is required as a result of your actions or a representative of yours.
   The variance is not required due to any action of the applicant or representative. The existing building and its parking layout were constructed under a prior interpretation of the zoning requirements and pre-date the current tenant leasing needs. The parking shortfall relative to code arises from the difference between actual operational demand of the proposed tenants and the higher code requirement, not from any action taken by the applicant.
3. Explain why this variance won't give you privileges that aren't available to your neighbors.
   The requested variance is based on actual parking demand relative to specific tenant operations, not on preferential treatment. Other similarly configured properties in the Commercial Services district are subject to the same code; the variance merely allows reasonable use of the existing parking supply without requiring additional construction or expansion that would be impractical or unnecessary. The intent is to align code requirements with real-world operational realities rather than to confer a special advantage.
4. Explain how not receiving this variance will hurt your personal endeavors.
   Without the variance, the applicant would be unable to lease units to small service-oriented businesses (fitness studios and a physical therapy office) due to insufficient parking under strict code calculations, despite these tenants generating parking demand well below code. This limitation would prevent the plaza from fulfilling its intended commercial service potential, reduce economic activity at the property, and hinder efforts to support local business growth in Port St. Lucie.
5. Acknowledge that only through this variance can what you are asking for become a reality.
   Approval of this variance is essential for these tenants to occupy the property. The existing parking configuration cannot be altered without extensive reconstruction

that is impractical. Only by granting the variance can these businesses move forward and contribute to the economic vitality of the area.

6. Explain how receiving this variance will place you on equal footing with neighboring properties.

   Granting the variance allows the property to be used in a manner consistent with other Commercial Services properties that have sufficient parking for their actual operations. It ensures that this property is not disadvantaged relative to similar sites, enabling the applicant to attract and retain tenants in line with typical market conditions and zoning expectations.

7. Acknowledge that you will comply with the P&Z Board's decision regarding your variance application.

   The applicant acknowledges that they will fully comply with the Planning & Zoning Board's decision, including any conditions the Board may impose to mitigate impacts. This acknowledgment does not preclude the right to appeal, as provided under the City's zoning code.

P25-192 SLW-500 Stadium Property, LLC - Unit 117

TYPE	STATUS	BUILDING TYPE
VAR	CUSTOMER RESPONSED	COMM

ASSIGNED TO

Cody Sisk

ADDRESS

510 NW Peacock Blvd - Unit 117

SECTION	BLOCK	LOT
Pl 1	SLW-4	1

LEGAL DESCRIPTION

ST LUCIE WEST-PLAT 1- BLK 4 LOT I-1-LESS N 22.67 FT-

SITE LOCATION

510 NW Peacock Blvd Unit 117 Port St. Lucie, FL 34986

PARCEL #

3323-500-0027-000-1

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
		CS	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
3.36		

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

UTILITY PROVIDER

DESCRIBE REQUEST

I am writing to formally request a parking variance for the property located at 500 NW Peacock Blvd, Port St. Lucie, FL 43983 Unit 117 which is zoned Commercial Services (CS). The building was originally developed and permitted with parking ratios consistent with office/warehouse use rather than the broader range of uses permitted under the Commercial Services zoning designation. We are requesting the parking variance for recreational use be approved.

Our plaza is currently attracting small, service-oriented tenants, including this boutique fitness studio, JumpStart. JumpStart is a limited by appointment only trampoline fitness studio. They only operate prior to 8:30AM, when most businesses arrive on site. Their class schedule is the following: Monday 6:30AM, 7:30AM, and 5:45PM, Tuesday 7:30AM, Wednesday 5:45PM, Thursday 9:00AM and Friday 6:30AM and 7:30AM. The biggest classes are 6:30AM and 5:45pm with the smallest class being 9:00AM on Thursdays. As you can see from the set schedule, the use is prior to peak traffic in the plaza. Furthermore, the vast majority of the attendees are residents of the motorcoach resort nearby and they carpool in golf carts. The use has not negatively impacting our parking on site and we believe it is an asset to the local community.

When the building was constructed, the parking layout did not fully reflect the intended commercial services use intensity. As a result, businesses that align with the city's vision for growth and local service access are being restricted from occupancy due to parking count discrepancies rather than actual operational impact.

Granting this variance would:

Support small business growth and local entrepreneurship within Port St. Lucie.

Encourage diverse commercial uses in alignment with the city's zoning intent for the CS district.

Utilize existing infrastructure efficiently, without creating adverse traffic or parking conditions.

We respectfully request that the City consider a variance allowing the current parking configuration to satisfy the code requirements for the proposed tenant uses, based on their demonstrated operational patterns and minimal parking impact.

Our goal is to work collaboratively with the City to support businesses that contribute to Port St. Lucie's economic vitality while maintaining a well-planned, functional site. We would be happy to provide tenant schedules, floor plans, or parking utilization data to assist in your review.

Primary Contact Email

vcastro@eastcp.com

AGENT/APPLICANT

FIRST NAME	**LAST NAME**
Vania	Pedraja-Castro

Business Name

East CP Management

ADDRESS

510 NW Peacock Blvd Unit 111

CITY	**STATE**	**ZIP**
Port St Lucie	FL	34986

EMAIL	PHONE
vcastro@eastcp.com	3054504888

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	**LAST NAME**
Drew	DeWitt

ADDRESS

1051 Boston Post Rd Ste 2R

CITY	**STATE**	**ZIP**

Darien	CT		06820
EMAIL		**PHONE**	
DDEWITT@EASTCP.COM		9175362880	
PROJECT ARCHITECT/ENGINEER			
FIRST NAME		**LAST NAME**	
Business Name			
ADDRESS			
CITY	**STATE**		**ZIP**
EMAIL		**PHONE**	
PROPERTY OWNER			
Business Name			
500 Stadium Property LLC			
ADDRESS			
1051 Boston Post Rd Ste 2R			
CITY	**STATE**		**ZIP**
Darien	CT		06820
EMAIL		**PHONE**	
vcastro@eastcp.com		(772) 204-2201	
FINAL PERMIT INSPECTION REQUIRED BY:			

PREPARED BY:
Prepared by:
Eavenson, Fraser & Lunsford, PLLC
631 U.S. Highway One, Suite 310
North Palm Beach, FL 33408-4618
Attn: Bradley B. Eavenson, Esquire

RECORDING RETURN TO:
Ron Cantor, Esquire
631 U.S. Highway One, Suite 310
North Palm Beach, FL 33408-4618

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ of _____, 2024 by 500 STADIUM BUSINESS CENTER LLC, a Florida limited liability company, whose mailing address is 631 U.S. Highway One, Suite 310, North Palm Beach, FL 33408-4618 (the "**Grantor**"), to 500 STADIUM PROPERTY, LLC, a Delaware limited liability company, whose mailing address is 1051 Boston Post Rd., Suite 2R, Darien, CT 06820 (the "**Grantee**"). (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND 00/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, and more particularly described in Exhibit "A" attached hereto (the "**Property**").

TOGETHER, with all of the Grantor's interest in and to all improvements, appurtenances, rights, easements, rights-of-way, tenements and hereditaments incident thereto and all title and interest, if any, of Grantor in and to all strips and gores and any land lying in the bed of any street which is contiguous to the Property.

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

AND the Grantor does hereby covenant that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; the Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims and demands of all persons claiming by, and through or under Grantor, but against no others.

[SIGNATURE PAGE TO FOLLOW]

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

Signed, sealed and delivered in the presence of these 2 witnesses:	**GRANTOR**:
Name: Bradley B. Eavenson Address: 631 U.S. Highway One, Suite 310, North Palm Beach, FL 33408 Name: Maribel Rivera Hagman Address: 631 U.S. Highway One, Suite 310 North Palm Beach, FL 33408	**500 STADIUM BUSINESS CENTER LLC,** a Florida limited liability company By: GPK UNIVERSITY, LLC, a Florida limited liability company Title: Manager By: Name: George T. Kelly, IV Title: Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of November, 2024, by GEORGE T. KELLY, IV, as Manager of GPK UNIVERSITY, LLC, a Florida limited liability company, Manager of 500 STADIUM BUSINESS CENTER LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My commission expires: _____

BRADLEY B. EAVENSON
Commission # HH 090702
Expires February 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY SEAL

EXHIBIT "A" TO SPECIAL WARRANTY DEED

(Legal Description – Property)

Lot I-1, Block 4, PARCEL 28, ST. LUCIE WEST, PLAT NUMBER 1, PRIMA VISTA BOULEVARD, according to the map or plat thereof as recorded in Plat Book 26, Pages 8, 8A through 8G, Public Records of St. Lucie County, Florida, LESS and except the Northerly 22.67 feet thereof.

November 04, 2025

Agent Authorization Letter

To whom it may concern,

I, David Archibald the authorized representative for 500 Stadium Property, LLC hereby grant Vania Pedraja-Castro, Property Manager for 500 Stadium Property the authority to act as agent on behalf of the company as it relates to the zoning variance applications submitted for 500 Stadium Property, LLC.

Should you need any further information, please do not hesitate to contact us.

Regards,

David Archibald

Owner Signature 11/5/25 Date

DAVID ARCHIBALD

Print Name

Nahomy S

Notary Public, State of ~~Florida~~ CT

CT

STATE OF ~~FLORIDA~~, County of Fairfield

[NOTARIAL SEAL]

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5 day of Nov, 20 25, by David Archibald who is personally known to me or has produced _____ as identification.

Nahomy Stacy Arauz
Notary Public-Connecticut
My Commission Expires
July 31, 2030

MEMORANDUM

November 19, 2025

Re: **500 Stadium**
Parking Demand Analysis
City of Port St. Lucie, Florida
Project № 25267.02.03

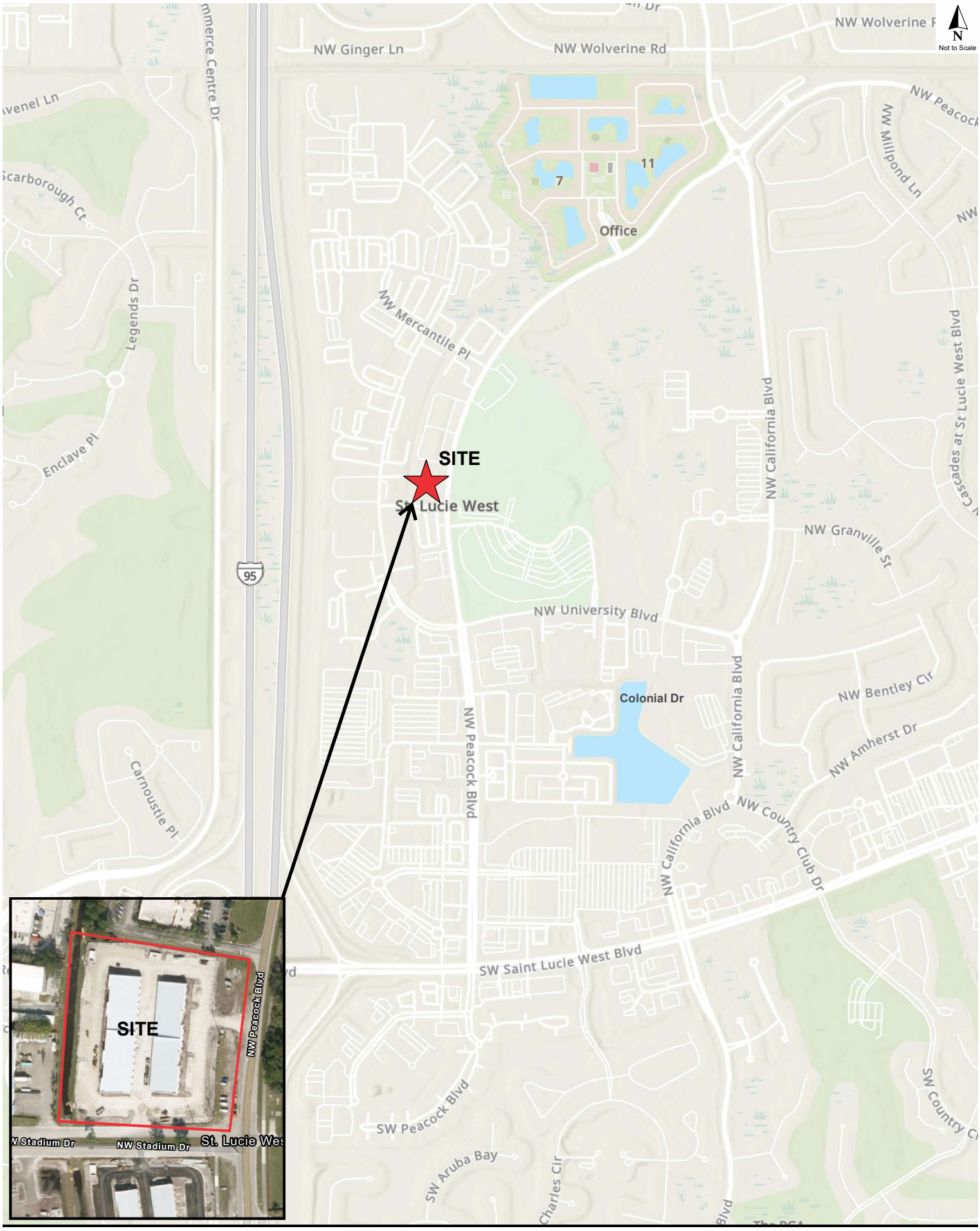
Introduction

This Parking Demand Analysis was conducted in support of the proposed change in use of the existing warehouse building, located north of Stadium Drive and west of Peacock Boulevard in the City of Port St. Lucie, Florida, as shown in **Figure 1**. This analysis was conducted in support of the parking reduction for the proposed change in use.

The existing development is comprised of two (2) buildings with a combined total of 35,056 square feet, with a total of 96 parking spaces, that includes four (4) accessible parking spaces. The original use of the buildings consisted of Warehousing. The proposed use would consist of a mix of office, medical office, warehouse, and recreational uses within the existing buildings. The original site plan and the proposed uses are included in **Attachment 1**.

Proposed Uses

Tenants have been identified for a total of 22,000 square feet of the total buildings leaving an additional 13,056 square feet available for lease. The confirmed uses consist of a total of 3,056 square feet of office space, 2,080 square feet of medical office space, 3,200 square feet of warehousing, 7,232 square feet of trade contractors, and 6,432 square feet of health/fitness club.


N
Not to Scale
NW Ginger Ln
NW Wolverine Rd
NW Wolverine P
Commerce Centre Dr
Avenel Ln
Scarborough Ct
NW Peacock
NW Millpond Ln
7
11
Office
Legends Dr
NW Mercantile Pl
Enclave Pl
SITE
St Lucie West
NW California Blvd
Cascades at St Lucie West Blvd
95
NW Granville St
NW University Blvd
Colonial Dr
NW Bentley Cir
NW Amherst Dr
Carnoustie Pl
NW Peacock Blvd
NW California Blvd
NW Country Club Dr
SW Saint Lucie West Blvd
SITE
NW Peacock Blvd
W Stadium Dr
NW Stadium Dr
St. Lucie We
SW Peacock Blvd
SW Aruba Bay
Charles Cir
SW Country Cl

City of Port St. Lucie Code Requirement

In accordance with *Section 158.221* of the *City of Port St. Lucie Land Development Code (LDC)*, the minimum number of off-street parking spaces for the proposed uses are as follows. Recreational, entertainment, and office uses is one (1) space per 200 square feet. Service Establishments/Wholesale Trade is one (1) space per 300 square feet. Warehousing use is one (1) space per 500 square feet. The remaining available space was calculated using the worst-case scenario. The City's standard parking supply requirement for the site is calculated as follows:

LDC Parking Calculation
24,624 x 1 Parking Space/200 SF = 123 Parking Spaces
7,232 x 1 Parking Space/300 SF = 24 Parking Spaces
3,200 x 1 Parking Space/500 SF = 6 Parking Spaces
Total = 35,068 = 168 Parking Spaces

Based on the City's *LDC,* the development would be required to provide 168 parking spaces.

ITE Parking Generation

A review of the parking generation information published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual, 6th Edition* was conducted.

Based on the published ITE parking generation information for LUC 491, the parking demand was calculated using the average rate based on the total square feet of the proposed uses. Application of the average rate for the proposed uses was used to determine the total number of parking spaces required for the individual uses. **Table 1** summarizes the Parking Generation. The ITE parking generation sheets are included in **Attachment 2**.

Table 1

Parking Generation

ITE Code	Land Use	Ref Size	Spaces per unit	Parking Demand
180	Specialty Trade Contractor	7.232 KSF	1.76	13
492	Health/Fitness Club	6.432 KSF	5.20	33
712	Small Office Building	3.056 KSF	1.85	6
822	Strip Retail Plaza	0.000 KSF	2.79	0
720	Medical/Dental Office	2.080 KSF	2.63	5
150	Warehousing	3.200 KSF	0.37	1
	Remaining (Retail)	13.056 KSF	2.79	36
	Total	35.056 KSF		
				94

Parking space analysis based on ITE Parking Generation Manual, 6th Edition

Using the ITE parking demand ratio, and assuming the remaining uses as retail, the development would require 94 parking spaces.

Shared Parking Analysis

A shared parking analysis was conducted to determine the availability of shared parking between the proposed uses. Time of day distribution curves for each land use were obtained from the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 6th Edition.* The time of day distributions were applied to the net parking demand for each land use to determine the peak demand throughout the day. **Table 2** summarizes the time-of-day distribution for the proposed uses. As shown, the highest demand occurs from 1:00 PM to 2:00 PM with a peak demand of 74 parking spaces. The ITE Time of Day distribution sheets are included in **Attachment 3**.

Table 2

Shared Parking Analysis

Time of Day	Specialty Trade Contractor		Health/Fitness Club		Small Office Building		Medical Office Building		Strip Retail Plaza (<40k)		Warehouse		Total Hourly Demand	Total Parking Supply	Remaining Parking Supply
	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces			
12:00–4:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
5:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	3%	0.03	1	96	95
6:00 a.m.	5%	0.65	0%	0	0%	0	0%	0	0%	0	8%	0.08	1	96	95
7:00 a.m.	39%	5.07	0%	0	0%	0	17%	0.85	0%	0	27%	0.27	7	96	89
8:00 a.m.	83%	10.79	0%	0	22%	1.32	47%	2.35	19%	6.84	57%	0.57	22	96	74
9:00 a.m.	97%	12.61	0%	0	66%	3.96	82%	4.1	33%	11.88	79%	0.79	34	96	62
10:00 a.m.	99%	12.87	65%	21.45	89%	5.34	96%	4.8	47%	16.92	83%	0.83	63	96	33
11:00 a.m.	100%	13	56%	18.48	100%	6	100%	5	55%	19.8	87%	0.87	64	96	32
12:00 p.m.	91%	11.83	48%	15.84	87%	5.22	88%	4.4	89%	32.04	91%	0.91	71	96	25
1:00 p.m.	94%	12.22	47%	15.51	77%	4.62	87%	4.35	100%	36	91%	0.91	**74**	96	**22**
2:00 p.m.	90%	11.7	43%	14.19	79%	4.74	92%	4.6	73%	26.28	97%	0.97	63	96	33
3:00 p.m.	92%	11.96	50%	16.5	84%	5.04	90%	4.5	73%	26.28	100%	1	66	96	30
4:00 p.m.	88%	11.44	72%	23.76	84%	5.04	86%	4.3	66%	23.76	91%	0.91	70	96	26
5:00 p.m.	64%	8.32	93%	30.69	71%	4.26	55%	2.75	70%	25.2	74%	0.74	72	96	24
6:00 p.m.	0%	0	100%	33	16%	0.96	0%	0	75%	27	47%	0.47	62	96	34
7:00 p.m.	0%	0	88%	29.04	0%	0	0%	0	70%	25.2	26%	0.26	55	96	41
8:00 p.m.	0%	0	0%	0	0%	0	0%	0	54%	19.44	20%	0.2	20	96	76
9:00 p.m.	0%	0	0%	0	0%	0	0%	0	48%	17.28	17%	0.17	18	96	78
10:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
11:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95

Conclusions and Recommendations

Based on this parking analysis, the maximum parking demand for the site was determined to be 74 parking spaces for the proposed uses. The peak demand assumes the unleased units would be occupied with retail uses. The site contains a total of 96 parking spaces. Therefore, sufficient parking will be available at all times of the day with an excess of 22 parking spaces on site.

Based on ADA, the development would be required to provide three (3) accessible parking spaces for 74 parking spaces. The site plan reflects a proposed parking supply of 96 parking spaces including four (4) accessible parking spaces. Therefore, the development satisfies the required parking based on the ITE Parking Generation rates and is adequate to serve the proposed uses totaling 35,056 square feet.

PROFESSIONAL ENGINEERING CERTIFICATION

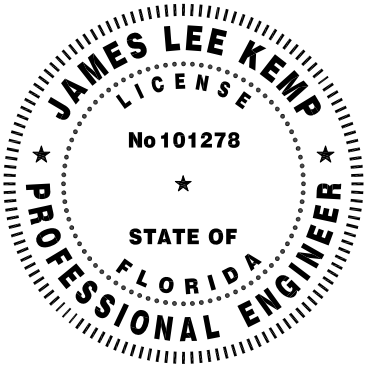
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: 500 Stadium

LOCATION: City of Port St. Lucie, Florida

CLIENT: GNGJ77 International Investments, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

James L Kemp

Digitally signed by James L Kemp
DN: CN=James L Kemp, dnQualifier=A01410D00000197318B38140008FD6D, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2025.11.20 16:43:05-05'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

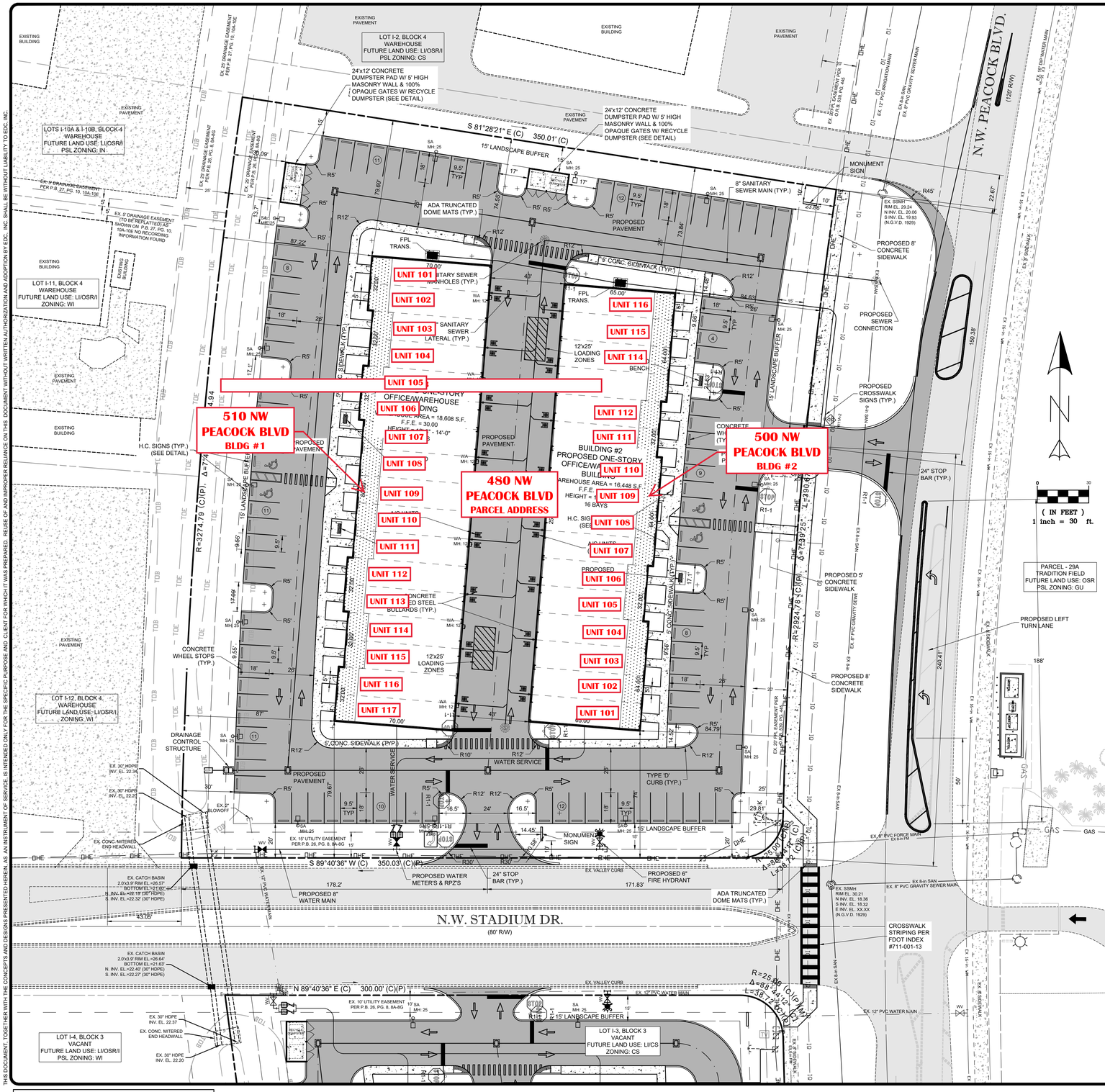
TRAFFIC & MOBILITY CONSULTANTS LLC
3725 SE OCEAN BOULEVARD, SUITE 201
SEWALL'S POINT, FLORIDA 34996
CERTIFICATE OF AUTHORIZATION CA-30024
JAMES LEE KEMP, P.E. NO. 101278

ATTACHMENT 1

Conceptual Master Plan

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC 2021\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWGs\[21-251 (11-05-2021).dwg, 21-251 SITE PLAN - 1, 11/10/2021 10:45:36 AM, Bob Frost, EDC, Inc.


N.W. PEACOCK BLVD. (120' R/W)
N.W. STADIUM DR. (80' R/W)
S 81°28'21" E (C) 350.01' (C)
S 89°40'36" W (C) 350.03' (C)(P)
N 89°40'36" E (C) 300.00' (C)(P)
R=3274.79' (C)(P), Δ=7°14'
R=2924.78' (C)(P), Δ=7°39'25"
510 NW PEACOCK BLVD BLDG #1
500 NW PEACOCK BLVD BLDG #2
480 NW PEACOCK BLVD PARCEL ADDRESS
UNIT 101
UNIT 102
UNIT 103
UNIT 104
UNIT 105
UNIT 106
UNIT 107
UNIT 108
UNIT 109
UNIT 110
UNIT 111
UNIT 112
UNIT 113
UNIT 114
UNIT 115
UNIT 116
UNIT 117
BUILDING #1 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
BUILDING #2 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
AREA = 18,608 S.F.
F.F.E. = 30.00
HEIGHT = 14'-0"
16 BAYS
AREA = 16,448 S.F.
F.F.E. = 30.00
HEIGHT = 14'-0"
16 BAYS
PROPOSED PAVEMENT
CONCRETE WHEEL STOPS (TYP.)
12'x25' LOADING ZONES
BENCH
H.C. SIGNS (TYP.) (SEE DETAIL)
24'x12' CONCRETE DUMPSTER PAD W/ 5' HIGH MASONRY WALL & 100% OPAQUE GATES W/ RECYCLE DUMPSTER (SEE DETAIL)
MONUMENT SIGN
PROPOSED 8' CONCRETE SIDEWALK
PROPOSED SEWER CONNECTION
PROPOSED CROSSWALK SIGNS (TYP.)
24" STOP BAR (TYP.)
PROPOSED LEFT TURN LANE
PROPOSED 5' CONCRETE SIDEWALK
8" SANITARY SEWER MAIN (TYP.)
SANITARY SEWER LATERAL (TYP.)
ADA TRUNCATED DOME MATS (TYP.)
5' CONC. SIDEWALK (TYP.)
15' LANDSCAPE BUFFER
PROPOSED WATER METERS & RPZ'S
PROPOSED 8" WATER MAIN
PROPOSED 6" FIRE HYDRANT
DRAINAGE CONTROL STRUCTURE
TYPE 'D' CURB (TYP.)
WATER SERVICE
CROSSWALK STRIPING PER FDOT INDEX #711-001-13
EX. SSMH RIM EL. 29.24 N INV. EL. 20.06 S INV. EL. 19.93 (N.G.V.D. 1929)
EX. SSMH RIM EL. 30.21 N INV. EL. 18.36 S INV. EL. 18.32 E INV. EL. XX.XX (N.G.V.D. 1929)
EX. 8" PVC FORCE MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 12" PVC WATER MAIN
EX. 6" PVC IRRIGATION MAIN
EX. 24" RCP STORM SEWER
EX. 16" DIP WATER MAIN
EX. 12" PVC IRRIGATION MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 8" DIP WATER MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 6" PVC FORCE MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 6" PVC FORCE MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 6" PVC GRAVITY SEWER

Rent Roll
Property = 500 Stadium Property, LLC
As Of = 11/13/2025
Month = 11/2025

Unit	Unit SqFt	Tenant Name
Current/Notice/Vacant Tenants		
500101	1,040.00	Solare, LLC
500102	1,040.00	Fratelli Contractors Corporation
500107	1,040.00	Stormtroopers Roofing LLC
500108	1,040.00	Supreme Window Tints LLC
500111	992	Liberty Pools North, LLC
500115	1,040.00	N2 Contracting, LLC
500116	1,040.00	Stonelight Roofing LLC
510103	1,072.00	VACANT
510104	1,072.00	VACANT
510105	1,120.00	VACANT
510106	1,120.00	VACANT
510109	1,072.00	VACANT
510110	1,072.00	VACANT
510111	1,072.00	East CP Management, LLC
510112	1,120.00	Powerplant Service Provider LLC
510113	1,120.00	VACANT
510114	1,072.00	VACANT
510115	1,072.00	VACANT
510116	1,120.00	VACANT
510117	1,120.00	P2 Pro LLC
50010310	2,080.00	JJ WP, LLC d/b/a Fyzical Therapy & Balance Centers
50010510	1,984.00	Bright Futures Lab, LLC
50010911	2,080.00	Nutritional Health Group Inc DBA Doctors Weight Loss
51010710	2,144.00	VACANT
51101102	2,240.00	Narcissafit Corporation
51121314	3,072.00	VACANT
Future Tenants/Applicants		
51121314	3,072.00	The Back Nine Golf PSL, LLC D/B/A The Back Nine Golf
Total		500 Stadium Property, LLC

ATTACHMENT 2

ITE Parking Generation Data

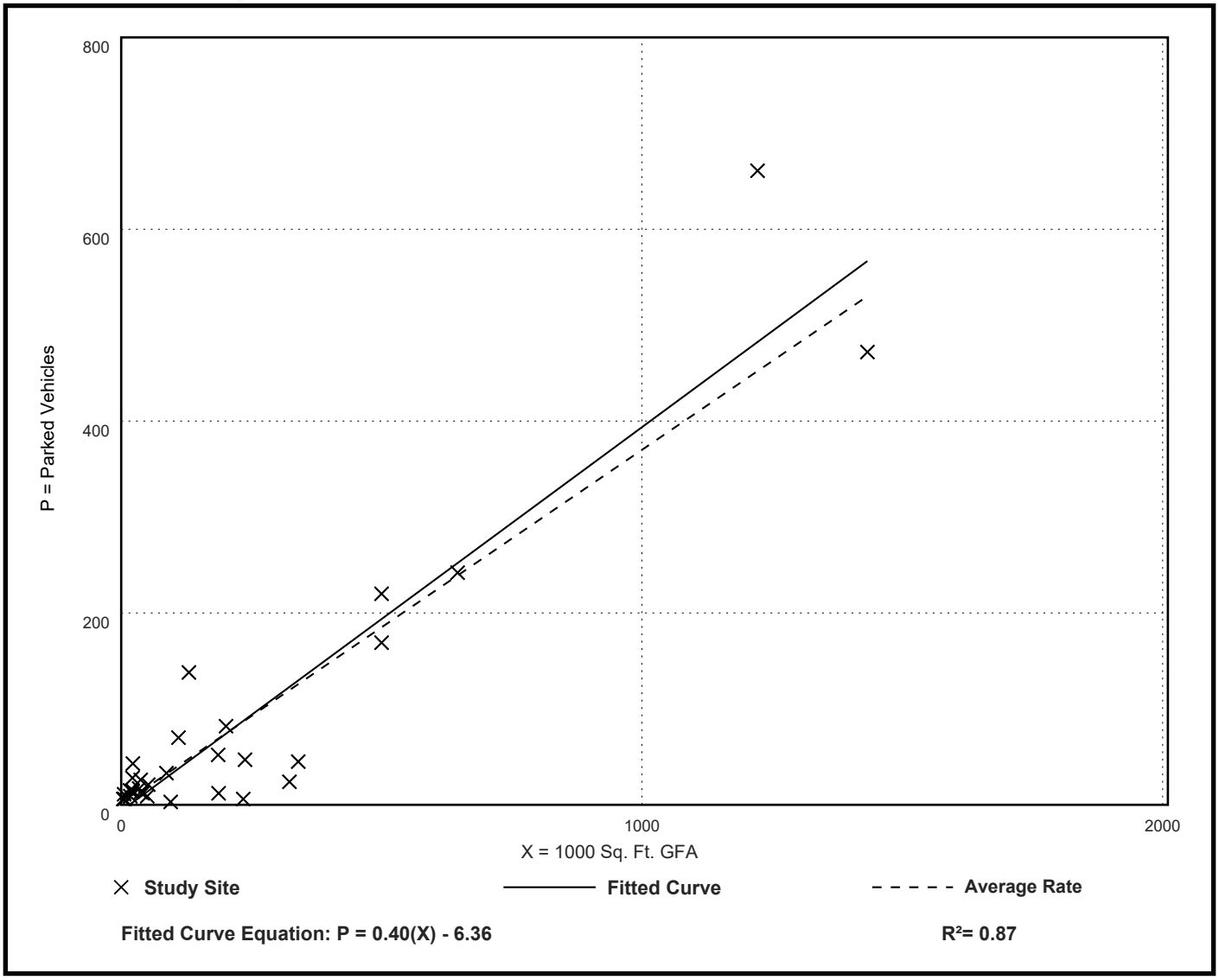
Warehousing
(150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Fitted Curve Equation: P = 0.40(X) - 6.36

R^2= 0.87

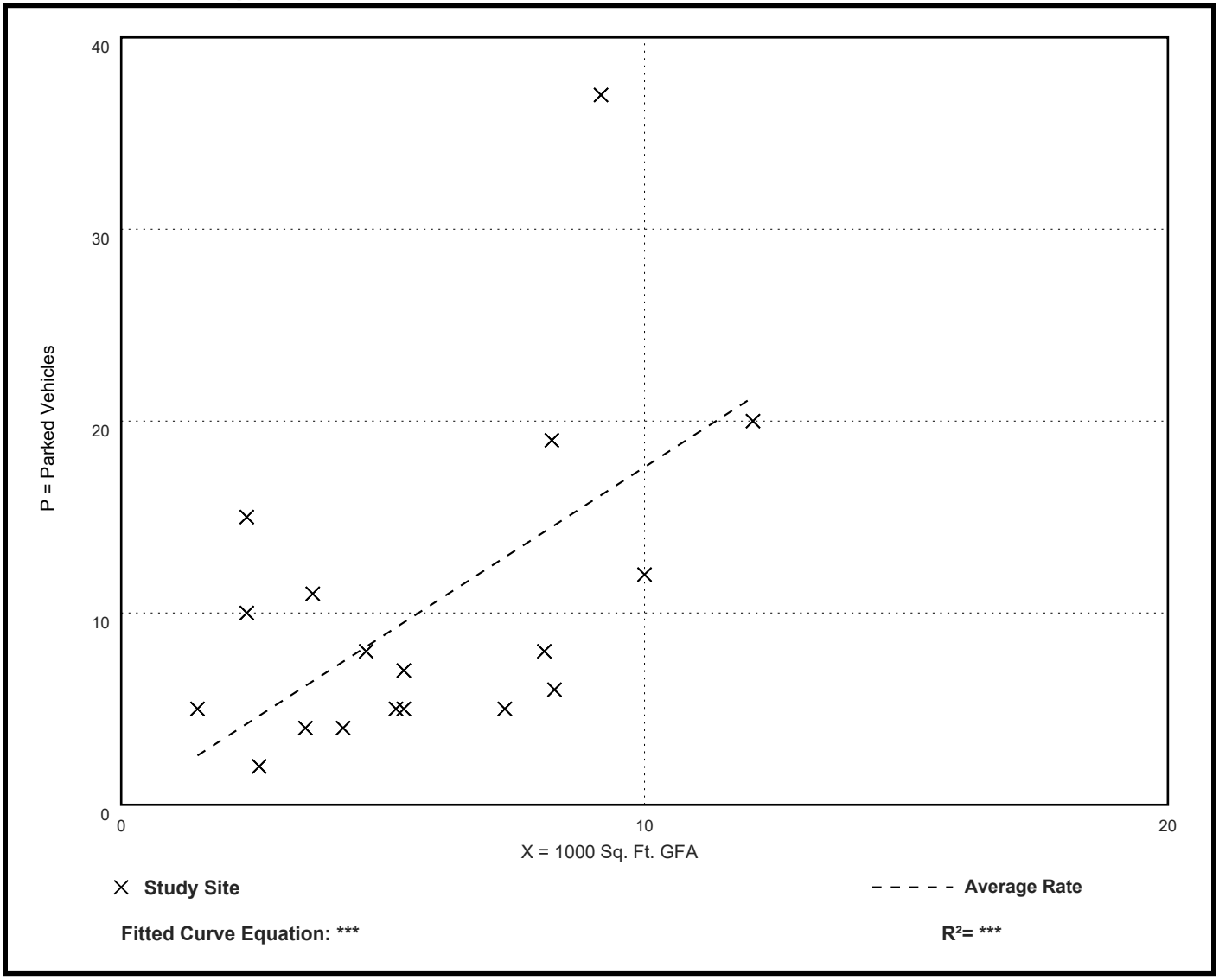
Specialty Trade Contractor
(180)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 5.8

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.76	0.68 - 6.25	0.96 / 4.06	***	1.29 (73%)

Data Plot and Equation



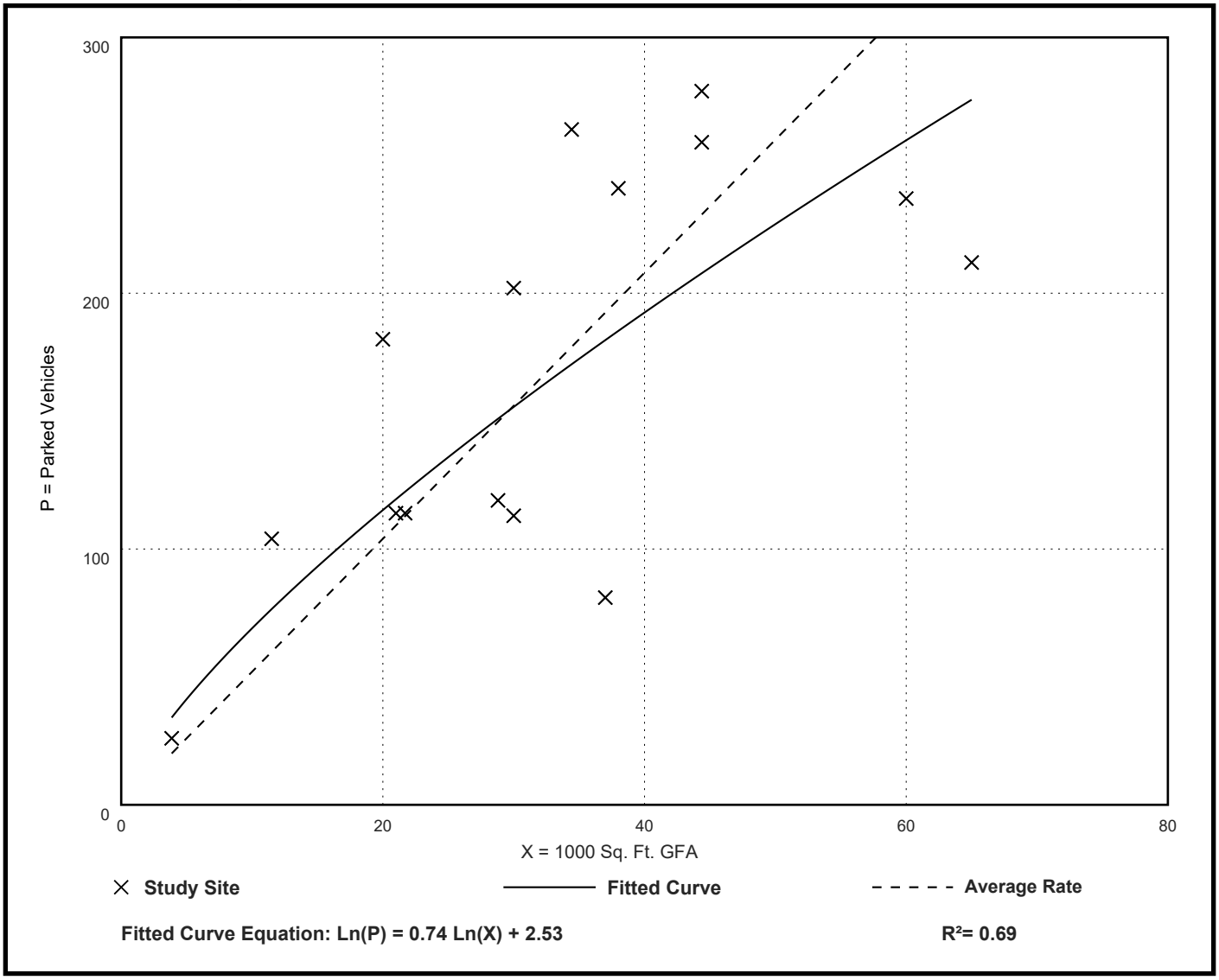
Health/Fitness Club
(492)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 33

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.20	2.19 - 9.10	4.45 / 8.49	***	1.90 (37%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.74 Ln(X) + 2.53

R^2= 0.69

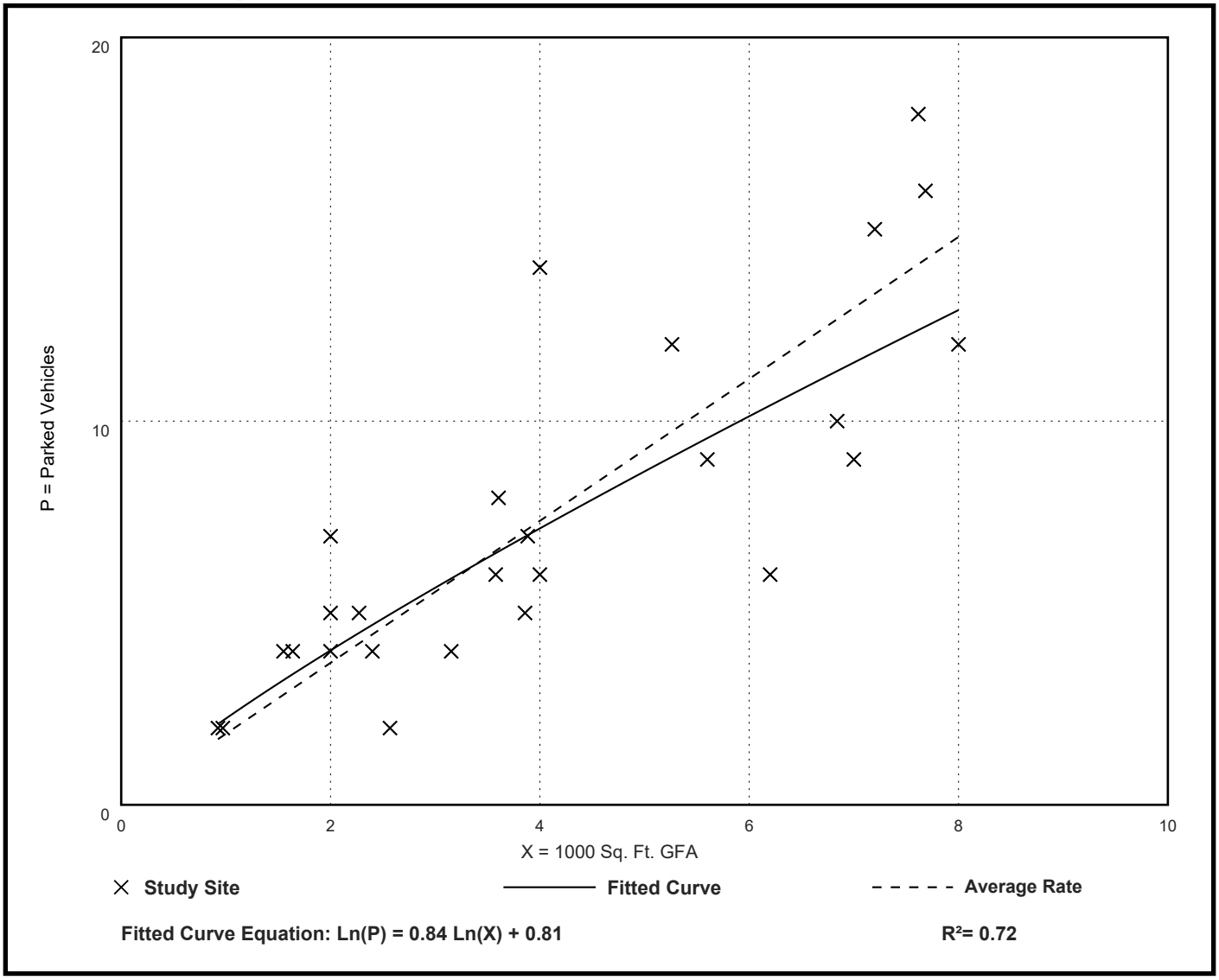
Small Office Building
(712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 4.1

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.85	0.78 - 3.50	1.60 / 2.50	1.61 - 2.09	0.62 (34%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.84 Ln(X) + 0.81

R^2= 0.72

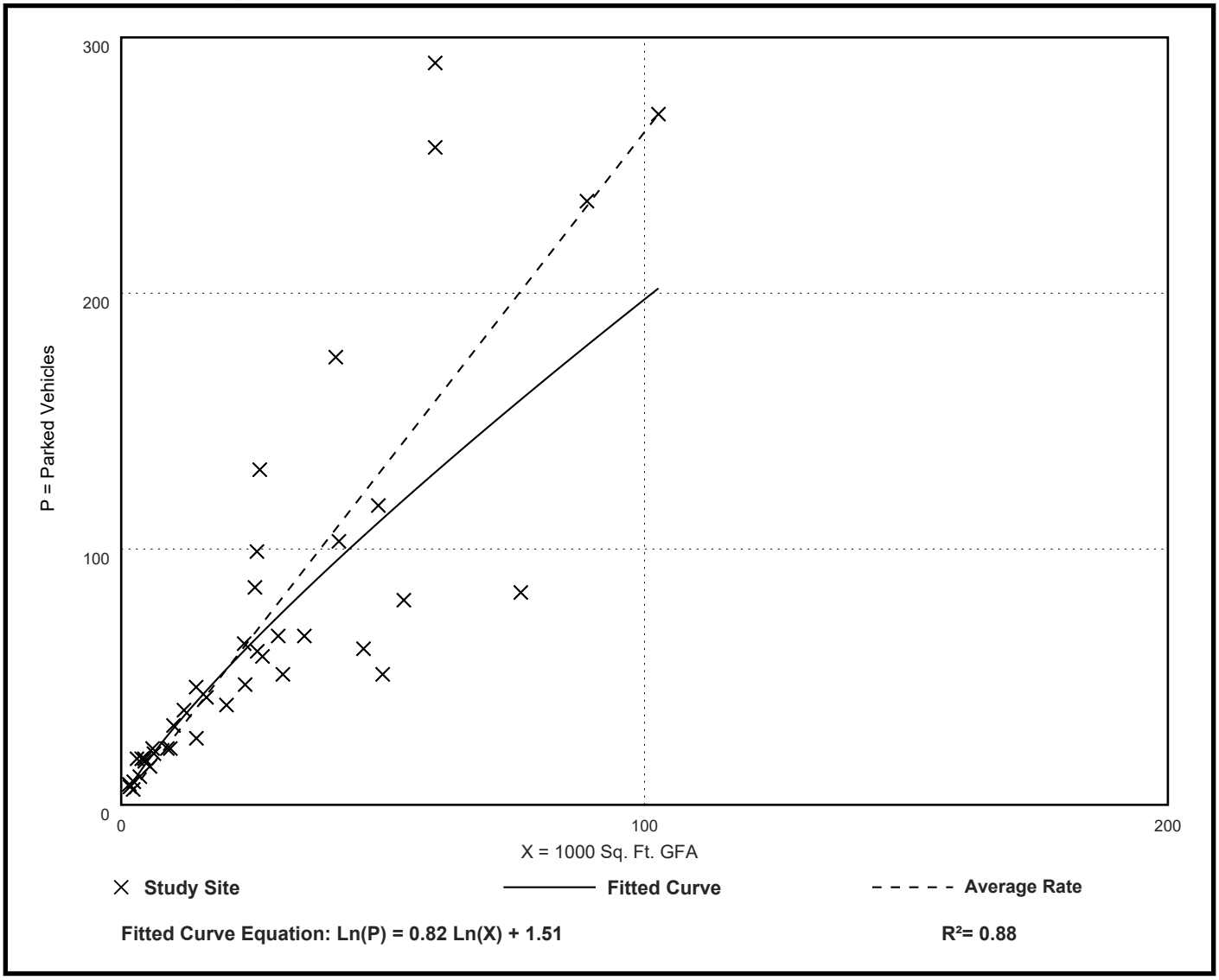
Medical-Dental Office Building - Standalone (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 27

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.82 Ln(X) + 1.51

R^2= 0.88

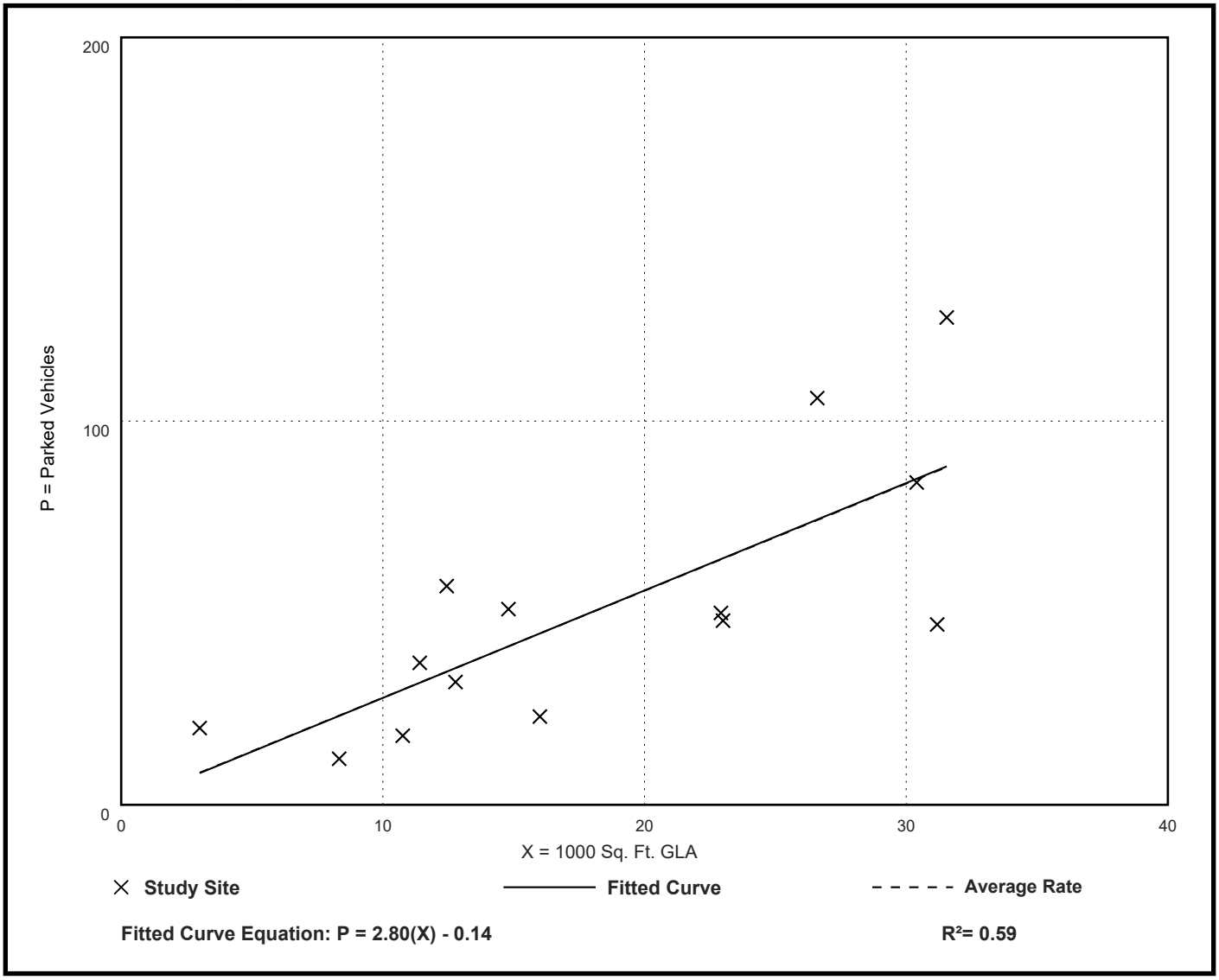
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Fitted Curve Equation: P = 2.80(X) - 0.14

R^2= 0.59

ATTACHMENT 3

ITE Time of Day Distributions

Land Use: 150 Warehousing

Description

A warehouse is a large building primarily devoted to the storage of goods and materials, but it may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

Land Use: 180 Specialty Trade Contractor

Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning. Small office building (Land Use 712) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00-4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	5
7:00 a.m.	39
8:00 a.m.	83
9:00 a.m.	97
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	91
1:00 p.m.	94
2:00 p.m.	90
3:00 p.m.	92
4:00 p.m.	88
5:00 p.m.	64
6:00 p.m.	—
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 492 Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickleball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (five study sites) and a Saturday (four study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	—	—
8:00 a.m.	—	76
9:00 a.m.	—	99
10:00 a.m.	65	100
11:00 a.m.	56	92
12:00 p.m.	48	78
1:00 p.m.	47	79
2:00 p.m.	43	71
3:00 p.m.	50	70
4:00 p.m.	72	67
5:00 p.m.	93	60
6:00 p.m.	100	56
7:00 p.m.	88	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 712 Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	22
9:00 a.m.	66
10:00 a.m.	89
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	77
2:00 p.m.	79
3:00 p.m.	84
4:00 p.m.	84
5:00 p.m.	71
6:00 p.m.	16
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 720 Medical-Dental Office Building

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 14 standalone study sites and five study sites located within or adjacent to a hospital campus.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	Standalone	Hospital Campus
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	17	—
8:00 a.m.	47	65
9:00 a.m.	82	79
10:00 a.m.	96	100
11:00 a.m.	100	73
12:00 p.m.	88	48
1:00 p.m.	87	71
2:00 p.m.	92	98
3:00 p.m.	90	90
4:00 p.m.	86	81
5:00 p.m.	55	65
6:00 p.m.	—	—
7:00 p.m.	—	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

SLW-500 Stadium Property, LLC - Unit 117

Variance (P25-192)

Planning and Zoning Board – January 6, 2026
Cody Sisk, Planner III

Variance Request

- A request for a variance to allow a reduction in the required parking for a recreational use for Jump Start boutique fitness studio.
- The request is to grant a variance of three parking spaces to Section 158.221 (C) (17) of the Zoning Code.
- Per Section 158.221 (C) (17) of the Zoning Code, one space is required for each two hundred (200) square feet of gross floor area for recreational facilities.
- The proposed use, Jump Start, will lease one unit in Building 1 for a total of 1,120 square feet.

Project Background

- The subject property is a 3.36 acre parcel at the NW corner of NW Stadium Drive and NW Peacock Blvd.
- The property is zoned Service Commercial (CS) and consists of two office/warehouse buildings.
- Building 1 is 15,344 square feet of warehouse space, 3,264 square feet of office space and a total of 17 warehouse bays
- Building 2 is 13,376 square feet of warehouse space, 3,072 square feet of office space, and a total of 16 warehouse bays.

Project Background

- The site is parked at a ratio of one space per 500 square feet of warehouse space and one space per each 200 square feet of office space for a total of 90 required parking spaces and 96 spaces were constructed.
- It provides for a ratio of one space per each 365 square feet of building space.

Additional Info.

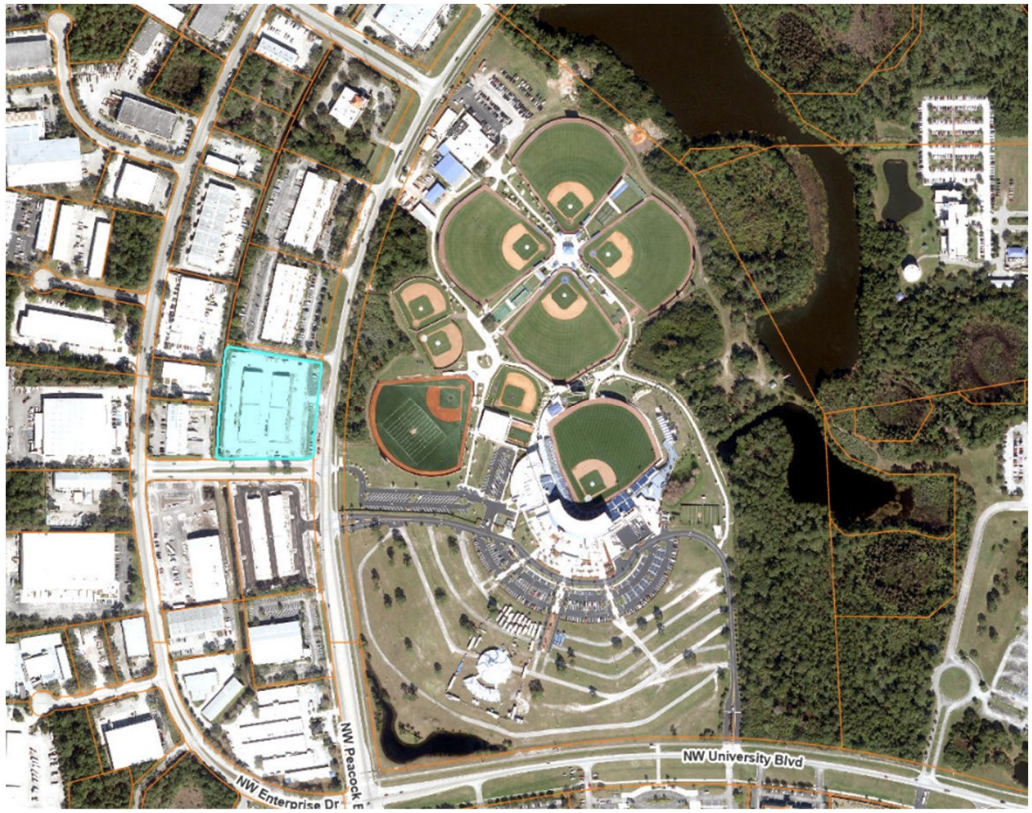
- The property owner has lease agreements with tenants whose uses exceed the amount of parking provided on site.
- There are two other applications for parking variances for the subject property.
  - P25-193 – A request for variance for five parking spaces for a recreational use for a personal fitness studio/private fitness coach to operate out of Building 1, Units 101 and 102 (Gold Standard).
  - P25-194 – A request for a variance of four parking spaces for a physical therapy office to operate out of Building 2, Units 103 and 104 (Fyzical Medical).

Parking Analysis

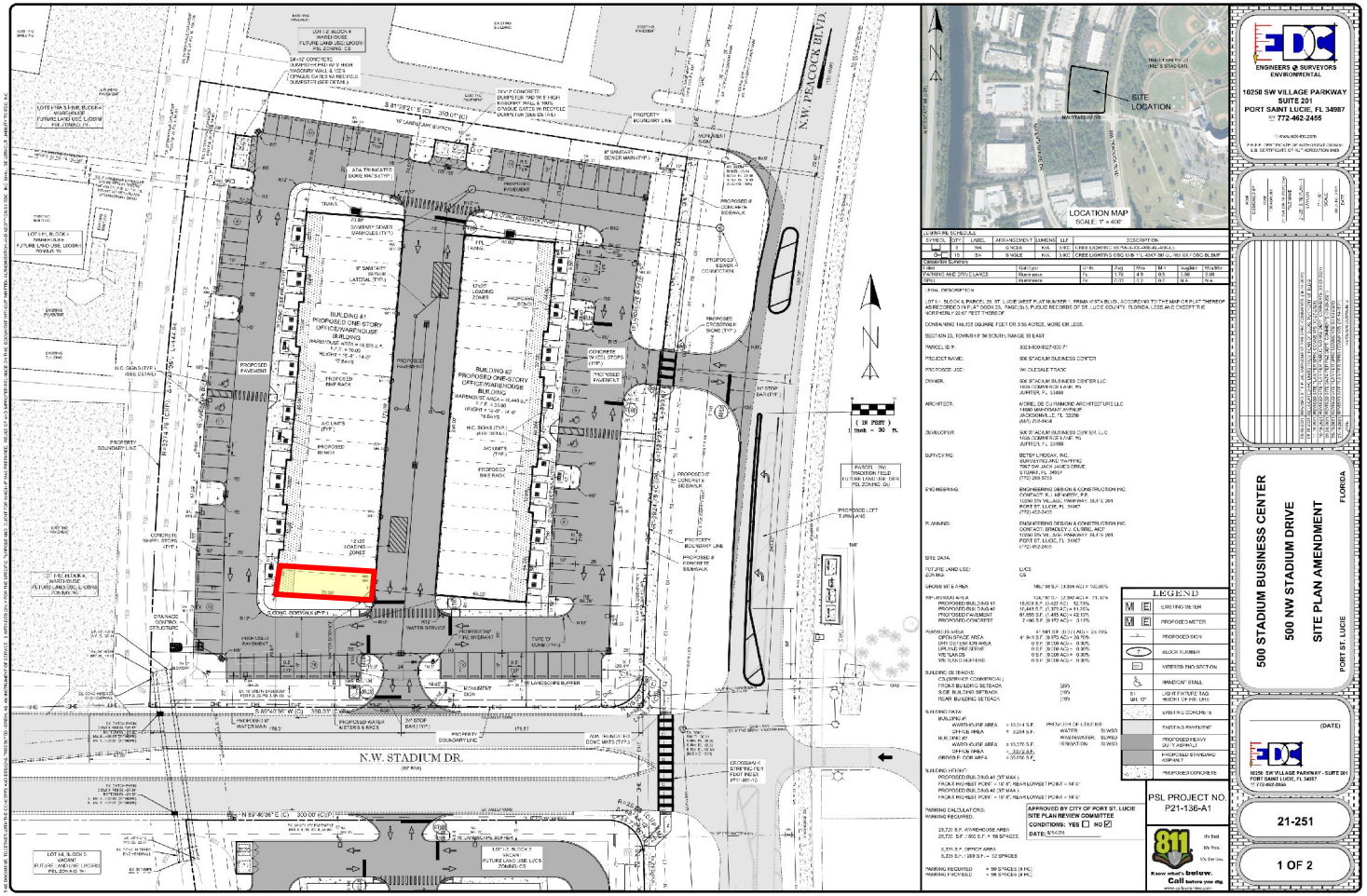
- A parking demand analysis was submitted to support the variance request.
- It includes a shared parking analysis that compares the time of day for the operation of each of the uses based on the ITE Parking Generation Manual, 6th Edition.
- Based on the findings in the analysis, the site can accommodate the uses that require additional parking since the hours of operation are not during the peak day time demand.
- The proposed JumpStart is a limited by appointment only trampoline fitness studio and the hours of operation are mainly early morning and late afternoon.

Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Agent	Vania Pedraja-Castro
Location	510 NW Peacock Boulevard
Existing Use	Warehouse and accessory office



Site Plan


N.W. PEACOCK BLVD.
N.W. STADIUM DR.
BUILDING #1 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
BUILDING #2 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
SITE LOCATION
LOCATION MAP
SCALE: 1" = 400'
LEGEND
ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
SITE PLAN AMENDMENT
PORT ST. LUCIE
FLORIDA
(DATE)
PSL PROJECT NO.
P21-136-A1
21-251
1 OF 2

Planning & Zoning Board Action Options

- Motion to approve

- Motion to approve the variances with the following conditions:

1) *This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.*

- Make a motion to deny.

- Make a motion to table.

Agenda Summary

2025-1090

Agenda Date: 1/6/2026 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-193 SLW-500 Stadium Property, LLC - Suites 101-102 - Variance

Location: Northwest corner of Stadium Drive and Peacock Boulevard

Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)

This is a request to grant a variance to allow a reduction in the required parking.

Submitted By: Cody Sisk, Planner III, Planning and Zoning Department

Executive Summary: The City of Port St. Lucie has received a request from Vania Pedraja-Castro, agent for the property owner, 500 Stadium Property, LLC. The request is to grant a variance of five parking spaces to allow a private fitness to operate in Building 1 at 510 NW Peacock Blvd, Units 101 and 102.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: If the Board chooses to grant the parking variance relief, the Planning and Zoning Department would recommend the following condition:

1. This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.

Background: The parcel located at 480 NW Peacock Boulevard received site plan approval on December 13, 2021, and is presently zoned Service Commercial (CS). The approved site plan reflects development intended primarily for warehouse use with accessory office space. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions.

The approved parking supply is based on a ratio of 1 space per 500 square feet of warehouse area and 1 space per 200 square feet of office area. However, many of the alternative permitted uses within the Service Commercial district require a parking ratio of 1 space per 200 square feet. As a result, the property would be considered under-parked for several other allowable uses under the zoning designation if such a change in use were proposed in the future.

Issues/Analysis: N/A

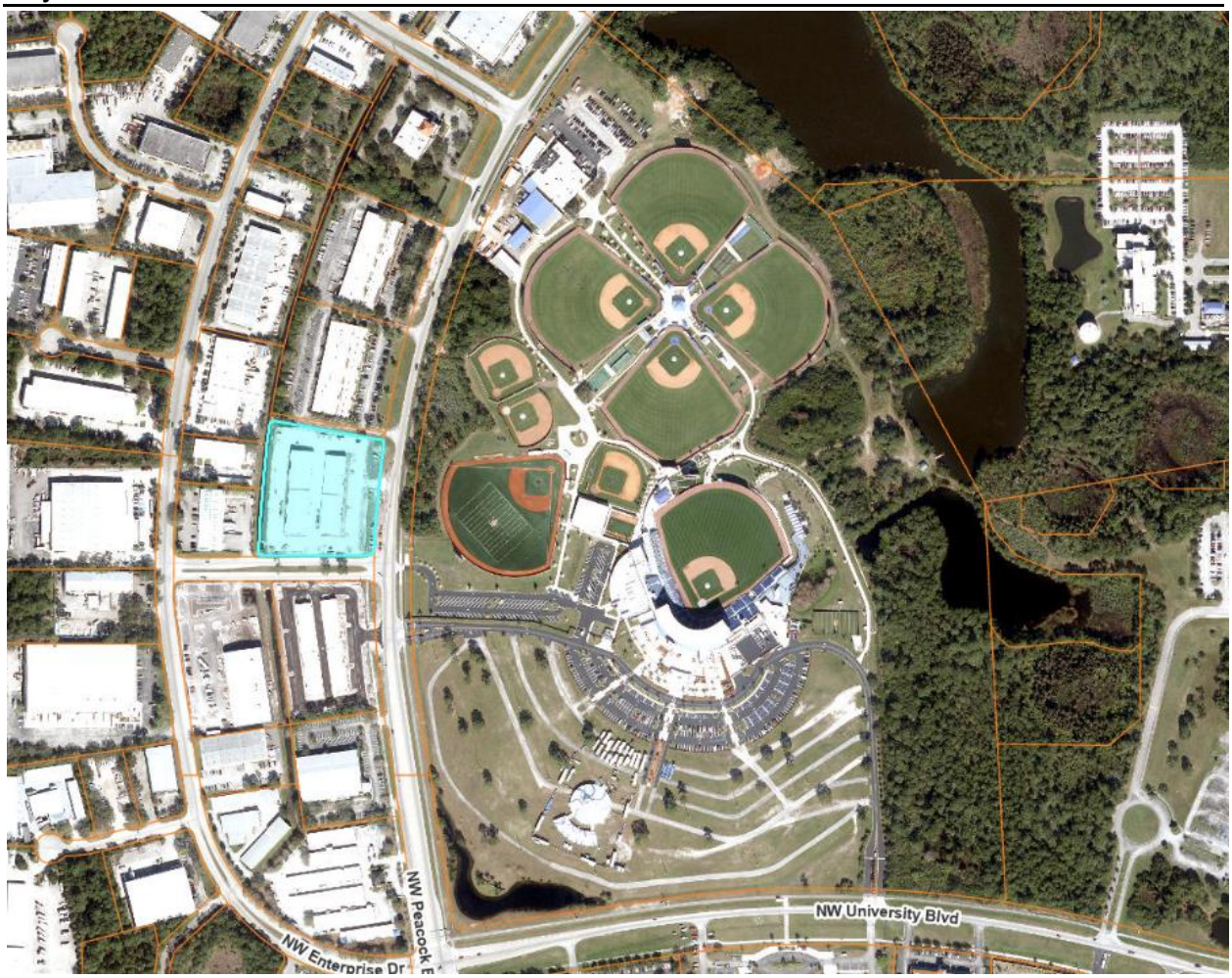
Special Consideration: N/A

Location of Project: 480 NW Peacock Boulevard

Attachments:

1. Staff Report
2. Approved Site Plan
3. Responses to Variance Criteria
4. Application
5. Warranty Deed
6. Agent Authorization Form
7. Parking Study
8. Staff Presentation

SLW-500 Stadium Property, LLC - Unit 101 and 102
Parking Variance
Project No. P25-193



SUMMARY

Applicant's Request:	This is a request to grant a variance to allow a reduction in the required parking for a recreational use/private fitness coach for Gold Standard fitness studio.
Application Type:	Variance, Quasi-Judicial
Applicant:	Vania Pedraja-Castro
Property Owner:	500 Stadium Property, LLC.
Location:	Northwest corner of Stadium Drive and Peacock Boulevard
Project Planner:	Cody Sisk, Planner III

Project Description

The City of Port St. Lucie has received a request from Vania Pedraja-Castro~~,~~ agent for the property owner, 500 Stadium Property, LLC, to grant a variance to Section 158.221 (C) (17) of the Zoning Code to allow for a reduction in parking for a proposed fitness studio. The request is to grant a variance of five parking spaces to allow for fitness studio consisting of personal trainer/private coach to operate in Building 1 at 510 NW Peacock Blvd, Units 101 and 102. Per Section 158.221 (C) (17) of the Zoning Code, one space is required for each two hundred (200) square feet of gross floor area for recreational facilities. The proposed use, Gold Standard, will lease two units of Building 1 for a total of 2,280 square feet.

The subject property is zoned Service Commercial (CS) and consists of two office/warehouse buildings. A site plan was approved in 2021. Building 1 is comprised of 15,344 square feet of warehouse space, 3,264 square feet of office space and a total of 17 warehouse bays. Building No. 2 is comprised of 13,376 square feet of warehouse space, 3,072 square feet of office space and a total of 16 warehouse bays. Based on these ratios, the project was parked at one space per 500 square feet of warehouse space and one space per each 200 square feet of office space. This results in a total parking required of 90 spaces and 96 spaces were constructed. It works out to a ratio of one space per each 365 square feet of building space. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions. The applicant is proposing a recreational facility uses that is parked at a ratio of one space per 200 square feet per City Code.

The property owner has lease agreements with tenants whose uses exceed the amount of parking provided on site. The City has received a request for a total of three separate uses that each require a separate parking variance. In addition to this application, there are two additional variance applications for parking for this location that are scheduled for the January 6, 2025 Planning and Zoning Board. The other two applications are:

1. P25-192 – 500 Stadium Property, LLC, has submitted a request for variance for three parking spaces for a recreational use for a personal fitness studio to operate out of Building 1, Unit 117 (Jump Start Fitness).
2. P25-194 - 500 Stadium Property, LLC, has submitted a request for a variance of four parking spaces for a physical therapy office to operate out of Building 2, Units 103 and 104 (Fyzical Medical).

The applicant has provided a parking study and has identified the hours of operation for each of the uses to demonstrate sufficient parking will be available to accommodate the various uses.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet on December 22, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

Location and Site Information

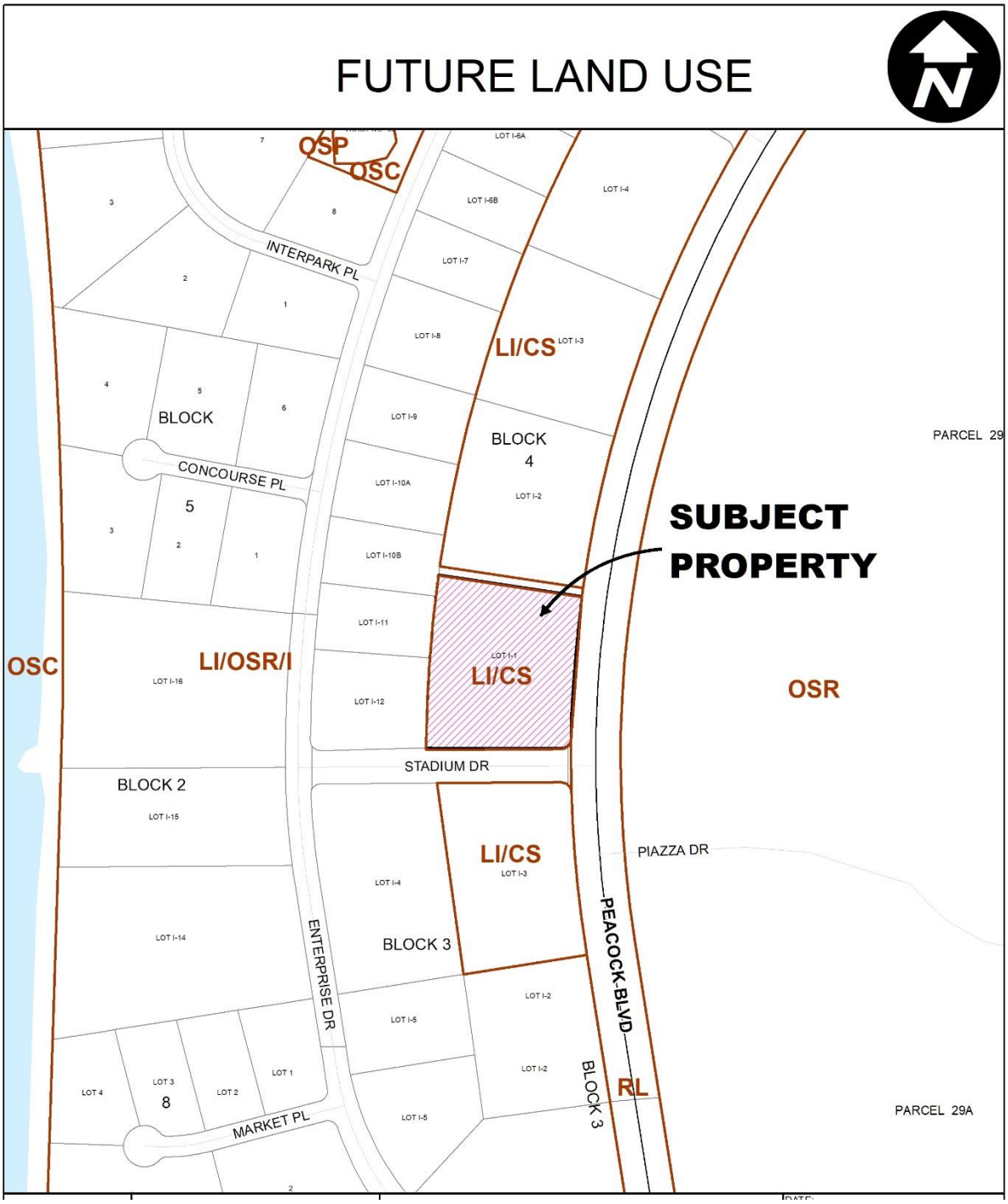
Parcel Number:	3323-500-0027-000-1
Property Size:	3.36 Acres
Legal Description:	Lot I-1, Block 4, of Parcel 28, St. Lucie West, Plat Number 1, Prima Vista Boulevard as Recorded in Plat Book 26, Pages 8, 8A Through 8G
Address:	500 NW Peacock Blvd
Future Land Use:	LI/CS

Existing Zoning:	CS (Service Commercial)
Existing Use:	Service Commercial Warehouse

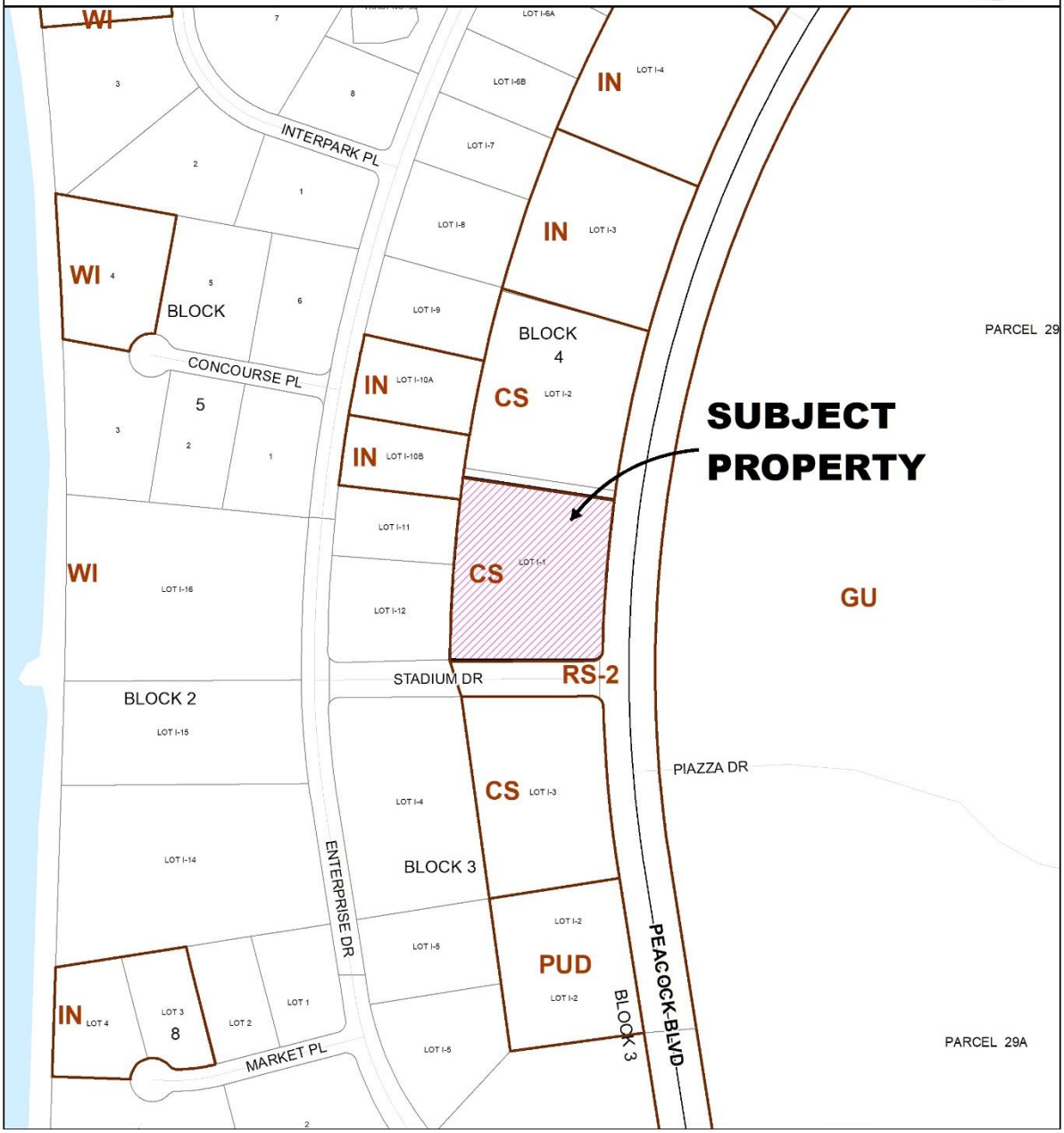
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Existing warehouse
South	LI/CS	CS	Existing warehouse
East	OSR	GU	Clover Park Fields
West	LI/OSR/I	WI	Warehouse and Office uses

NCD-New Community Development, MPUD-Master Planned Unit Development


FUTURE LAND USE
OSP
OSC
INTERPARK PL
LI/CS
BLOCK
5
CONCOURSE PL
BLOCK
4
PARCEL 29
SUBJECT
PROPERTY
OSC
LI/OSR/I
LI/CS
OSR
STADIUM DR
BLOCK 2
LI/CS
PIAZZA DR
BLOCK 3
ENTERPRISE DR
PEACOCK BLVD
RL
BLOCK 3
MARKET PL
PARCEL 29A

EXISTING ZONING



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.

   - *Applicant's Response: The building was originally developed and permitted with parking ratios consistent with office/warehouse use rather than the broader range of uses permitted under the Commercial Services zoning designation. We are requesting the parking variance for recreational use be approved. Our plaza is currently attracting small, service-oriented tenants, including a personal fitness studio, The Gold Standard located in unit 101 and 102. The Gold Standard is a by appointment only studio as the owner is the only employee and is a private fitness coach. His business model is based on taking clients 1 on 1 in one hour increments; there is no overlap between clients. The parking use during normal business hours never exceeds two, the business owner and his client. Furthermore, the classes he does have are well past typical hours of operations in the plaza. He has classes Monday-Friday between 7PM-8PM, thus not affecting any parking in the plaza during normal operations. This business has limited class sizes, appointment-based scheduling, and restricted operating hours, resulting in actual parking demand that is substantially lower than what is required by code on paper.*
   - *Staff Findings: The subject property is zoned Service Commercial (CS) and consists of two office/warehouse buildings. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking ratios to accommodate warehouse and accessory office functions at a ratio of one space per 500 square feet for warehouse use and one space per 200 square feet for office use. The applicant is proposing a recreational fitness use that requires a higher parking ratio than the intended uses shown on the site plan. The current owner is choosing to bring in uses that have a higher parking demand than what the building was originally intended. The applicant has stated that the proposed use will have off hours compared to the warehouse uses and limited class sizes.*

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

   - *Applicant's Response: The requested variance is based on actual parking demand relative to specific tenant operations, not on preferential treatment. Other*

similarly configured properties in the Commercial Services district are subject to the same code; the variance merely allows reasonable use of the existing parking supply without requiring additional construction or expansion that would be impractical or unnecessary. The intent is to align code requirements with real-world operational realities rather than to confer a special advantage. As you can see from the set schedule, the use is prior to peak traffic in the plaza. Furthermore, the vast majority of the attendees are residents of the motorcoach resort nearby and they carpool in golf carts. The use has not negatively impacting our parking on site and we believe it is an asset to the local community. When the building was constructed, the parking layout did not fully reflect the intended commercial services use intensity. As a result, businesses that align with the city's vision for growth and local service access are being restricted from occupancy due to parking count discrepancies rather than actual operational impact.

- *Staff Findings: The applicant has provided a parking demand analysis in support of the parking reduction request. It includes a shared parking analysis that compares the time of day for the operation of each of the uses based on the ITE Parking Generation Manual, 6th Edition. Based on the findings in the analysis, the site can accommodate the uses that require additional parking since the hours of operation are not during the peak day time demand. The applicant's parking demand analysis is included in the submittal packet.*

3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

- *Applicant's Response: Granting this variance would: Support small business growth and local entrepreneurship within Port St. Lucie. Encourage diverse commercial uses in alignment with the city's zoning intent for the CS district. Utilize existing infrastructure efficiently, without creating adverse traffic or parking conditions. We respectfully request that the City consider a variance allowing the current parking configuration to satisfy the code requirements for the proposed tenant uses, based on their demonstrated operational patterns and minimal parking impact. Our goal is to work collaboratively with the City to support businesses that contribute to Port St. Lucie's economic vitality while maintaining a well-planned, functional site. We would be happy to provide tenant schedules, floor plans, or parking utilization data to assist in your review.*

- *Staff Findings: The applicant has provided a parking demand analysis. It includes a shared parking analysis that compares the time of day for the operation of each of the uses based on the ITE Parking Generation Manual, 6th Edition. Based on the findings in the analysis, the site can accommodate the uses that require additional parking since the hours of operation are not during the peak day time demand.*

4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

- *Applicant's Response: Without the variance, the applicant would be unable to lease units to small service-oriented businesses (fitness studios and a physical therapy office) due to insufficient parking under strict code calculations, despite these tenants generating parking demand well below code. This limitation would prevent the plaza from fulfilling its intended commercial service potential, reduce economic activity at the property, and hinder efforts to support local business growth in Port St. Lucie.*

- *Staff Findings: The current owner is choosing to bring in uses that have a higher parking ratio than what was required when the site plan was approved for warehouse with ancillary office use. As such, there is insufficient parking to support the proposed uses and parking relief is required. The applicant has provided a parking demand analysis to demonstrate that the site can accommodate the uses that require additional parking since the hours of operation are not during peak day time demand.*

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

- *Applicant's Response: Approval of this variance is essential for these tenants to occupy the property. The existing parking configuration cannot be altered without extensive reconstruction that is impractical. Only by granting the variance can these businesses move forward and contribute to the economic vitality of the area.*

- *Staff Findings: Per Section 158.221 (C) (17) of the Zoning Code, one space is required for each two hundred (200) square feet of gross floor area for recreational facilities. Based on these ratios, the project was parked at one space per 500 square feet of warehouse space and one space per each 200 square feet of office space. It works out to a ratio of one space per each 365 square feet of building space. The proposed use, Gold Standard, will lease two units of Building 1 for a total of 2,280 square feet. The request is to grant a variance of five parking spaces to allow a fitness studio consisting of personal trainer/private coach to operate in Building 1 at 510 NW Peacock Blvd, Units 101 and 102, which is the minimum number of parking spaces required for this use.*

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- *Applicant's Response: Granting the variance allows the property to be used in a manner consistent with other Commercial Services properties that have sufficient parking for their actual operations. It ensures that this property is not disadvantaged relative to similar sites, enabling the applicant to attract and retain tenants in line with typical market conditions and zoning expectations.*

- *Staff Findings: A variance is required to accommodate the proposed recreational facility use which requires a parking ratio of one space for each 200 square feet of gross floor area. The site plan for the subject property identified the proposed uses for the site as warehouse with ancillary office use. The parking ratios on the site plan match the warehouse and ancillary office uses. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions. The current owner is choosing to bring in uses that have a higher parking demand than what the building was originally intended. As such, there is insufficient parking to support the proposed uses and parking relief is required. The applicant has provided a parking demand analysis to demonstrate that the site can accommodate the uses that require additional parking since the hours of operation will vary between uses and all of the uses will not be operation during peak day time demand.*

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.

- *Applicant's Response: Applicant acknowledges and agrees to full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe.*
- *Staff Findings: If the Board chooses to grant the parking variance relief, the Planning and Zoning Department would recommend the following condition:*
    - *This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.*

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 make a:

- Motion to approve
- Motion to approve with conditions

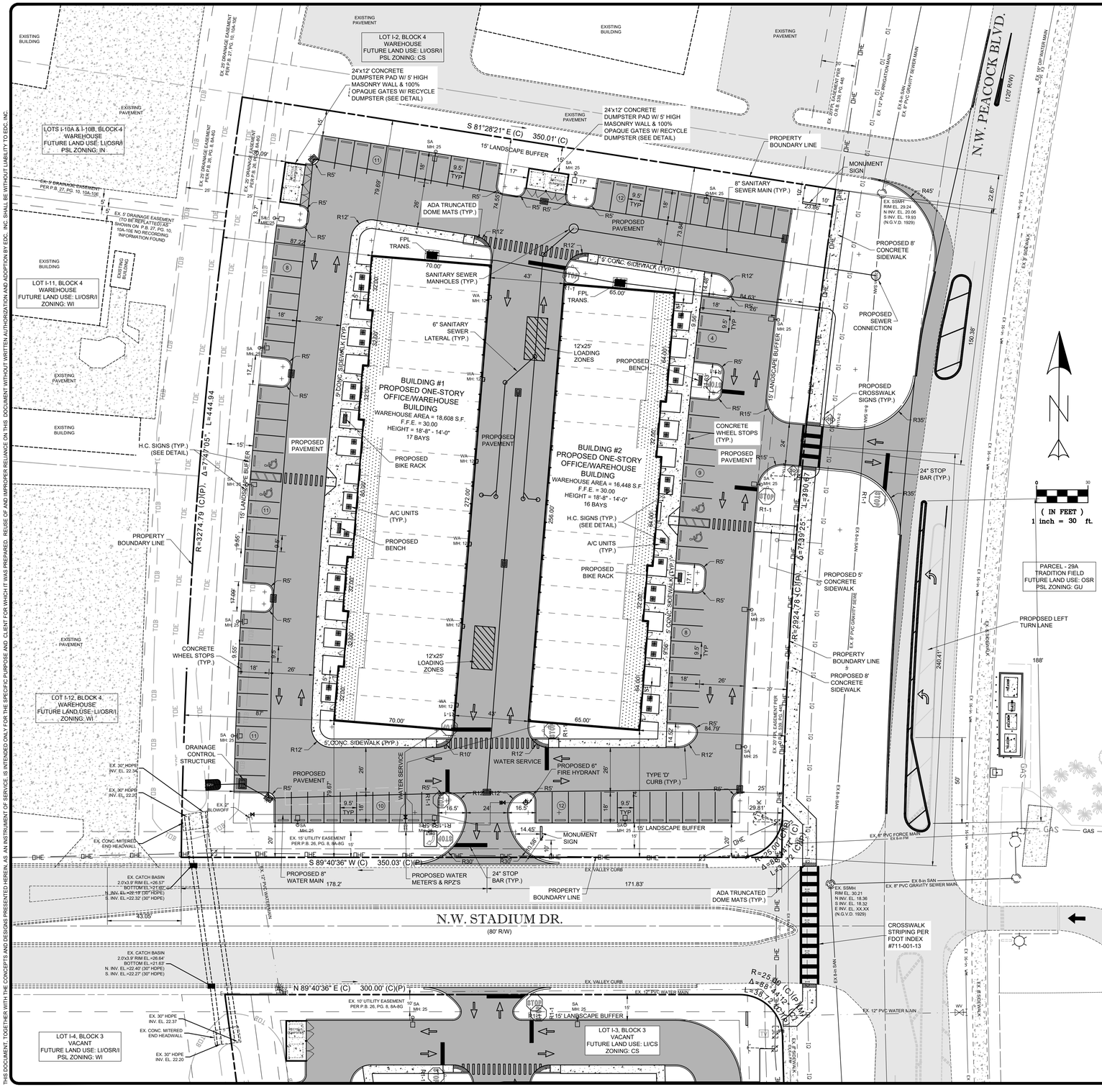
If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may make a:

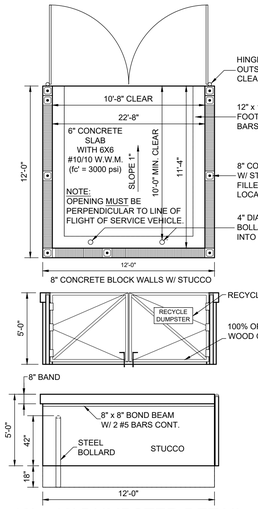
- Motion to deny

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

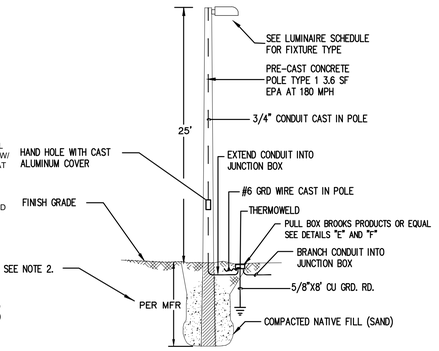
- Motion to table or continue the hearing or review to a future meeting

(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).


S 81°28'21" E (C) 350.01' (C)
15' LANDSCAPE BUFFER
N.W. PEACOCK BLVD. (120' R/W)
PROPERTY BOUNDARY LINE
MONUMENT SIGN
8" SANITARY SEWER MAIN (TYP.)
24'x12' CONCRETE DUMPSTER PAD W/ 5' HIGH MASONRY WALL & 100% OPAQUE GATES W/ RECYCLE DUMPSTER (SEE DETAIL)
LOT I-2, BLOCK 4 WAREHOUSE FUTURE LAND USE: LI/OSR/I PSL ZONING: CS
LOTS I-10A & I-10B, BLOCK 4 WAREHOUSE FUTURE LAND USE: LI/OSR/I PSL ZONING: IN
LOT I-11, BLOCK 4 WAREHOUSE FUTURE LAND USE: LI/OSR/I ZONING: WI
EX. 5' DRAINAGE EASEMENT PER P.B. 27, PG. 10, 10A-10E
EX. 5' DRAINAGE EASEMENT (TO BE REPLATTED AS SHOWN ON P.B. 27, PG. 10, 10A-10E NO RECORDING INFORMATION FOUND
EX. 20' DRAINAGE EASEMENT PER P.B. 26, PG. 6A-6G
EX. 25' DRAINAGE EASEMENT PER P.B. 26, PG. 6A-6G
ADA TRUNCATED DOME MATS (TYP.)
5' CONC. SIDEWALK (TYP.)
PROPOSED PAVEMENT
FPL TRANS.
SANITARY SEWER MANHOLES (TYP.)
6" SANITARY SEWER LATERAL (TYP.)
BUILDING #1 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING WAREHOUSE AREA = 18,608 S.F. F.F.E. = 30.00 HEIGHT = 18'-8" - 14'-0" 17 BAYS
BUILDING #2 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING WAREHOUSE AREA = 16,448 S.F. F.F.E. = 30.00 HEIGHT = 18'-8" - 14'-0" 16 BAYS
12'x25' LOADING ZONES
PROPOSED BENCH
PROPOSED BIKE RACK
A/C UNITS (TYP.)
H.C. SIGNS (TYP.) (SEE DETAIL)
CONCRETE WHEEL STOPS (TYP.)
PROPOSED 8' CONCRETE SIDEWALK
PROPOSED SEWER CONNECTION
PROPOSED CROSSWALK SIGNS (TYP.)
24" STOP BAR (TYP.)
PROPOSED 5' CONCRETE SIDEWALK
PROPOSED LEFT TURN LANE
PARCEL - 29A TRADITION FIELD FUTURE LAND USE: OSR PSL ZONING: GU
EX. SSMH RIM EL. 29.24 N INV. EL. 20.06 S INV. EL. 19.93 (N.G.V.D. 1929)
EX. 8" PVC FORCE MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 8" PVC DRAINAGE MAIN
EX. 12" PVC IRRIGATION MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 8" PVC WATER MAIN
EX. 12" PVC WATER MAIN
EX. 6" SIDEWALK
EX. 8" SIDEWALK
EX. 8" SAN
EX. 8" SAN
EX. 8" SAN



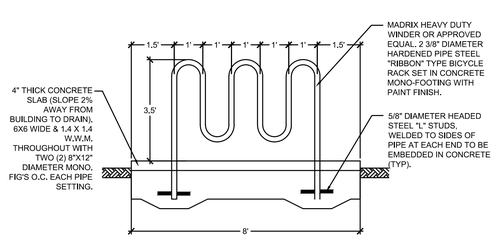
12' x 12' DUMPSTER DETAIL



NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL

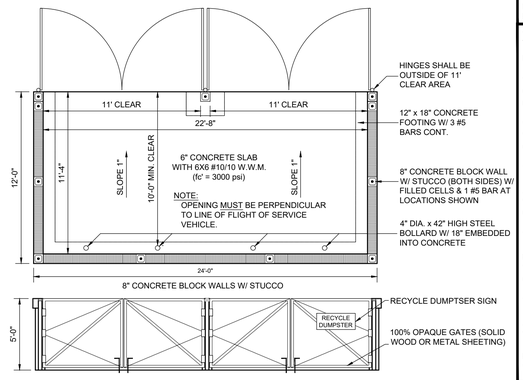
SCALE:NONE



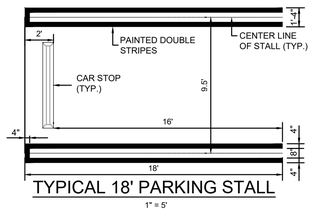
NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

TYPICAL BIKE RACK DETAIL

N.T.S.

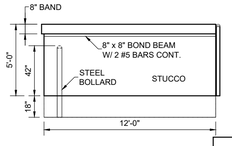


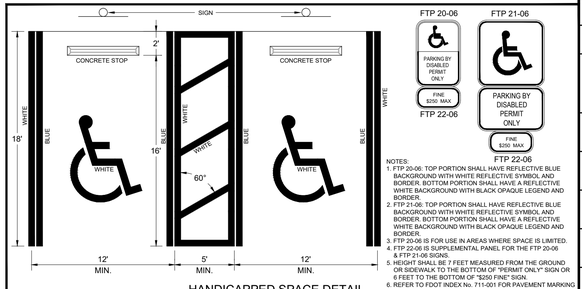
24' x 12' DUMPSTER DETAIL



TYPICAL 18' PARKING STALL

1" = 5'





NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAPPED SPACE DETAIL

SITE PLAN NOTES:

1. THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
2. LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 158.221 OF THE PSL CITY CODE.
3. TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
4. AIR CONDITIONING CONDENSING AND COMPRESSOR UNITS SHALL BE FULLY SCREENED FROM VIEW FROM RESIDENTIAL PROPERTIES OR STREET RIGHTS-OF-WAY AT GROUND LEVEL ON THE PROPERTY LINE. SCREENING SHALL CONSIST OF AN OPAQUE FENCE AND A HEDGE OF SHRUBS AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED AND SPACED AT LEAST 24 INCHES ON CENTER AROUND THE ENTIRE AC UNIT OR COMPRESSOR, EXCEPT WHERE ACCESS TO THE EQUIPMENT IS NECESSARY. SCREENING MUST BE INSTALLED AND MAINTAINED IN A MANNER CONSISTENT WITH THE ARCHITECTURAL STYLE, COLOR, AND MATERIALS OF THE PRINCIPAL USE AND THE SHRUBS PLANTED IN A MANNER THAT IS CONSISTENT WITH THE APPROVED LANDSCAPING PLAN, IN ACCORDANCE WITH PSL CITY CODE, SECTION 154.03(F).
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PROPERTY ZONED RESIDENTIAL. THIS SCREENING SHALL BE DESIGNED AS BOTH A VISUAL BARRIER AND A NOISE BARRIER. SECT. 158.126(J)(4).
6. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).
7. ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE

THERE ARE NO EXISTING FIRE HYDRANTS WITHIN 1,000 FEET TO THE SITE. A FIRE HYDRANT WILL BE INSTALLED IN FRONT OF THE SITE NO SW STADIUM DRIVE.

STORMWATER DRAINAGE BASIN INFORMATION

BASIN 7B - 1 (SFWMD PERMIT #56-00573-S)

CONTROL ELEVATION	= 21.52 NAVD (22.00 NGVD)
MIN ROAD CROWN ELEVATION	= 23.62 NAVD (25.10 NGVD)
MIN FINISHED FLOOR ELEVATION	= 26.02 NAVD (27.50 NGVD)
PERIMETER GRADE ELEVATION	= 23.62 NAVD (25.30 NGVD)

ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON N.A.V.D. '88. TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO N.A.V.D. '88 ELEVATIONS TO GET N.G.V.D. '29 ELEVATIONS.

TRAFFIC STATEMENT:

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION

WAREHOUSING (150)
GENERAL OFFICE (710)
(AVERAGE RATES UTILIZED)

	AVERAGE RATE	PROJECT S.F.		TRIPS
WEEKDAY DAILY TRIPS:				
WAREHOUSING (150)	1.71 / 1,000 S.F.	28,720 S.F.	=	49
GENERAL OFFICE (710)	10.84 / 1,000 S.F.	6,336 S.F.	=	69
TOTAL TRIPS			=	118
A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC				
WAREHOUSING (150)	0.17 / 1,000 S.F.	28,720 S.F.	=	5
GENERAL OFFICE (710)	1.52 / 1,000 S.F.	6,336 S.F.	=	10
TOTAL TRIPS			=	15
P.M. PEAK HOUR ADJACENT STREET TRAFFIC				
WAREHOUSING (150)	0.18 / 1,000 S.F.	28,720 S.F.	=	5
GENERAL OFFICE (710)	1.44 / 1,000 S.F.	6,336 S.F.	=	9
TOTAL TRIPS			=	14
A.M. PEAK HOUR OF GENERATOR				
WAREHOUSING (150)	0.21 / 1,000 S.F.	28,720 S.F.	=	6
P.M. PEAK HOUR OF GENERATOR				
WAREHOUSING (150)	0.23 / 1,000 S.F.	28,720 S.F.	=	7

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF EXFILTRATION TRENCHES WITH THE DISCHARGE TO THE EXISTING MASTER DRAINAGE SYSTEM TO THE WEST OF THE PROPERTY TO THE EXISTING DRAINAGE DITCH. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFWMD PERMIT GP 56-00573-S WILL BE OBTAINED.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

UPLAND PRESERVE REQUIREMENTS

PROJECT AREA:	146,138 S.F. (3.35 AC.)
UPLAND AREA:	126,324 S.F. (2.90 AC.)
PER EDC ENVIRONMENTAL ASSESSMENT	
MITIGATION REQUIRED:	47,393 S.F. (1.088 AC.)
(2.90 x 25% = 0.725 ACRES x 1.5 = 1.088 ACRES)	

ENVIRONMENTAL SITE ASSESSMENT STATEMENT
(PER REPORT BY EDC, INC., JUNE 07, 2021)

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A

PSL PROJECT NO.
P21-136-A1

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SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	RMF
DRAWN BY	RMF
FILENAME	21-251 (08-16-2024).dwg
LAYOUT	21-251 SITE PLAN - 2
SCALE	1" = 30'
DATE	01 JUNE 2021

DATE	REVISION COMMENTS
08-16-2024	REVISED SITE PLAN AMENDMENT PER SPRC COMMENTS. (08-14-2024)
10-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-07-2021)
11-10-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-27-2021)
08-06-2021	REVISED SITE PLAN PER SPRC COMMENTS (08-06-2021)
09-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (09-14-2021)
07-12-2021	REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)

500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
SITE AMENDMENT DETAILS
PORT ST. LUCIE FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-251

2 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC_2021\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWGs\21-251 (08-16-2024).dwg, 21-251 SITE PLAN - 2, 8/16/2024 12:45:49 PM, Bob Frost, EDC, Inc., EDC, Inc.

Responses to variance criteria as listed under Section 158.295 (B) of Zoning Code.

1. If variance is for an existing structure, explain why the structure was built so close to the property line.
   The variance request is not related to proximity to the property line, as the existing building complies with all setbacks and height requirements. The variance pertains solely to the off-street parking requirement, which was designed for an office/warehouse configuration rather than the broader range of commercial services allowed under the CS zoning.
2. If variance is for an existing structure, explain if the variance is required as a result of your actions or a representative of yours.
   The variance is not required due to any action of the applicant or representative. The existing building and its parking layout were constructed under a prior interpretation of the zoning requirements and pre-date the current tenant leasing needs. The parking shortfall relative to code arises from the difference between actual operational demand of the proposed tenants and the higher code requirement, not from any action taken by the applicant.
3. Explain why this variance won't give you privileges that aren't available to your neighbors.
   The requested variance is based on actual parking demand relative to specific tenant operations, not on preferential treatment. Other similarly configured properties in the Commercial Services district are subject to the same code; the variance merely allows reasonable use of the existing parking supply without requiring additional construction or expansion that would be impractical or unnecessary. The intent is to align code requirements with real-world operational realities rather than to confer a special advantage.
4. Explain how not receiving this variance will hurt your personal endeavors.
   Without the variance, the applicant would be unable to lease units to small service-oriented businesses (fitness studios and a physical therapy office) due to insufficient parking under strict code calculations, despite these tenants generating parking demand well below code. This limitation would prevent the plaza from fulfilling its intended commercial service potential, reduce economic activity at the property, and hinder efforts to support local business growth in Port St. Lucie.
5. Acknowledge that only through this variance can what you are asking for become a reality.
   Approval of this variance is essential for these tenants to occupy the property. The existing parking configuration cannot be altered without extensive reconstruction

that is impractical. Only by granting the variance can these businesses move forward and contribute to the economic vitality of the area.

6. Explain how receiving this variance will place you on equal footing with neighboring properties.

   Granting the variance allows the property to be used in a manner consistent with other Commercial Services properties that have sufficient parking for their actual operations. It ensures that this property is not disadvantaged relative to similar sites, enabling the applicant to attract and retain tenants in line with typical market conditions and zoning expectations.

7. Acknowledge that you will comply with the P&Z Board's decision regarding your variance application.

   The applicant acknowledges that they will fully comply with the Planning & Zoning Board's decision, including any conditions the Board may impose to mitigate impacts. This acknowledgment does not preclude the right to appeal, as provided under the City's zoning code.

P25-193 SLW-500 Stadium Property, LLC - Suites 101-102

TYPE	STATUS	BUILDING TYPE
VAR	CUSTOMER RESPONSED	COMM

ASSIGNED TO

Cody Sisk

ADDRESS

510 NW Peacock Blvd - Suites 101-102

SECTION	BLOCK	LOT
Pl 1	SLW-4	1

LEGAL DESCRIPTION

ST LUCIE WEST-PLAT 1- BLK 4 LOT I-1-LESS N 22.67 FT-

SITE LOCATION

510 NW Peacock Blvd Suite 101-102

PARCEL #

3323-500-0027-000-1

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
		CS	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
3.36		

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

UTILITY PROVIDER

DESCRIBE REQUEST

Dear Planning and Zoning Board Members,

I am writing to formally request a parking variance for the property located at 510 NW Peacock Blvd Unit 101-102 Port St. Lucie, FL 34986 which is zoned Commercial Services (CS). The building was originally developed and permitted with parking ratios consistent with office/warehouse use rather than the broader range of uses permitted under the Commercial Services zoning designation. We are requesting the parking variance for recreational use by approved.

Our plaza is currently attracting small, service-oriented tenants, including a personal fitness studio, The Gold Standard located in unit 101 and 102. The Gold Standard is a by appointment only studio as the owner is the only employee and is a private fitness coach. His business model is based on taking clients 1 on 1 in one hour increments; there is no overlap between clients. The parking use during normal business hours never exceeds two, the business owner and his client. Furthermore, the classes he does have are well past typical hours of operations in the plaza. He has classes Monday-Friday between 7PM-8PM, thus not affecting any parking in the plaza during normal operations. This business has limited class sizes, appointment-based scheduling, and restricted operating hours, resulting in actual parking demand that is substantially lower than what is required by code on paper.

When the building was constructed, the parking layout did not fully reflect the intended commercial services use intensity. As a result, businesses that align with the city's vision for growth and local service access are being restricted from occupancy due to parking count discrepancies rather than actual operational impact.

Granting this variance would:

Support small business growth and local entrepreneurship within Port St. Lucie.

Encourage diverse commercial uses in alignment with the city's zoning intent for the CS district.

Utilize existing infrastructure efficiently, without creating adverse traffic or parking conditions.

We respectfully request that the City consider a variance allowing the current parking configuration to satisfy the code requirements for the proposed tenant uses, based on their demonstrated operational patterns and minimal parking impact.

Our goal is to work collaboratively with the City to support businesses that contribute to Port St. Lucie's economic vitality while maintaining a well-planned, functional site. We would be happy to provide tenant schedules, floor plans, or parking utilization data to assist in your review.

Thank you for your time and consideration. We appreciate your partnership in helping our tenants and our community continue to grow and thrive.

Primary Contact Email

vcastro@eastcp.com

AGENT/APPLICANT

FIRST NAME	**LAST NAME**
Vania	Pedraja-Castro

Business Name

East CP Management

ADDRESS

510 NW Peacock Blvd Unit 111

CITY	**STATE**	**ZIP**
Port St Lucie	FL	34986

EMAIL	PHONE
vcastro@eastcp.com	3054504888

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Drew	DeWitt

ADDRESS		
1051 Boston Post Road Ste 2R		
CITY	**STATE**	**ZIP**
Darien	CT	06820

EMAIL	PHONE
ddewitt@eastcp.com	9175362880

PROJECT ARCHITECT/ENGINEER	
FIRST NAME	**LAST NAME**

Business Name		
ADDRESS		
CITY	**STATE**	**ZIP**

EMAIL	PHONE

PROPERTY OWNER		
Business Name		
500 Stadium Property LLC		
ADDRESS		
1051 Boston Post Rd Ste 2R		
CITY	**STATE**	**ZIP**
Darien	CT	06820

EMAIL	PHONE
vcastro@eastcp.com	(772) 204-2201

FINAL PERMIT INSPECTION REQUIRED BY:

PREPARED BY:
Prepared by:
Eavenson, Fraser & Lunsford, PLLC
631 U.S. Highway One, Suite 310
North Palm Beach, FL 33408-4618
Attn: Bradley B. Eavenson, Esquire

RECORDING RETURN TO:
Ron Cantor, Esquire
631 U.S. Highway One, Suite 310
North Palm Beach, FL 33408-4618

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ of _____, 2024 by 500 STADIUM BUSINESS CENTER LLC, a Florida limited liability company, whose mailing address is 631 U.S. Highway One, Suite 310, North Palm Beach, FL 33408-4618 (the "**Grantor**"), to 500 STADIUM PROPERTY, LLC, a Delaware limited liability company, whose mailing address is 1051 Boston Post Rd., Suite 2R, Darien, CT 06820 (the "**Grantee**"). (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND 00/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, and more particularly described in Exhibit "A" attached hereto (the "**Property**").

TOGETHER, with all of the Grantor's interest in and to all improvements, appurtenances, rights, easements, rights-of-way, tenements and hereditaments incident thereto and all title and interest, if any, of Grantor in and to all strips and gores and any land lying in the bed of any street which is contiguous to the Property.

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

AND the Grantor does hereby covenant that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; the Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims and demands of all persons claiming by, and through or under Grantor, but against no others.

[SIGNATURE PAGE TO FOLLOW]

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

Signed, sealed and delivered in the presence of these 2 witnesses:	**GRANTOR**:
Name: Bradley B. Eavenson Address: 631 U.S. Highway One, Suite 310, North Palm Beach, FL 33408 Name: Maribel Rivera Hagman Address: 631 U.S. Highway One, Suite 310 North Palm Beach, FL 33408	**500 STADIUM BUSINESS CENTER LLC,** a Florida limited liability company By: GPK UNIVERSITY, LLC, a Florida limited liability company Title: Manager By: Name: George T. Kelly, IV Title: Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of November, 2024, by GEORGE T. KELLY, IV, as Manager of GPK UNIVERSITY, LLC, a Florida limited liability company, Manager of 500 STADIUM BUSINESS CENTER LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My commission expires: _____

BRADLEY B. EAVENSON
Commission # HH 090702
Expires February 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY SEAL

EXHIBIT "A" TO SPECIAL WARRANTY DEED

(Legal Description – Property)

Lot I-1, Block 4, PARCEL 28, ST. LUCIE WEST, PLAT NUMBER 1, PRIMA VISTA BOULEVARD, according to the map or plat thereof as recorded in Plat Book 26, Pages 8, 8A through 8G, Public Records of St. Lucie County, Florida, LESS and except the Northerly 22.67 feet thereof.

November 04, 2025

Agent Authorization Letter

To whom it may concern,

I, David Archibald the authorized representative for 500 Stadium Property, LLC hereby grant Vania Pedraja-Castro, Property Manager for 500 Stadium Property the authority to act as agent on behalf of the company as it relates to the zoning variance applications submitted for 500 Stadium Property, LLC.

Should you need any further information, please do not hesitate to contact us.

Regards,

David Archibald

Owner Signature 11/5/25 Date

DAVID ARCHIBALD

Print Name

Nahomy S

Notary Public, State of ~~Florida~~ CT

CT

STATE OF ~~FLORIDA~~, County of Fairfield

[NOTARIAL SEAL]

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5 day of Nov, 20 25, by David Archibald who is personally known to me or has produced _____ as identification.

Nahomy Stacy Arauz
Notary Public-Connecticut
My Commission Expires
July 31, 2030

MEMORANDUM

November 19, 2025

Re: **500 Stadium**
Parking Demand Analysis
City of Port St. Lucie, Florida
Project № 25267.02.03

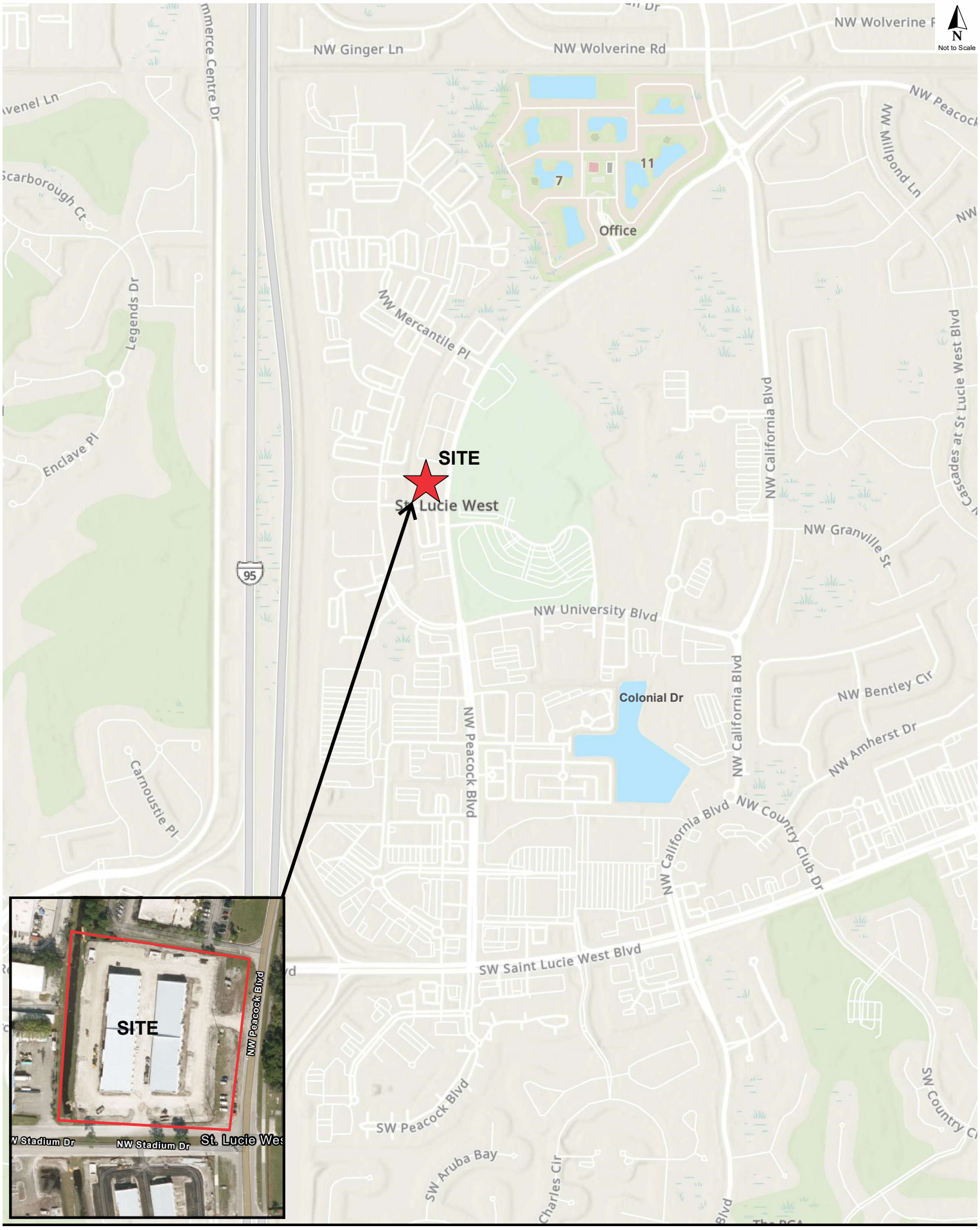
Introduction

This Parking Demand Analysis was conducted in support of the proposed change in use of the existing warehouse building, located north of Stadium Drive and west of Peacock Boulevard in the City of Port St. Lucie, Florida, as shown in **Figure 1**. This analysis was conducted in support of the parking reduction for the proposed change in use.

The existing development is comprised of two (2) buildings with a combined total of 35,056 square feet, with a total of 96 parking spaces, that includes four (4) accessible parking spaces. The original use of the buildings consisted of Warehousing. The proposed use would consist of a mix of office, medical office, warehouse, and recreational uses within the existing buildings. The original site plan and the proposed uses are included in **Attachment 1**.

Proposed Uses

Tenants have been identified for a total of 22,000 square feet of the total buildings leaving an additional 13,056 square feet available for lease. The confirmed uses consist of a total of 3,056 square feet of office space, 2,080 square feet of medical office space, 3,200 square feet of warehousing, 7,232 square feet of trade contractors, and 6,432 square feet of health/fitness club.


N
Not to Scale
NW Ginger Ln
NW Wolverine Rd
NW Wolverine
Commerce Centre Dr
Avenel Ln
Scarborough Ct
Legends Dr
Enclave Pl
NW Mercantile Pl
7
11
Office
NW Millpond Ln
NW Peacock
NW
Cascades at St Lucie West Blvd
NW California Blvd
SITE
St Lucie West
95
NW Granville St
NW University Blvd
Colonial Dr
NW Bentley Cir
NW Amherst Dr
NW Peacock Blvd
NW California Blvd
NW Country Club Dr
Carnoustie Pl
SW Saint Lucie West Blvd
SW Peacock Blvd
SW Aruba Bay
Charles Cir
SW Country Cl
SITE
NW Peacock Blvd
NW Stadium Dr
NW Stadium Dr
St. Lucie Wes

City of Port St. Lucie Code Requirement

In accordance with *Section 158.221* of the *City of Port St. Lucie Land Development Code (LDC)*, the minimum number of off-street parking spaces for the proposed uses are as follows. Recreational, entertainment, and office uses is one (1) space per 200 square feet. Service Establishments/Wholesale Trade is one (1) space per 300 square feet. Warehousing use is one (1) space per 500 square feet. The remaining available space was calculated using the worst-case scenario. The City's standard parking supply requirement for the site is calculated as follows:

LDC Parking Calculation
24,624 x 1 Parking Space/200 SF = 123 Parking Spaces
7,232 x 1 Parking Space/300 SF = 24 Parking Spaces
3,200 x 1 Parking Space/500 SF = 6 Parking Spaces
Total = 35,068 = 168 Parking Spaces

Based on the City's *LDC,* the development would be required to provide 168 parking spaces.

ITE Parking Generation

A review of the parking generation information published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual, 6th Edition* was conducted.

Based on the published ITE parking generation information for LUC 491, the parking demand was calculated using the average rate based on the total square feet of the proposed uses. Application of the average rate for the proposed uses was used to determine the total number of parking spaces required for the individual uses. **Table 1** summarizes the Parking Generation. The ITE parking generation sheets are included in **Attachment 2**.

Table 1

Parking Generation

ITE Code	Land Use	Ref Size	Spaces per unit	Parking Demand
180	Specialty Trade Contractor	7.232 KSF	1.76	13
492	Health/Fitness Club	6.432 KSF	5.20	33
712	Small Office Building	3.056 KSF	1.85	6
822	Strip Retail Plaza	0.000 KSF	2.79	0
720	Medical/Dental Office	2.080 KSF	2.63	5
150	Warehousing	3.200 KSF	0.37	1
	Remaining (Retail)	13.056 KSF	2.79	36
	Total	35.056 KSF		
				94

Parking space analysis based on ITE Parking Generation Manual, 6th Edition

Using the ITE parking demand ratio, and assuming the remaining uses as retail, the development would require 94 parking spaces.

Shared Parking Analysis

A shared parking analysis was conducted to determine the availability of shared parking between the proposed uses. Time of day distribution curves for each land use were obtained from the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 6th Edition.* The time of day distributions were applied to the net parking demand for each land use to determine the peak demand throughout the day. **Table 2** summarizes the time-of-day distribution for the proposed uses. As shown, the highest demand occurs from 1:00 PM to 2:00 PM with a peak demand of 74 parking spaces. The ITE Time of Day distribution sheets are included in **Attachment 3**.

Table 2

Shared Parking Analysis

Time of Day	Specialty Trade Contractor		Health/Fitness Club		Small Office Building		Medical Office Building		Strip Retail Plaza (<40k)		Warehouse		Total Hourly Demand	Total Parking Supply	Remaining Parking Supply
	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces			
12:00–4:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
5:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	3%	0.03	1	96	95
6:00 a.m.	5%	0.65	0%	0	0%	0	0%	0	0%	0	8%	0.08	1	96	95
7:00 a.m.	39%	5.07	0%	0	0%	0	17%	0.85	0%	0	27%	0.27	7	96	89
8:00 a.m.	83%	10.79	0%	0	22%	1.32	47%	2.35	19%	6.84	57%	0.57	22	96	74
9:00 a.m.	97%	12.61	0%	0	66%	3.96	82%	4.1	33%	11.88	79%	0.79	34	96	62
10:00 a.m.	99%	12.87	65%	21.45	89%	5.34	96%	4.8	47%	16.92	83%	0.83	63	96	33
11:00 a.m.	100%	13	56%	18.48	100%	6	100%	5	55%	19.8	87%	0.87	64	96	32
12:00 p.m.	91%	11.83	48%	15.84	87%	5.22	88%	4.4	89%	32.04	91%	0.91	71	96	25
1:00 p.m.	94%	12.22	47%	15.51	77%	4.62	87%	4.35	100%	36	91%	0.91	**74**	96	**22**
2:00 p.m.	90%	11.7	43%	14.19	79%	4.74	92%	4.6	73%	26.28	97%	0.97	63	96	33
3:00 p.m.	92%	11.96	50%	16.5	84%	5.04	90%	4.5	73%	26.28	100%	1	66	96	30
4:00 p.m.	88%	11.44	72%	23.76	84%	5.04	86%	4.3	66%	23.76	91%	0.91	70	96	26
5:00 p.m.	64%	8.32	93%	30.69	71%	4.26	55%	2.75	70%	25.2	74%	0.74	72	96	24
6:00 p.m.	0%	0	100%	33	16%	0.96	0%	0	75%	27	47%	0.47	62	96	34
7:00 p.m.	0%	0	88%	29.04	0%	0	0%	0	70%	25.2	26%	0.26	55	96	41
8:00 p.m.	0%	0	0%	0	0%	0	0%	0	54%	19.44	20%	0.2	20	96	76
9:00 p.m.	0%	0	0%	0	0%	0	0%	0	48%	17.28	17%	0.17	18	96	78
10:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
11:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95

Conclusions and Recommendations

Based on this parking analysis, the maximum parking demand for the site was determined to be 74 parking spaces for the proposed uses. The peak demand assumes the unleased units would be occupied with retail uses. The site contains a total of 96 parking spaces. Therefore, sufficient parking will be available at all times of the day with an excess of 22 parking spaces on site.

Based on ADA, the development would be required to provide three (3) accessible parking spaces for 74 parking spaces. The site plan reflects a proposed parking supply of 96 parking spaces including four (4) accessible parking spaces. Therefore, the development satisfies the required parking based on the ITE Parking Generation rates and is adequate to serve the proposed uses totaling 35,056 square feet.

PROFESSIONAL ENGINEERING CERTIFICATION

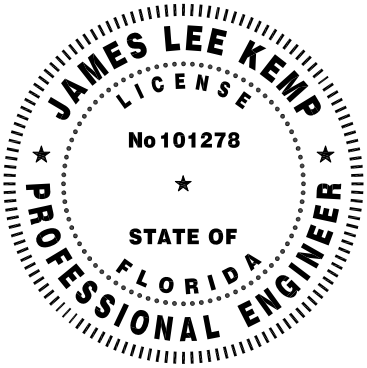
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: 500 Stadium

LOCATION: City of Port St. Lucie, Florida

CLIENT: GNGJ77 International Investments, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

James L Kemp

Digitally signed by James L Kemp
DN: CN=James L Kemp, dnQualifier=A01410D00000197318B38140008FD6D, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2025.11.20 16:43:05-05'00'

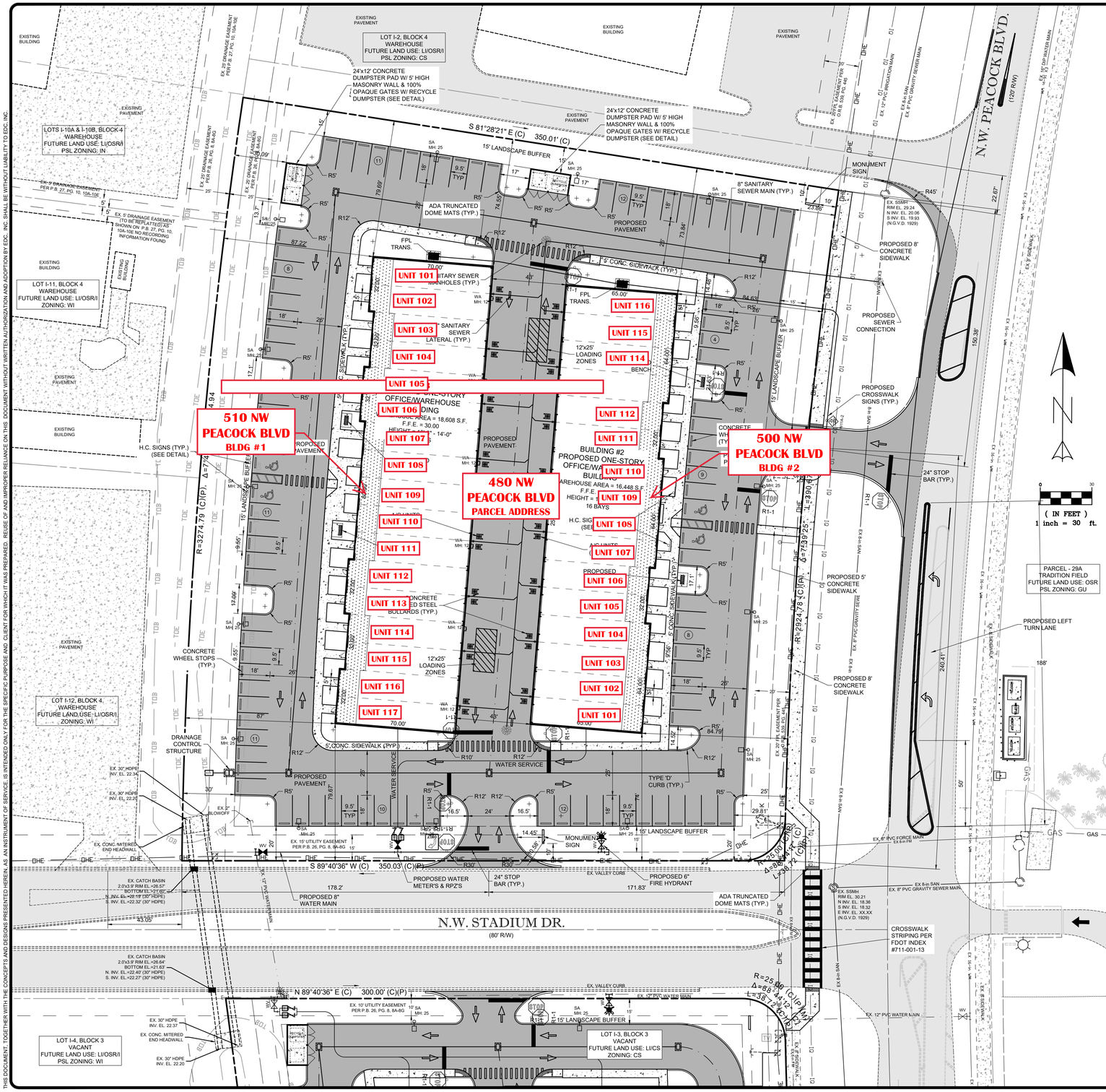
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3725 SE OCEAN BOULEVARD, SUITE 201
SEWALL'S POINT, FLORIDA 34996
CERTIFICATE OF AUTHORIZATION CA-30024
JAMES LEE KEMP, P.E. NO. 101278

ATTACHMENT 1

Conceptual Master Plan


N.W. PEACOCK BLVD. (120' R/W)
N.W. STADIUM DR. (80' R/W)
S 81°28'21" E (C) 350.01' (C)
S 89°40'36" W (C) 350.03' (C)(P)
N 89°40'36" E (C) 300.00' (C)(P)
R=3274.79' (C)(P), Δ=7°14'
R=2924.78' (C)(P), Δ=7°39'25"
510 NW PEACOCK BLVD BLDG #1
500 NW PEACOCK BLVD BLDG #2
480 NW PEACOCK BLVD PARCEL ADDRESS
UNIT 101
UNIT 102
UNIT 103
UNIT 104
UNIT 105
UNIT 106
UNIT 107
UNIT 108
UNIT 109
UNIT 110
UNIT 111
UNIT 112
UNIT 113
UNIT 114
UNIT 115
UNIT 116
UNIT 117
BUILDING #1 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
BUILDING #2 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
MONUMENT SIGN
PROPOSED 8' CONCRETE SIDEWALK
PROPOSED SEWER CONNECTION
PROPOSED CROSSWALK SIGNS (TYP.)
24" STOP BAR (TYP.)
PROPOSED LEFT TURN LANE
PROPOSED 5' CONCRETE SIDEWALK
PROPOSED 8' CONCRETE SIDEWALK
PROPOSED 6" FIRE HYDRANT
PROPOSED 8" WATER MAIN
PROPOSED WATER METERS & RPZ'S
ADA TRUNCATED DOME MATS (TYP.)
CROSSWALK STRIPING PER FDOT INDEX #711-001-13
8" SANITARY SEWER MAIN (TYP.)
SANITARY SEWER LATERAL (TYP.)
24'x12' CONCRETE DUMPSTER PAD W/ 5' HIGH MASONRY WALL & 100% OPAQUE GATES W/ RECYCLE DUMPSTER (SEE DETAIL)
15' LANDSCAPE BUFFER
5' CONC. SIDEWALK (TYP.)
PROPOSED PAVEMENT
CONCRETE WHEEL STOPS (TYP.)
H.C. SIGNS (TYP.) (SEE DETAIL)
DRAINAGE CONTROL STRUCTURE
TYPE 'D' CURB (TYP.)
WATER SERVICE
12'x25' LOADING ZONES
BENCH
BOLLARDS (TYP.)
LOT I-12, BLOCK 4 WAREHOUSE FUTURE LAND USE: LI/OSR/I ZONING: WI
LOTS I-10A & I-10B, BLOCK 4 WAREHOUSE FUTURE LAND USE: LI/OSR/I PSL ZONING: IN
LOT I-11, BLOCK 4 WAREHOUSE FUTURE LAND USE: LI/OSR/I ZONING: WI
LOT I-2, BLOCK 4 WAREHOUSE FUTURE LAND USE: LI/OSR/I PSL ZONING: CS
LOT I-4, BLOCK 3 VACANT FUTURE LAND USE: LI/OSR/I PSL ZONING: WI
LOT I-3, BLOCK 3 VACANT FUTURE LAND USE: LI/CS ZONING: CS
PARCEL - 29A TRADITION FIELD FUTURE LAND USE: OSR PSL ZONING: GU
EX. 5' DRAINAGE EASEMENT PER P.B. 27, PG. 10, 10A-10E
EX. 5' DRAINAGE EASEMENT (TO BE REPLATTED AS SHOWN ON P.B. 27, PG. 10, 10A-10E NO RECORDING INFORMATION FOUND
EX. 20' DRAINAGE EASEMENT PER P.B. 26, PG. 6, 6A-6G
EX. 25' DRAINAGE EASEMENT PER P.B. 26, PG. 6, 6A-6G
EX. 10' UTILITY EASEMENT PER P.B. 26, PG. 8, 8A-8G
EX. 15' UTILITY EASEMENT PER P.B. 26, PG. 8, 8A-8G
EX. 8" PVC FORCE MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 12" PVC WATER MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 24" RCP STORM SEWER
EX. 12" PVC IRRIGATION MAIN
EX. 20" DIP WATER MAIN
EX. SSMH RIM EL. 29.24 N INV. EL. 20.06 S INV. EL. 19.93 (N.G.V.D. 1929)
EX. SSMH RIM EL. 30.21 N INV. EL. 18.36 S INV. EL. 18.32 E INV. EL. XX.XX (N.G.V.D. 1929)
EX. CATCH BASIN 2.0'x3.9' RIM EL.=26.57' BOTTOM EL.=21.62' N. INV. EL.=22.40' (30" HDPE) S. INV. EL.=22.32' (30" HDPE)
EX. CATCH BASIN 2.0'x3.9' RIM EL.=26.64' BOTTOM EL.=21.63' N. INV. EL.=22.40' (30" HDPE) S. INV. EL.=22.27' (30" HDPE)
EX. 30" HDPE INV. EL. 22.34
EX. 30" HDPE INV. EL. 22.20
EX. 30" HDPE INV. EL. 22.37
EX. 30" HDPE INV. EL. 22.20
EX. CONC. MITERED END HEADWALL
EX. 2" BLOWOFF
EX. VALLEY CURB
EX. VALLEY CORE
EX. 6.5' SIDEWALK
EX. 5' CONC. SIDEWALK
EX. 6' SIDEWALK
EX. 5' CONC. SIDEWALK (TYP.)
EX. 5' CONC. SIDEWALK
EX. 6' CONC. SIDEWALK
EX. 6' SIDEWALK
EX. 6.5' SIDEWALK
EX. 6' CONC. SIDEWALK
EX. 6

Rent Roll
Property = 500 Stadium Property, LLC
As Of = 11/13/2025
Month = 11/2025

Unit	Unit SqFt	Tenant Name
Current/Notice/Vacant Tenants		
500101	1,040.00	Solare, LLC
500102	1,040.00	Fratelli Contractors Corporation
500107	1,040.00	Stormtroopers Roofing LLC
500108	1,040.00	Supreme Window Tints LLC
500111	992	Liberty Pools North, LLC
500115	1,040.00	N2 Contracting, LLC
500116	1,040.00	Stonelight Roofing LLC
510103	1,072.00	VACANT
510104	1,072.00	VACANT
510105	1,120.00	VACANT
510106	1,120.00	VACANT
510109	1,072.00	VACANT
510110	1,072.00	VACANT
510111	1,072.00	East CP Management, LLC
510112	1,120.00	Powerplant Service Provider LLC
510113	1,120.00	VACANT
510114	1,072.00	VACANT
510115	1,072.00	VACANT
510116	1,120.00	VACANT
510117	1,120.00	P2 Pro LLC
50010310	2,080.00	JJ WP, LLC d/b/a Fyzical Therapy & Balance Centers
50010510	1,984.00	Bright Futures Lab, LLC
50010911	2,080.00	Nutritional Health Group Inc DBA Doctors Weight Loss
51010710	2,144.00	VACANT
51101102	2,240.00	Narcissafit Corporation
51121314	3,072.00	VACANT
Future Tenants/Applicants		
51121314	3,072.00	The Back Nine Golf PSL, LLC D/B/A The Back Nine Golf
Total		500 Stadium Property, LLC

ATTACHMENT 2

ITE Parking Generation Data

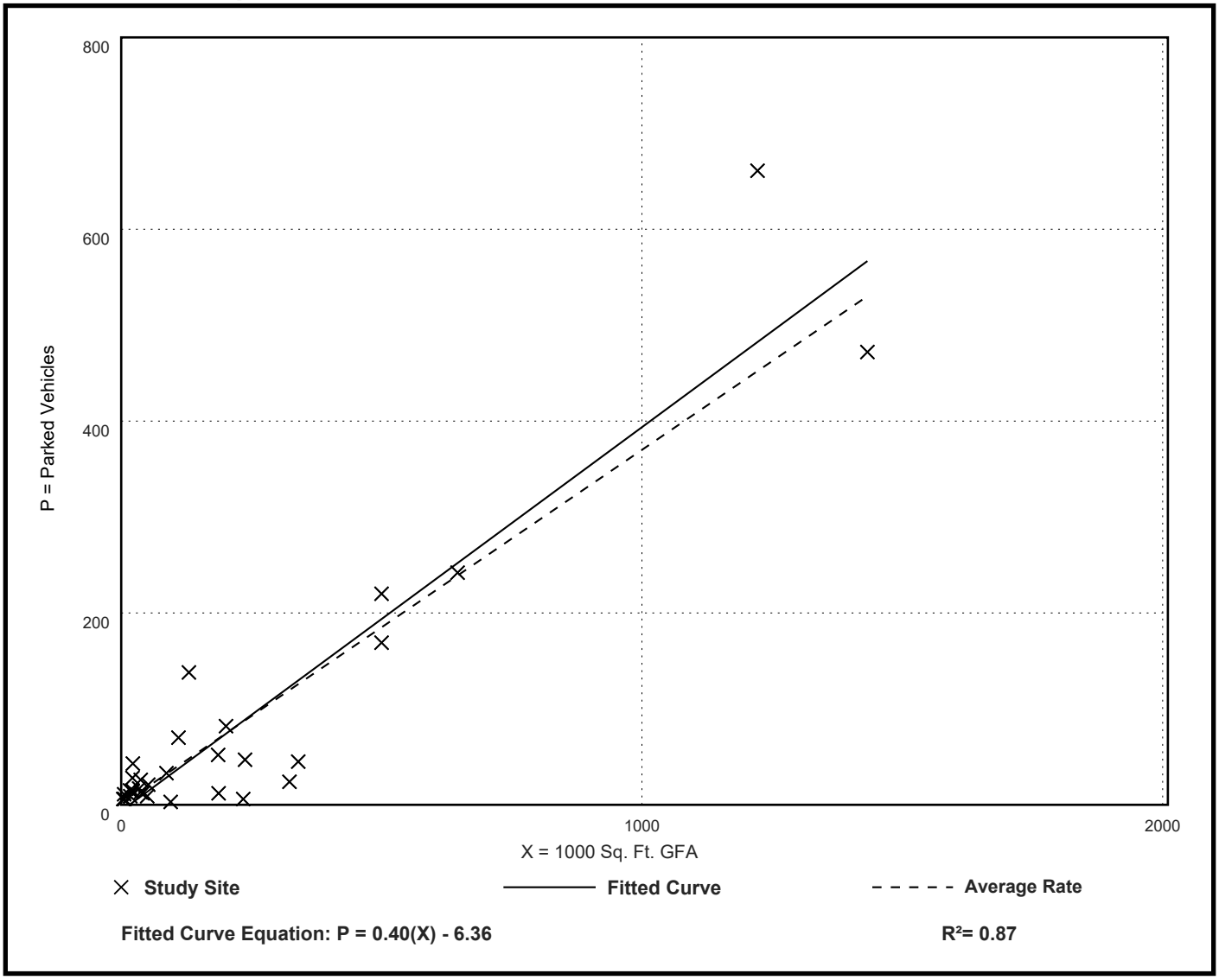
Warehousing
(150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Fitted Curve Equation: P = 0.40(X) - 6.36

R^2= 0.87

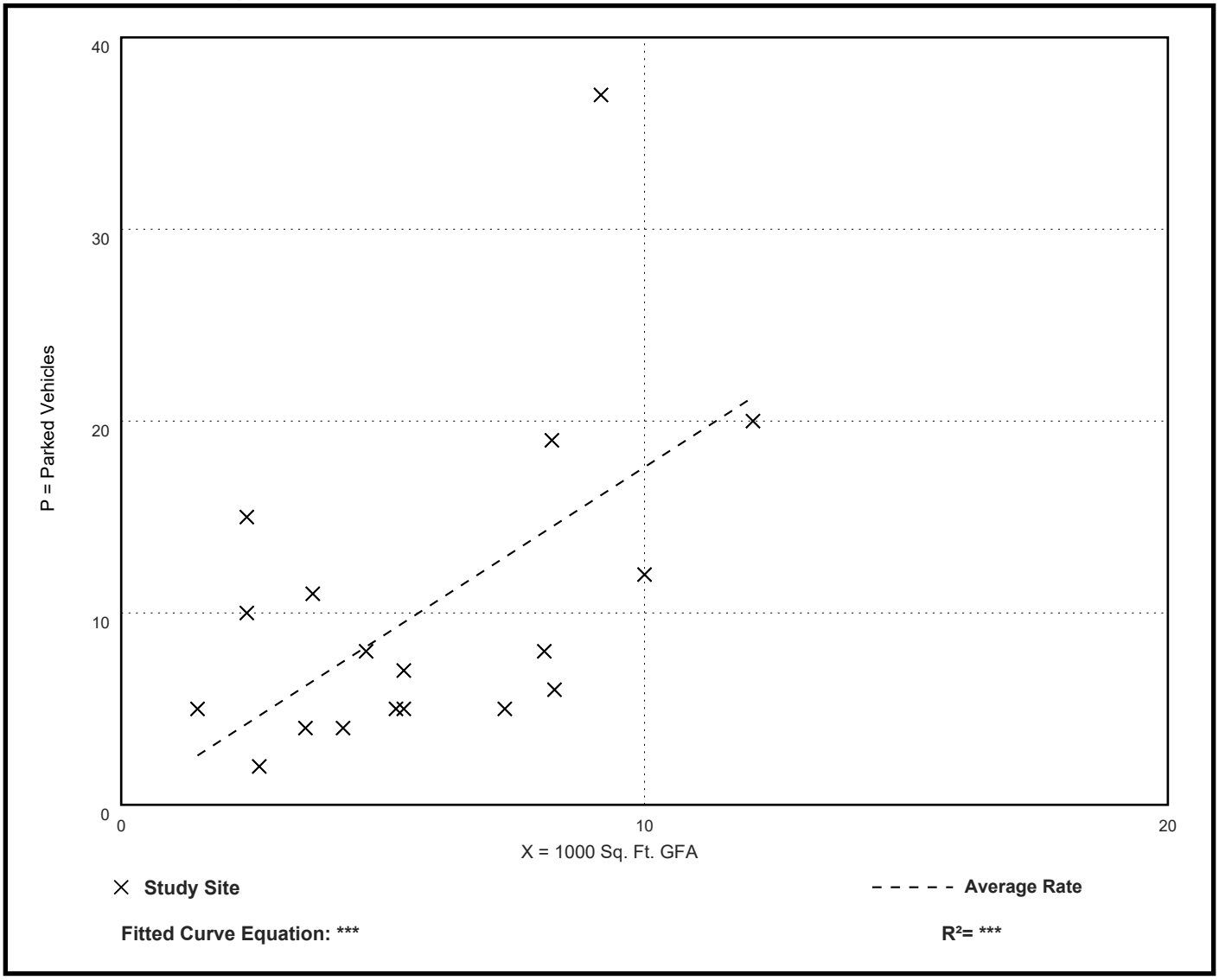
Specialty Trade Contractor
(180)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 5.8

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.76	0.68 - 6.25	0.96 / 4.06	***	1.29 (73%)

Data Plot and Equation



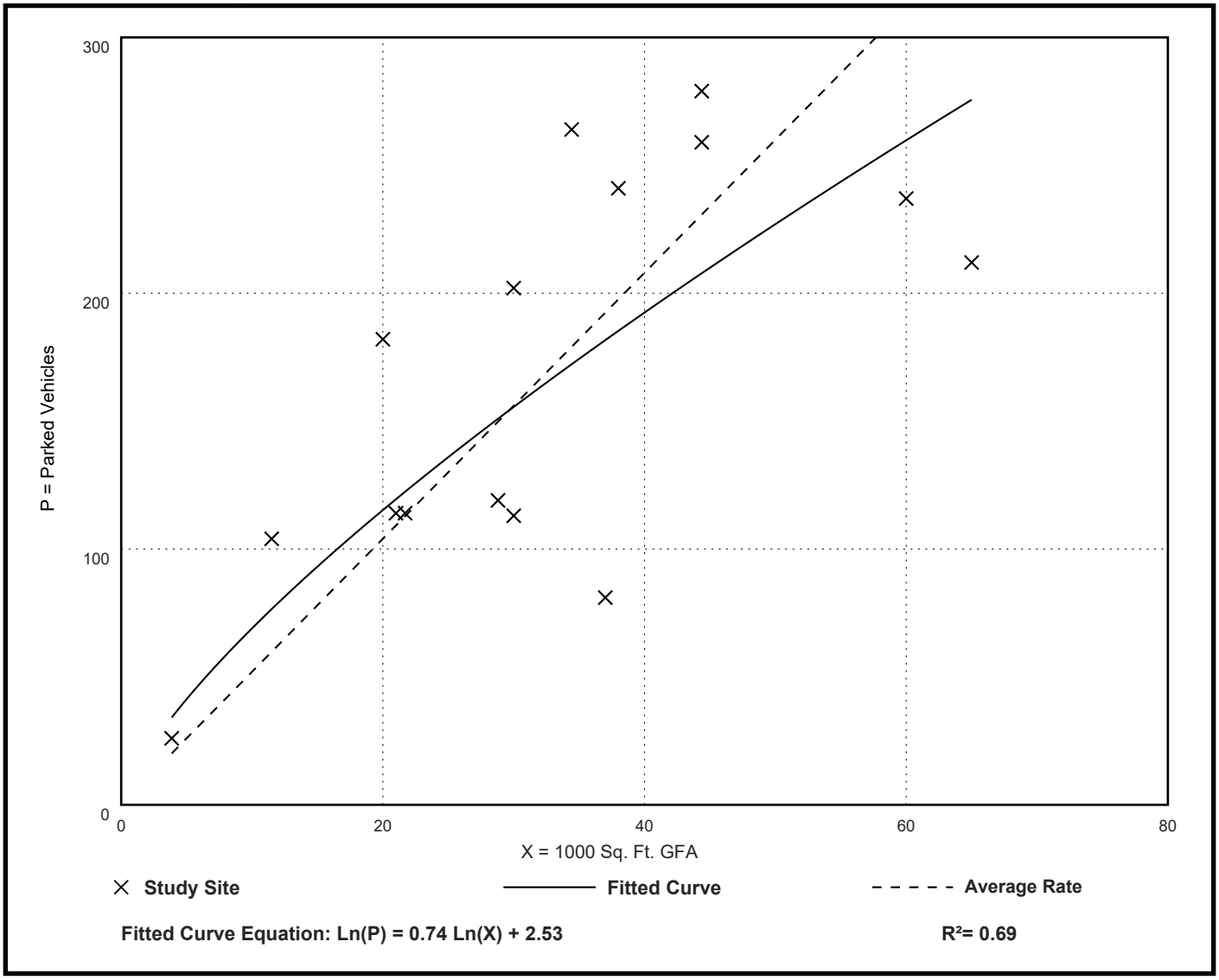
Health/Fitness Club
(492)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 33

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.20	2.19 - 9.10	4.45 / 8.49	***	1.90 (37%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.74 Ln(X) + 2.53

R^2= 0.69

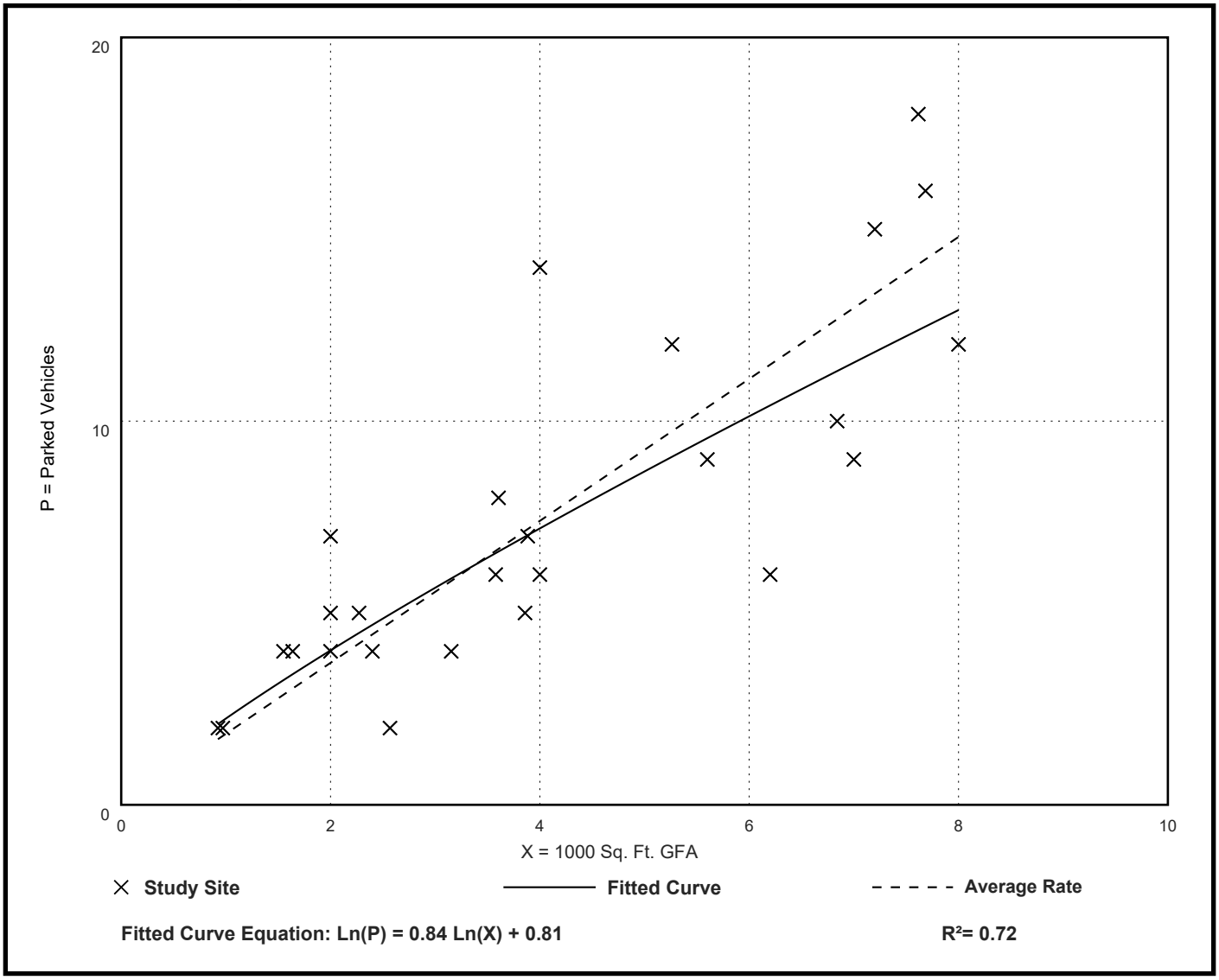
Small Office Building
(712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 4.1

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.85	0.78 - 3.50	1.60 / 2.50	1.61 - 2.09	0.62 (34%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.84 Ln(X) + 0.81

R^2= 0.72

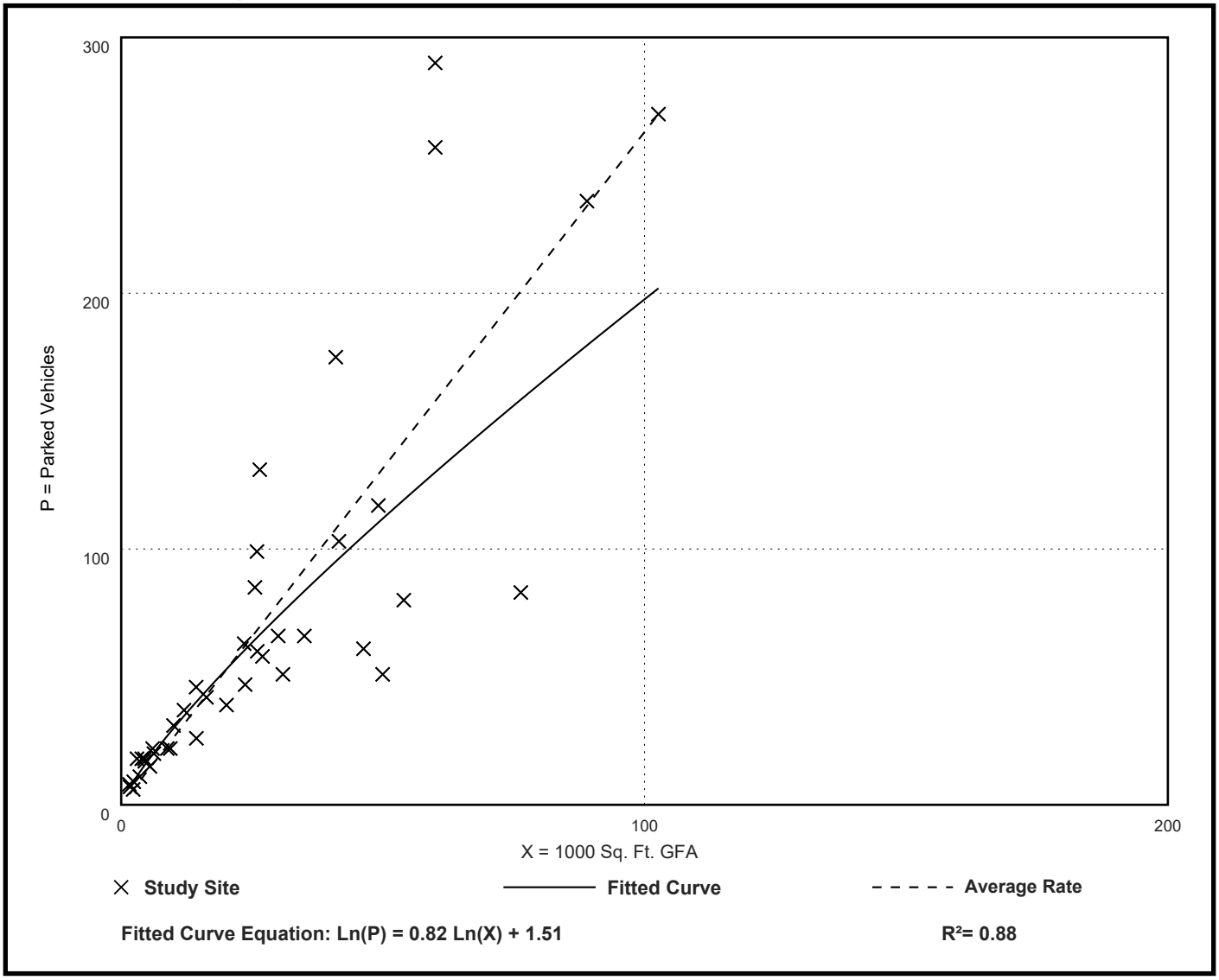
Medical-Dental Office Building - Standalone (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 27

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.82 Ln(X) + 1.51

R^2= 0.88

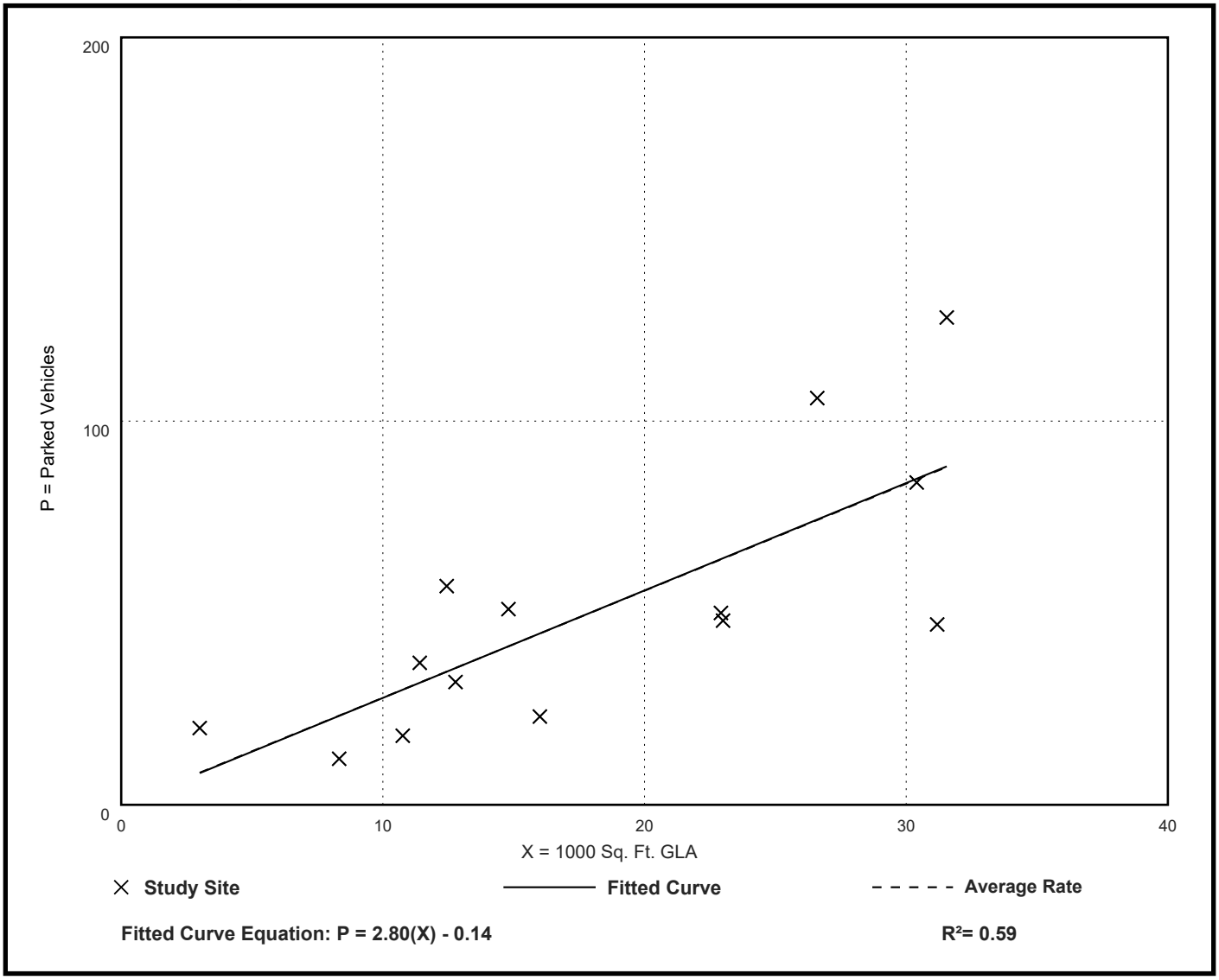
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Fitted Curve Equation: P = 2.80(X) - 0.14

R^2= 0.59

ATTACHMENT 3

ITE Time of Day Distributions

Land Use: 150 Warehousing

Description

A warehouse is a large building primarily devoted to the storage of goods and materials, but it may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

Land Use: 180 Specialty Trade Contractor

Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning. Small office building (Land Use 712) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00-4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	5
7:00 a.m.	39
8:00 a.m.	83
9:00 a.m.	97
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	91
1:00 p.m.	94
2:00 p.m.	90
3:00 p.m.	92
4:00 p.m.	88
5:00 p.m.	64
6:00 p.m.	—
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 492 Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickleball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (five study sites) and a Saturday (four study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	—	—
8:00 a.m.	—	76
9:00 a.m.	—	99
10:00 a.m.	65	100
11:00 a.m.	56	92
12:00 p.m.	48	78
1:00 p.m.	47	79
2:00 p.m.	43	71
3:00 p.m.	50	70
4:00 p.m.	72	67
5:00 p.m.	93	60
6:00 p.m.	100	56
7:00 p.m.	88	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 712 Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	22
9:00 a.m.	66
10:00 a.m.	89
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	77
2:00 p.m.	79
3:00 p.m.	84
4:00 p.m.	84
5:00 p.m.	71
6:00 p.m.	16
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 720 Medical-Dental Office Building

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 14 standalone study sites and five study sites located within or adjacent to a hospital campus.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	Standalone	Hospital Campus
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	17	—
8:00 a.m.	47	65
9:00 a.m.	82	79
10:00 a.m.	96	100
11:00 a.m.	100	73
12:00 p.m.	88	48
1:00 p.m.	87	71
2:00 p.m.	92	98
3:00 p.m.	90	90
4:00 p.m.	86	81
5:00 p.m.	55	65
6:00 p.m.	—	—
7:00 p.m.	—	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

SLW-500 Stadium Property, LLC – Units 101 and 102

Variance (P25-193)

Planning and Zoning Board – January 6, 2026
Cody Sisk, Planner III

Variance Request

- A variance to grant a variance to allow a reduction in the required parking for a recreational use/private fitness coach for Gold Standard fitness studio.
- The request is to grant a variance of five parking spaces to Section 158.221 (C) (17) of the Zoning Code.
- Per Section 158.221 (C) (17) of the Zoning Code, one space is required for each two hundred (200) square feet of gross floor area for recreational facilities.
- The proposed use, Gold Standard, will lease two units of Building 1 for a total of 2,240 square feet.

Project Background

- The subject property is a 3.36 acre parcel at the NW corner of NW Stadium Drive and NW Peacock Blvd.
- The property is zoned Service Commercial (CS) and consists of two office/warehouse buildings.
- Building 1 is 15,344 square feet of warehouse space, 3,264 square feet of office space and a total of 17 warehouse bays
- Building 2 is 13,376 square feet of warehouse space, 3,072 square feet of office space, and a total of 16 warehouse bays.

Project Background

- The site is parked at a ratio of one space per 500 square feet of warehouse space and one space per each 200 square feet of office space for a total of 90 required parking spaces and 96 spaces were constructed.
- It provides for a ratio of one space per each 365 square feet of building space.

Additional Info.

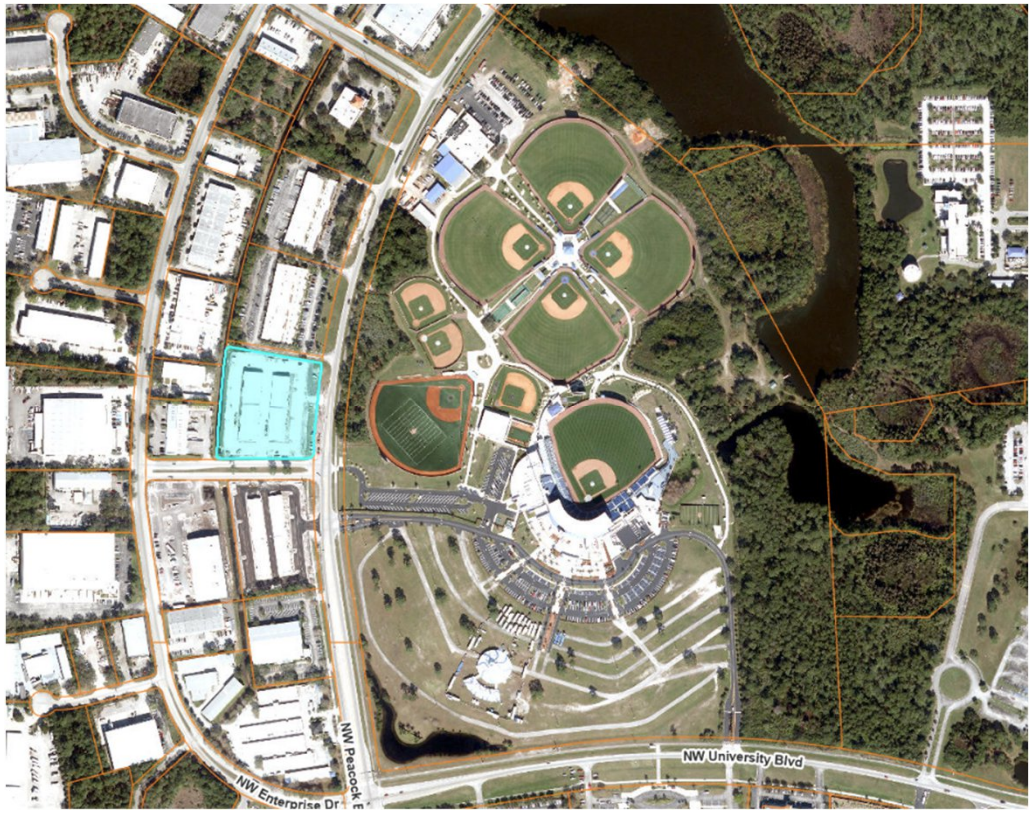
- The property owner has lease agreements with tenants whose uses exceed the amount of parking provided on site.
- There are two other applications for parking variances for the subject property.
- P25-192 – A request for variance for three parking spaces for a recreational use for a personal fitness studio to operate out of Building 1, Unit 117 (Jump Start Fitness).
- P25-194 – A request for a variance of four parking spaces for a physical therapy office to operate out of Building 2, Units 103 and 104 (Fyzical Medical).

Parking Analysis

- A parking demand analysis was submitted to support the variance request.
- It includes a shared parking analysis that compares the time of day for the operation of each of the uses based on the ITE Parking Generation Manual, 6th Edition.
- Based on the findings in the analysis, the site can accommodate the uses that require additional parking since the hours of operation are not during the peak day time demand.
- Gold Standard is a limited by appointment only studio with the owner and 1 employee. Takes clients 1 on 1 in one hour increments.
- The business has limited class sizes Monday-Friday between 7PM-8PM.

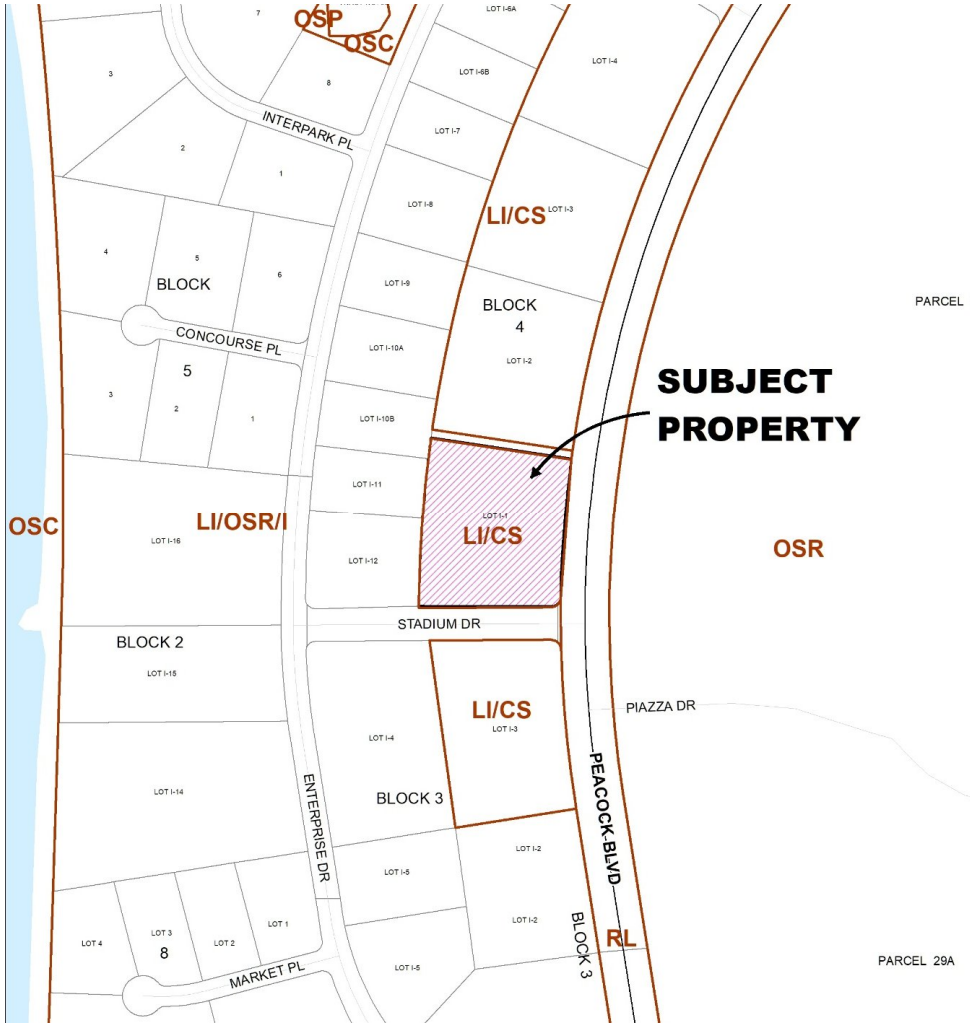
Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Agent	Vania Pedraja-Castro
Location	510 NW Peacock Boulevard
Existing Use	Warehouse and accessory office



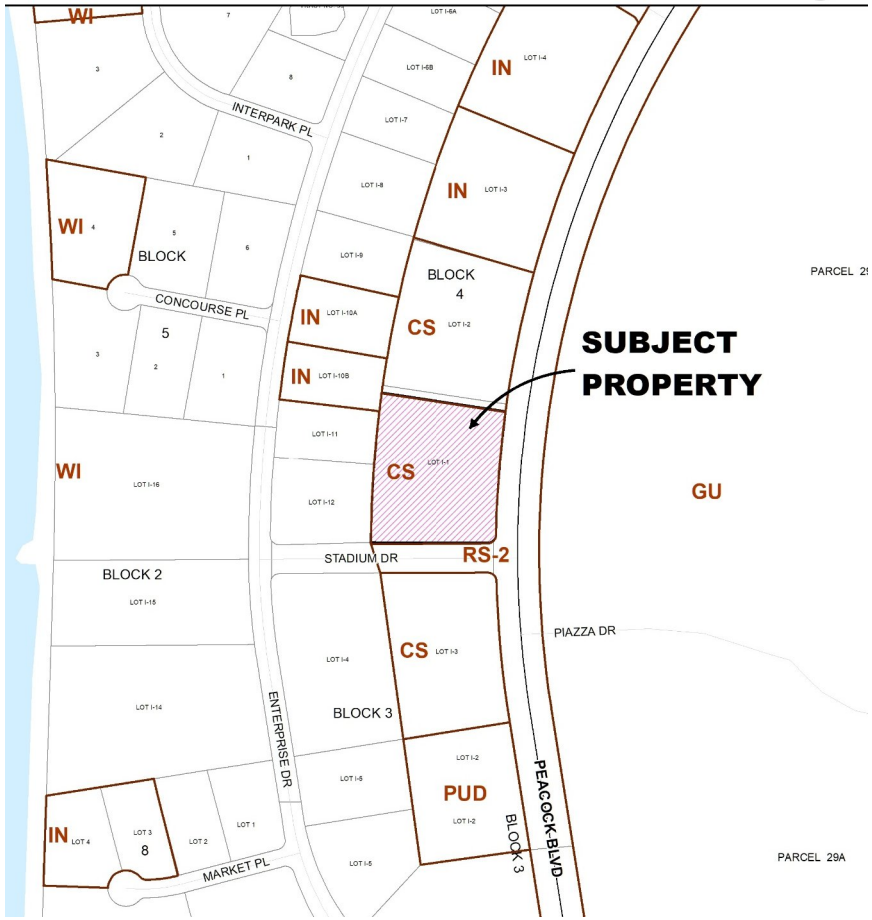
Future Land Use/Zoning

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Existing warehouse
South	LI/CS	CS	Existing warehouse
East	OSR	GU	Clover Park Fields
West	LI/OSR/I	WI	Warehouse and Office uses

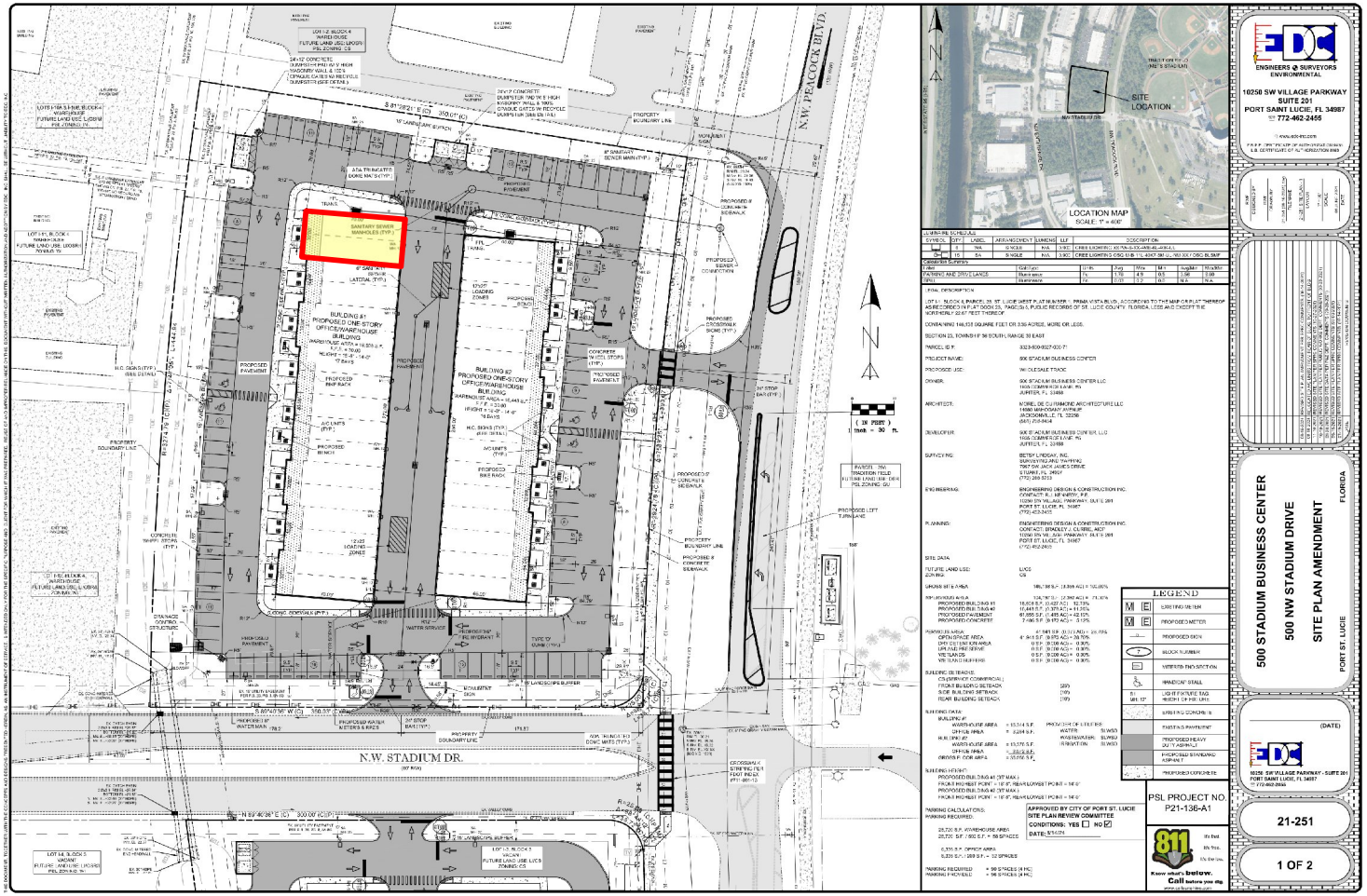


Future Land Use/Zoning

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Existing warehouse
South	LI/CS	CS	Existing warehouse
East	OSR	GU	Clover Park Fields
West	LI/OSR/I	WI	Warehouse and Office uses



Site Plan


N.W. PEACOCK BLVD.
N.W. STADIUM DR.
BUILDING #1 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
BUILDING #2 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
LOCATION MAP
SCALE: 1" = 400'
SITE LOCATION
ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
SITE PLAN AMENDMENT
PORT ST. LUCIE
FLORIDA
LEGEND
PROPOSED METER
PROPOSED SIGN
BLOCK NUMBER
HANDICAP STALL
PROPOSED CONCRETE
PSL PROJECT NO.
P21-136-A1
21-251
1 OF 2

Planning & Zoning Board Action Options

- Make a Motion to approve
- Make a Motion to approve the variances with the following condition:

1) *This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.*

- Make a motion to deny.

- Make a motion to table.

Agenda Summary

2025-1091

Agenda Date: 1/6/2026 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-194 SLW-500 Stadium Property, LLC - Suites 103-104 - Variance

Location: Northwest corner of Stadium Drive and Peacock Boulevard

Legal Description: St Lucie West, Plat Number 1, Prima Vista Boulevard, Block 4, Lot I-1 (PB 26, PG 8)

This is a request to grant a variance to allow a reduction in the required parking.

Submitted By: Cody Sisk, Planner III, Planning and Zoning Department

Executive Summary: : The City of Port St. Lucie has received a request from Vania Pedraja-Castro, agent for the property owner, 500 Stadium Property, LLC. The request is to grant a variance of four parking spaces to allow a medical office to operate in Units 103 and 104 of Building 2 at 510 NW Peacock Blvd.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: If the Board chooses to grant the parking variance relief, the Planning and Zoning Department would recommend the following condition:

1. This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.

Background: The parcel located at 480 NW Peacock Boulevard received site plan approval on December 13, 2021, and is presently zoned Service Commercial (CS). The approved site plan reflects development intended primarily for warehouse use with accessory office space. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions.

The approved parking supply is based on a ratio of 1 space per 500 square feet of warehouse area and 1 space per 200 square feet of office area. However, many of the alternative permitted uses within the Service Commercial district require a parking ratio of 1 space per 200 square feet. As a result, the property would be considered under-parked for several other allowable uses under the zoning designation if such a change in use were proposed in the future.

Issues/Analysis: N/A

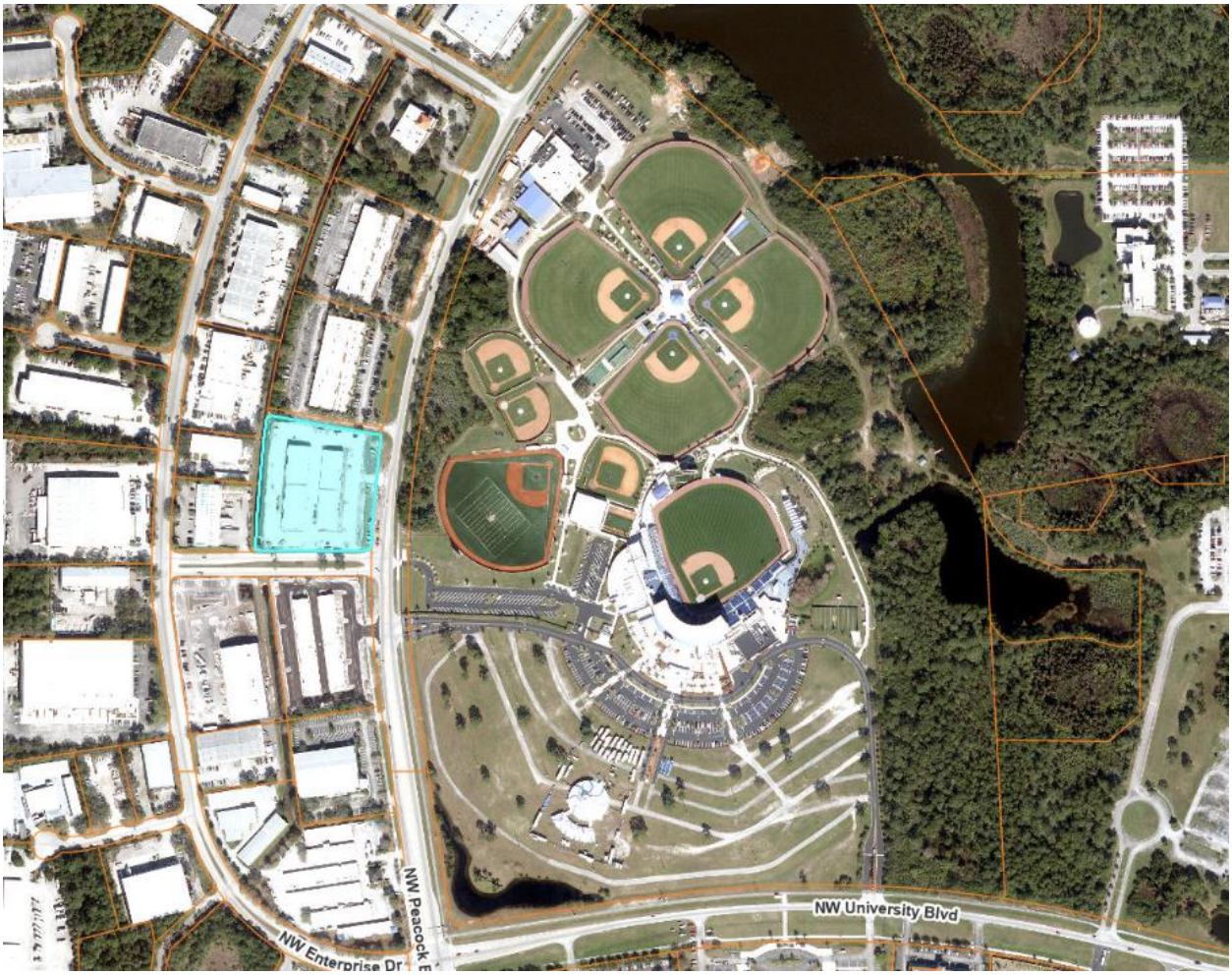
Special Consideration: N/A

Location of Project: 480 NW Peacock Boulevard

Attachments:

1. Staff Report
2. Approved Site Plan
3. Responses to Variance Criteria
4. Application
5. Warranty Deed
6. Agent Authorization Form
7. Parking Study
8. Staff Presentation

SLW-500 Stadium Property, LLC – Units 103 and 104
Parking Variance
Project No. P25-194



SUMMARY

Applicant's Request:	This is a request to grant a variance to allow a reduction in the required parking for a medical use for physical therapy office.
Application Type:	Variance, Quasi-Judicial
Applicant:	Vania Pedraja-Castro
Property Owner:	500 Stadium Property, LLC.
Location:	Northwest corner of Stadium Drive and Peacock Boulevard
Project Planner:	Cody Sisk, Planner III

Project Description

The City of Port St. Lucie has received a request from Vania Pedraja-Castro~~,~~ agent for the property owner, 500 Stadium Property, LLC, to grant a variance to Section 158.221 (C) (14) of the Zoning Code of four parking spaces to allow a physical therapy office, Fyzical Medical, to operate in Building 2 at 510 NW Peacock Blvd, Suites 103-104. Per Section 158.221 (C) (14), one space is required for each two hundred (200) square feet of gross floor area for office uses for buildings under 30,000 square feet. The proposed use, Fyzical Medical, will lease two units of Building 2 for a total of 2,080 square feet.

The subject property is zoned Service Commercial (CS) and consists of two office/warehouse buildings. A site plan was approved in 2021. Building 1 is comprised of 15,344 square feet of warehouse space, 3,264 square feet of office space and a total of 17 warehouse bays. Building No. 2 is comprised of 13,376 square feet of warehouse space, 3,072 square feet of office space and a total of 16 warehouse bays. Based on these ratios, the project was parked at one space per 500 square feet of warehouse space and one space per each 200 square feet of office space. This results in a total parking required of 90 spaces and 96 spaces were constructed. It works out to a ratio of one space per each 365 square feet of building space. The applicant is proposing a medical use that is parked at a ratio of one space per 200 square feet per City Code. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions.

The property owner has lease agreements with tenants whose uses exceed the amount of parking provided on site. The City has received a request for a total of three separate uses for the subject property that each require a separate parking variance. In addition to this application, there are two additional variance applications for parking for this location that are scheduled for the January 6, 2025 Planning and Zoning Board. The other two applications are:

1. P25-192 – 500 Stadium Property, LLC, has submitted a request for variance for three parking spaces for a recreational use for a personal fitness studio to operate out of Building 1, Unit 117 (Jump Start Fitness).
2. P25-193 – 500 Stadium Property, LLC, has submitted a request for variance for five parking spaces for a recreational use for a private fitness coach to operate out of Building 1, Units 101 and 102 (Gold Standard).

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet on December 22, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

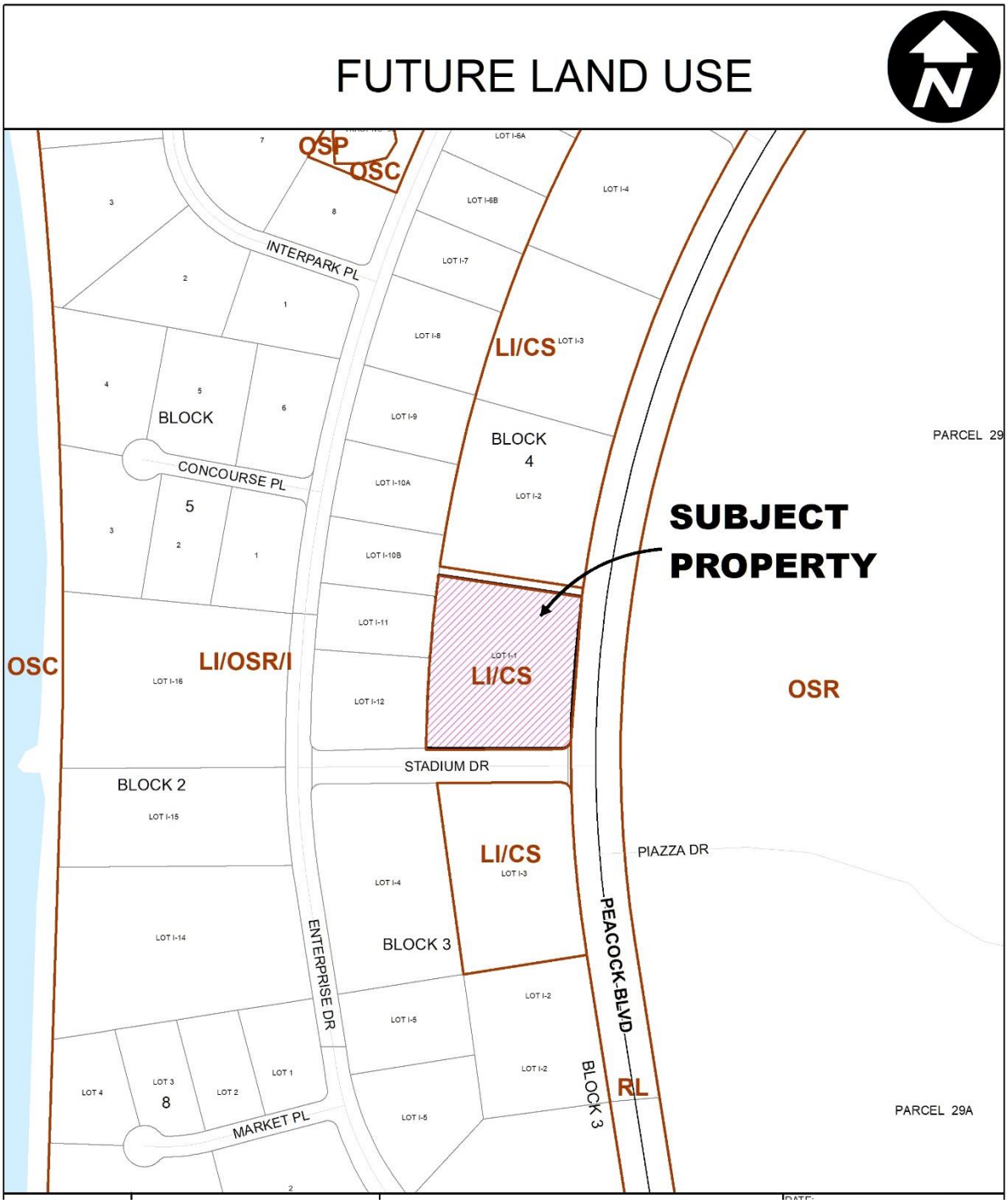
Location and Site Information

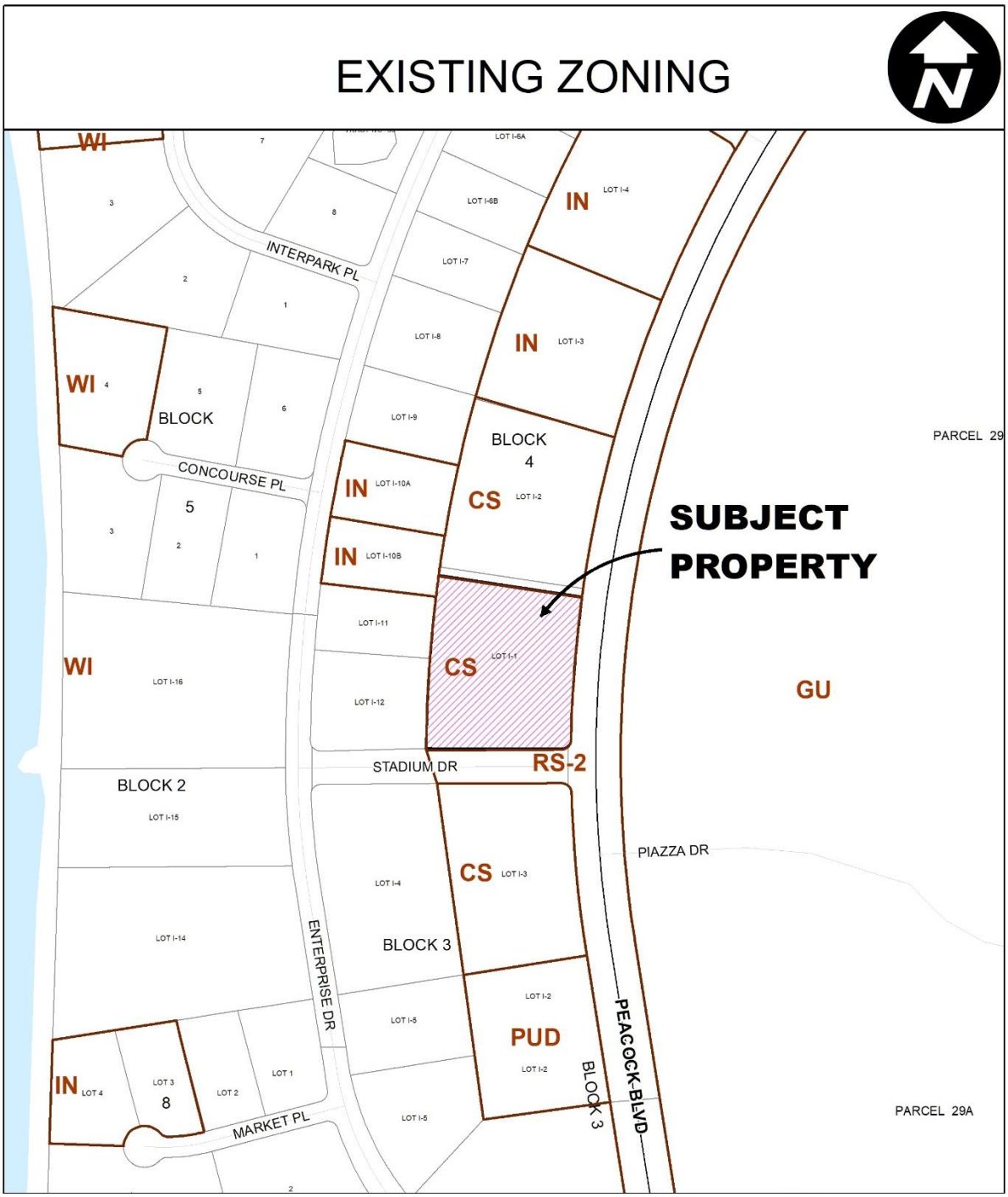
Parcel Number:	3323-500-0027-000-1
Property Size:	3.36 Acres
Legal Description:	Lot I-1, Block 4, of Parcel 28, St. Lucie West, Plat Number 1, Prima Vista Boulevard as Recorded in Plat Book 26, Pages 8, 8A Through 8G
Address:	500 NW Peacock Blvd
Future Land Use:	LI/CS
Existing Zoning:	CS (Service Commercial)
Existing Use:	Service Commercial Warehouse

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Existing warehouse
South	LI/CS	CS	Existing warehouse
East	OSR	GU	Clover Park Fields
West	LI/OSR/I	WI	Warehouse and Office uses

NCD-New Community Development, MPUD-Master Planned Unit Development


FUTURE LAND USE
OSP
OSC
INTERPARK PL
LI/CS
BLOCK
5
CONCOURSE PL
BLOCK
4
PARCEL 29
SUBJECT
PROPERTY
OSC
LI/OSR/I
LI/CS
OSR
STADIUM DR
BLOCK 2
LI/CS
PIAZZA DR
BLOCK 3
ENTERPRISE DR
PEACOCK BLVD
RL
BLOCK 3
MARKET PL
PARCEL 29A


EXISTING ZONING
WI
IN
INTERPARK PL
WI
BLOCK
CONCOURSE PL
IN
IN
BLOCK
4
CS
PARCEL 29
SUBJECT
PROPERTY
WI
CS
GU
STADIUM DR
RS-2
BLOCK 2
PIAZZA DR
CS
BLOCK 3
ENTERPRISE DR
PUD
PEACOCK BLVD
BLOCK 3
IN
MARKET PL
PARCEL 29A

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.

   Applicant's Response: The building was originally developed and permitted with parking ratios consistent with office/warehouse use rather than the broader range of uses permitted under the Commercial Services zoning designation. We are requesting the parking variance be approved for the physical therapy office. Our plaza is currently attracting small, service-oriented tenants, including a small physical therapy office. This physical therapy will be an appointment only location with minimal parking requirements as most patients will be dropped off at the center.

   - *Staff Findings: The subject property is zoned Service Commercial (CS) and consists of two office/warehouse buildings. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions at a ratio of one space per 500 square feet for warehouse use and one space per 200 square feet for office use. The applicant is proposing a medical use that is parked at a ratio of one space per 200 square feet for office use per City Code. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions. The current owner is choosing to bring in uses that have a higher parking demand than what the building was originally intended. As such, there is insufficient parking to support the proposed uses and parking relief is required.*

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

   Applicant's Response: When the building was constructed, the parking layout did not fully reflect the intended commercial services use intensity. As a result, businesses that align with the city's vision for growth and local service access are being restricted from occupancy due to parking count discrepancies rather than actual operational impact. The requested variance is based on actual parking demand relative to specific tenant operations, not on preferential treatment. Other similarly configured properties in the Commercial Services district are subject to the same code; the variance merely allows reasonable use of the existing parking supply without requiring additional construction or expansion that would be impractical or

unnecessary. The intent is to align code requirements with real-world operational realities rather than to confer a special advantage

- *Staff Findings: The applicant has provided a parking demand analysis in support of the parking reduction request. It includes a shared parking analysis that compares the time of day for the operation of each of the uses based on the ITE Parking Generation Manual, 6th Edition. Based on the findings in the analysis, the site can accommodate the uses that require additional parking since the hours of operation are not during the peak day time demand. The applicant's parking demand analysis is included in the submittal packet.*

3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

- *Applicant's Response: Granting this variance would: Support small business growth and local entrepreneurship within Port St. Lucie. Encourage diverse commercial uses in alignment with the city's zoning intent for the CS district. Utilize existing infrastructure efficiently, without creating adverse traffic or parking conditions. We respectfully request that the City consider a variance allowing the current parking configuration to satisfy the code requirements for the proposed tenant uses, based on their demonstrated operational patterns and minimal parking impact. Our goal is to work collaboratively with the City to support businesses that contribute to Port St. Lucie's economic vitality while maintaining a well-planned, functional site. We would be happy to provide tenant schedules, floor plans, or parking utilization data to assist in your review.*

- *Staff Findings: The current owner is choosing to bring in uses that have a higher parking ratio than what was required when the site plan was approved for warehouse with ancillary office use. As such, there is insufficient parking to support the proposed uses and parking relief is required.*

4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

- *Applicant's Response: Without the variance, the applicant would be unable to lease units to small service-oriented businesses (fitness studios and a physical therapy office) due to insufficient parking under strict code calculations, despite these tenants generating parking demand well below code. This limitation would prevent the plaza from fulfilling its intended commercial service potential, reduce economic activity at the property, and hinder efforts to support local business growth in Port St. Lucie. Our goal is to work collaboratively with the City to support businesses that contribute to Port St. Lucie's economic vitality while maintaining a well-planned, functional site. We would be happy to provide tenant schedules, floor plans, or parking utilization data to assist in your review.*

- *Staff Findings: The current owner is choosing to bring in uses that have a higher parking ratio than what was required when the site plan was approved for warehouse with ancillary office use. As such, there is insufficient parking to support the proposed uses and parking relief is required. The applicant has provided a parking demand analysis to demonstrate that the site can accommodate the uses that require additional parking since the hours of operation are not during peak day time demand.*

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

- *Applicant's Response: Approval of this variance is essential for these tenants to occupy the property. The existing parking configuration cannot be altered without extensive reconstruction that is impractical. Only by granting the variance can these businesses move forward and contribute to the economic vitality of the area.*

- *Staff Findings: Per Section 158.221 (C) (17) of the Zoning Code, one space is required for each two hundred (200) square feet of gross floor area for medical/professional office space. Based on these ratios, the project was parked at one space per 500 square feet of warehouse space and one space per each 200 square feet of office space. It works out to a ratio of one space per each 365 square feet of building space. The proposed use, Fyzical Medical, will lease two units of Building 2 for a total of 2,080 square feet. The request is to grant a variance of four parking spaces to allow physical therapy office, Fyzical Medical, to operate in Building 2 at 510 NW Peacock Blvd, Suites 103-104, which is the minimum number of parking spaces required for this use.*

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- *Applicant's Response: Granting the variance allows the property to be used in a manner consistent with other Commercial Services properties that have sufficient parking for their actual operations. It ensures that this property is not disadvantaged relative to similar sites, enabling the applicant to attract and retain tenants in line with typical market conditions and zoning expectations.*

- *Staff Findings: A variance is required to accommodate the proposed tenant which is a medical office. Medical office space requires one space for each 200 square feet of gross floor area. The site plan for the subject property identified the proposed uses for the site as warehouse with ancillary office use. The parking ratios on the site plan match the warehouse and ancillary office uses. While the Service Commercial zoning district permits a variety of commercial and service-related uses, the site was developed with parking designed specifically to accommodate warehouse and accessory office functions. The current owner is choosing to bring in uses that have a higher parking demand than what the building was originally intended. As such, there is insufficient parking to support the proposed uses and parking relief is required. The applicant has provided a parking demand analysis to demonstrate that the site can accommodate the uses that require additional parking since the hours of operation will vary between uses and all of the uses will not be operation during peak day time demand.*

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.

- *Applicant's Response: Applicant acknowledges and agrees to full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe.*

- *<u>Staff Findings</u>: If the Board chooses to grant the parking variance relief, the Planning and Zoning Department would recommend the following condition:*

1. This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.

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 make a:

- Motion to approve
- Motion to approve with conditions

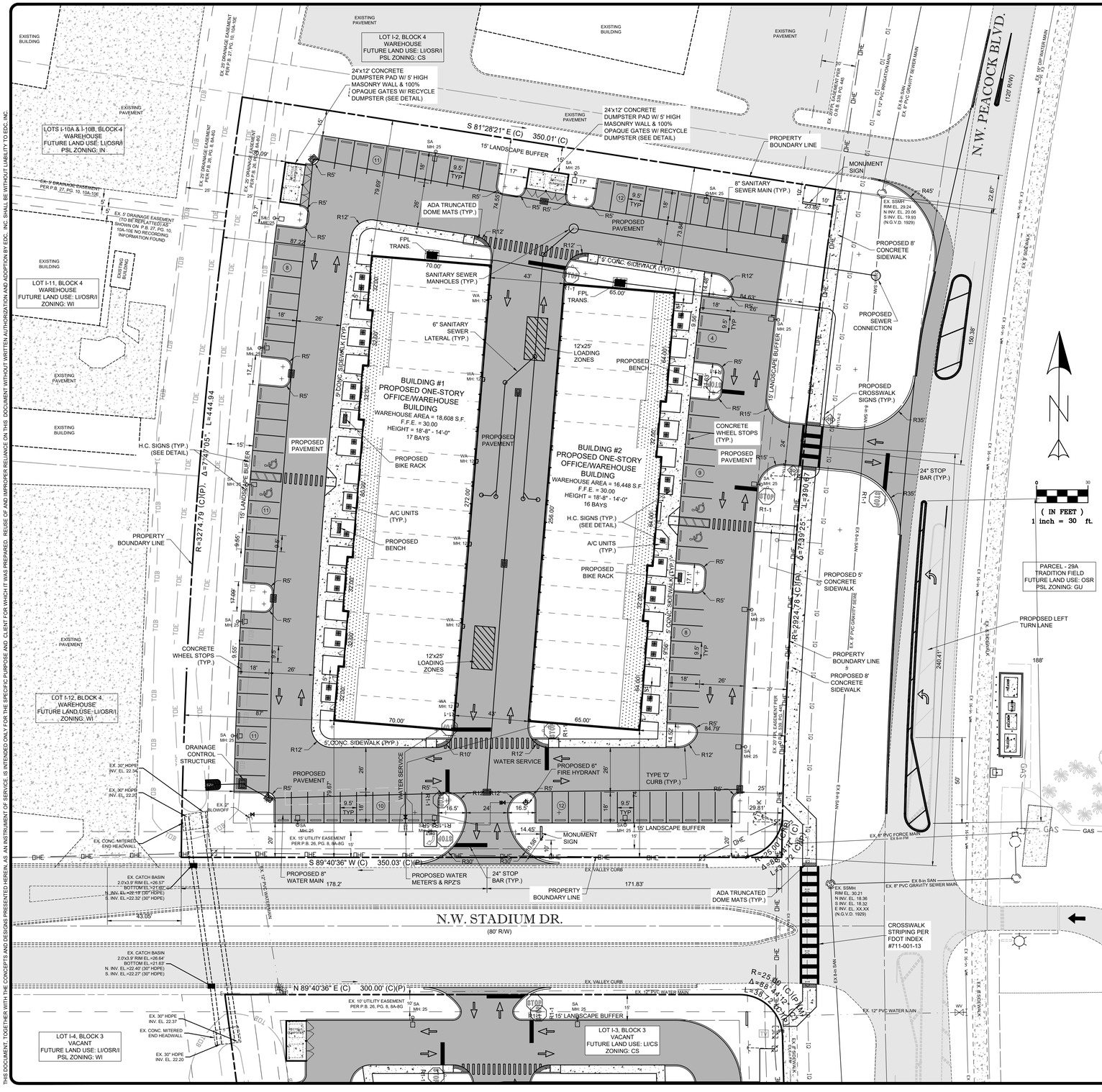
If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may make a:

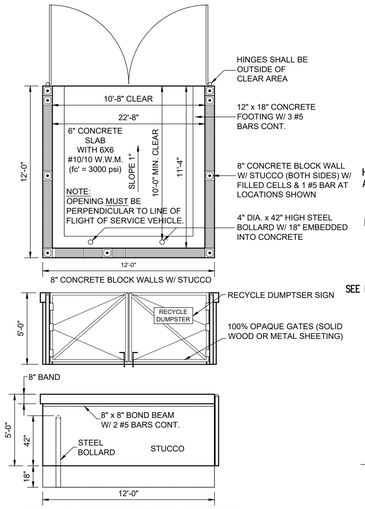
- Motion to deny

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

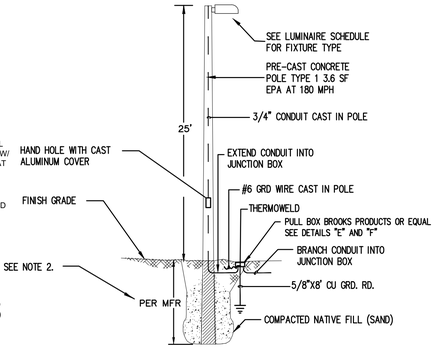
- Motion to table or continue the hearing or review to a future meeting

(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).


S 81°28'21" E (C) 350.01' (C)
15' LANDSCAPE BUFFER
24'x12' CONCRETE DUMPSTER PAD W/ 5' HIGH MASONRY WALL & 100% OPAQUE GATES W/ RECYCLE DUMPSTER (SEE DETAIL)
PROPERTY BOUNDARY LINE
MONUMENT SIGN
8" SANITARY SEWER MAIN (TYP.)
N.W. PEACOCK BLVD. (120' R/W)
LOT I-2, BLOCK 4 WAREHOUSE FUTURE LAND USE: LI/OSR/I PSL ZONING: CS
LOTS I-10A & I-10B, BLOCK 4 WAREHOUSE FUTURE LAND USE: LI/OSR/I PSL ZONING: IN
LOT I-11, BLOCK 4 WAREHOUSE FUTURE LAND USE: LI/OSR/I ZONING: WI
LOT I-12, BLOCK 4 WAREHOUSE FUTURE LAND USE: LI/OSR/I ZONING: WI
LOT I-4, BLOCK 3 VACANT FUTURE LAND USE: LI/OSR/I PSL ZONING: WI
LOT I-3, BLOCK 3 VACANT FUTURE LAND USE: LI/CS ZONING: CS
PARCEL - 29A TRADITION FIELD FUTURE LAND USE: OSR PSL ZONING: GU
EX. 5' DRAINAGE EASEMENT PER P.B. 27, PG. 10, 10A-10E
EX. 5' DRAINAGE EASEMENT (TO BE REPLATTED AS SHOWN ON P.B. 27, PG. 10, 10A-10E NO RECORDING INFORMATION FOUND
EX. 20' DRAINAGE EASEMENT PER P.B. 26, PG. 6A-6G
EX. 25' DRAINAGE EASEMENT PER P.B. 26, PG. 6 &6A-6G
BUILDING #1 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING WAREHOUSE AREA = 18,608 S.F. F.F.E. = 30.00 HEIGHT = 18'-8" - 14'-0" 17 BAYS
BUILDING #2 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING WAREHOUSE AREA = 16,448 S.F. F.F.E. = 30.00 HEIGHT = 18'-8" - 14'-0" 16 BAYS
R=3274.79' (C)(P), Δ=7°47'05", L=444.94'
R=2924.78' (C)(P), Δ=7°39'25", L=390.47'
R=25.00' (C)(P), Δ=88°14'42", L=38.51' (C)(P)
S 89°40'36" W (C) 350.03' (C)(P)
N 89°40'36" E (C) 300.00' (C)(P)
N.W. STADIUM DR. (80' R/W)
PROPOSED 8' CONCRETE SIDEWALK
PROPOSED 5' CONCRETE SIDEWALK
PROPOSED LEFT TURN LANE
PROPOSED CROSSWALK SIGNS (TYP.)
PROPOSED SEWER CONNECTION
PROPOSED BENCH
PROPOSED BIKE RACK
CONCRETE WHEEL STOPS (TYP.)
12'x25' LOADING ZONES
A/C UNITS (TYP.)
H.C. SIGNS (TYP.) (SEE DETAIL)
ADA TRUNCATED DOME MATS (TYP.)
6" SANITARY SEWER LATERAL (TYP.)
SANITARY SEWER MANHOLES (TYP.)
DRAINAGE CONTROL STRUCTURE
WATER SERVICE
PROPOSED 6" FIRE HYDRANT
TYPE 'D' CURB (TYP.)
PROPOSED WATER METERS & RPZ'S
PROPOSED 8" WATER MAIN
24" STOP BAR (TYP.)
CROSSWALK STRIPING PER FDOT INDEX #711-001-13
EX. 8" PVC FORCE MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 12" PVC WATER MAIN
EX. SSMH RIM EL. 29.24 N INV. EL. 20.06 S INV. EL. 19.93 (N.G.V.D. 1929)
EX. SSMH RIM EL. 30.21 N INV. EL. 18.36 S INV. EL. 18.32 E INV. EL. XX.XX (N.G.V.D. 1929)
EX. 30" HDPE INV. EL. 22.34
EX. 30" HDPE INV. EL. 22.21
EX. 2" BLOWOFF
EX. CONC. MITERED END HEADWALL
EX. CATCH BASIN 2.0'x3.9' RIM EL.=26.57' BOTTOM EL.=21.62' N. INV. EL.=22.40' (30" HDPE) S. INV. EL.=22.27' (30" HDPE)
EX. 15' UTILITY EASEMENT PER P.B. 26, PG. 8, 8A-8G
EX. 10' UTILITY EASEMENT PER P.B. 26, PG. 8, 8A-8G
EX. VALLEY CURB
EX. 6" PVC WATER MAIN
EX. 8in SAN
EX. 8" SIDEWALK
EX. 6" SIDEWALK
EX. 16" DIP WATER MAIN
EX. 12" DIP IRRIGATION MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 8" PVC FORCE MAIN
EX. 8" PVC GRAVITY SEWER
EX. 8" PVC GRAVITY SEWER MAIN
EX. 8" PVC GRAVITY SEWER
EX. 8" PVC FORCE MAIN



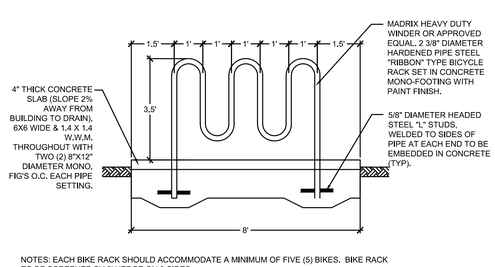
12' x 12' DUMPSTER DETAIL



NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL

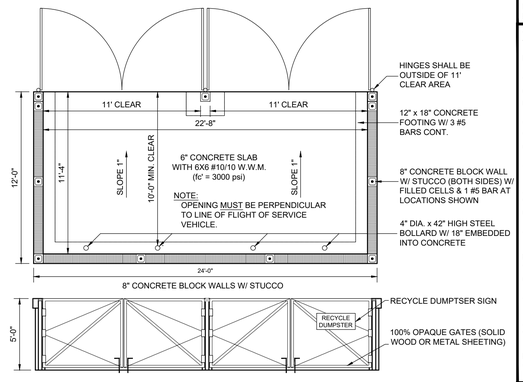
SCALE:NONE



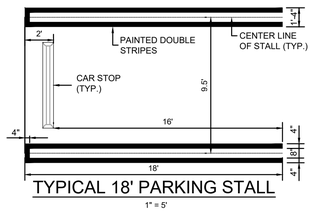
NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

TYPICAL BIKE RACK DETAIL

N.T.S.

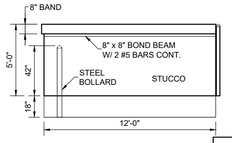


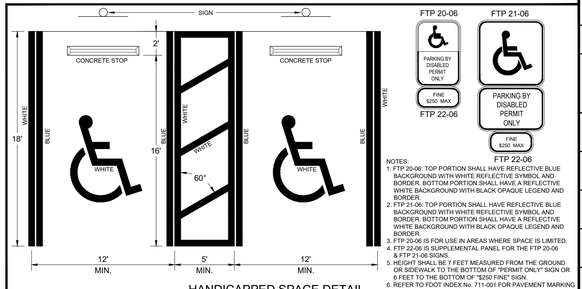
24' x 12' DUMPSTER DETAIL



TYPICAL 18' PARKING STALL

1" = 5'





NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAPPED SPACE DETAIL

SITE PLAN NOTES:

1. THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
2. LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 158.221 OF THE PSL CITY CODE.
3. TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.
4. AIR CONDITIONING CONDENSING AND COMPRESSOR UNITS SHALL BE FULLY SCREENED FROM VIEW FROM RESIDENTIAL PROPERTIES OR STREET RIGHTS-OF-WAY AT GROUND LEVEL ON THE PROPERTY LINE. SCREENING SHALL CONSIST OF AN OPAQUE FENCE AND A HEDGE OF SHRUBS AT LEAST 24 INCHES IN HEIGHT WHEN PLANTED AND SPACED AT LEAST 24 INCHES ON CENTER AROUND THE ENTIRE AC UNIT OR COMPRESSOR, EXCEPT WHERE ACCESS TO THE EQUIPMENT IS NECESSARY. SCREENING MUST BE INSTALLED AND MAINTAINED IN A MANNER CONSISTENT WITH THE ARCHITECTURAL STYLE, COLOR, AND MATERIALS OF THE PRINCIPAL USE AND THE SHRUBS PLANTED IN A MANNER THAT IS CONSISTENT WITH THE APPROVED LANDSCAPING PLAN, IN ACCORDANCE WITH PSL CITY CODE, SECTION 154.03(F).
5. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PROPERTY ZONED RESIDENTIAL. THIS SCREENING SHALL BE DESIGNED AS BOTH A VISUAL BARRIER AND A NOISE BARRIER. SECT. 158.126(J)(4).
6. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).
7. ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE

THERE ARE NO EXISTING FIRE HYDRANTS WITHIN 1,000 FEET TO THE SITE. A FIRE HYDRANT WILL BE INSTALLED IN FRONT OF THE SITE NO SW STADIUM DRIVE.

STORMWATER DRAINAGE BASIN INFORMATION

BASIN 7B - 1 (SFWMD PERMIT #56-00573-S)

CONTROL ELEVATION	= 21.52 NAVD (22.00 NGVD)
MIN ROAD CROWN ELEVATION	= 23.62 NAVD (25.10 NGVD)
MIN FINISHED FLOOR ELEVATION	= 26.02 NAVD (27.50 NGVD)
PERIMETER GRADE ELEVATION	= 23.62 NAVD (25.30 NGVD)

ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON N.A.V.D. '88. TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO N.A.V.D. '88 ELEVATIONS TO GET N.G.V.D. '29 ELEVATIONS.

TRAFFIC STATEMENT:

INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION

WAREHOUSING (150)
GENERAL OFFICE (710)
(AVERAGE RATES UTILIZED)

	AVERAGE RATE	PROJECT S.F.	TRIPS
WEEKDAY DAILY TRIPS:			
WAREHOUSING (150)	1.71 / 1,000 S.F.	28,720 S.F.	= 49
GENERAL OFFICE (710)	10.84 / 1,000 S.F.	6,336 S.F.	= 69
TOTAL TRIPS			= 118
A.M. PEAK HOUR OF ADJACENT STREET TRAFFIC			
WAREHOUSING (150)	0.17 / 1,000 S.F.	28,720 S.F.	= 5
GENERAL OFFICE (710)	1.52 / 1,000 S.F.	6,336 S.F.	= 10
TOTAL TRIPS			= 15
P.M. PEAK HOUR ADJACENT STREET TRAFFIC			
WAREHOUSING (150)	0.18 / 1,000 S.F.	28,720 S.F.	= 5
GENERAL OFFICE (710)	1.44 / 1,000 S.F.	6,336 S.F.	= 9
TOTAL TRIPS			= 14
A.M. PEAK HOUR OF GENERATOR			
WAREHOUSING (150)	0.21 / 1,000 S.F.	28,720 S.F.	= 6
P.M. PEAK HOUR OF GENERATOR			
WAREHOUSING (150)	0.23 / 1,000 S.F.	28,720 S.F.	= 7

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF EXFILTRATION TRENCHES WITH THE DISCHARGE TO THE EXISTING MASTER DRAINAGE SYSTEM TO THE WEST OF THE PROPERTY TO THE EXISTING DRAINAGE DITCH. SFWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED. A MODIFICATION TO SFWMD PERMIT GP 56-00573-S WILL BE OBTAINED.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

UPLAND PRESERVE REQUIREMENTS

PROJECT AREA:	146,138 S.F. (3.35 AC.)
UPLAND AREA:	126,324 S.F. (2.90 AC.)
PER EDC ENVIRONMENTAL ASSESSMENT	
MITIGATION REQUIRED:	47,393 S.F. (1.088 AC.)
(2.90 x 25% = 0.725 ACRES x 1.5 = 1.088 ACRES)	

ENVIRONMENTAL SITE ASSESSMENT STATEMENT
(PER REPORT BY EDC, INC., JUNE 07, 2021)

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A

PSL PROJECT NO.
P21-136-A1

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ENGINEERS ✪ SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	RMF
DRAWN BY	RMF
FILENAME	21-251 (08-16-2024).dwg
LAYOUT	21-251 SITE PLAN - 2
SCALE	1" = 30'
DATE	01 JUNE 2021

DATE	REVISION COMMENTS
08-16-2024	REVISED SITE PLAN AMENDMENT PER SPRC COMMENTS. (08-14-2024)
10-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-07-2021)
11-10-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-27-2021)
08-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (08-06-2021)
07-19-2021	REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)

500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
SITE AMENDMENT DETAILS
PORT ST. LUCIE FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-251

2 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC_2021\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWGs\21-251 (08-16-2024).dwg, 21-251 SITE PLAN - 2, 8/16/2024 12:45:49 PM, Bob Frost, EDC, Inc., EDC, Inc.

Responses to variance criteria as listed under Section 158.295 (B) of Zoning Code.

1. If variance is for an existing structure, explain why the structure was built so close to the property line.
   The variance request is not related to proximity to the property line, as the existing building complies with all setbacks and height requirements. The variance pertains solely to the off-street parking requirement, which was designed for an office/warehouse configuration rather than the broader range of commercial services allowed under the CS zoning.
2. If variance is for an existing structure, explain if the variance is required as a result of your actions or a representative of yours.
   The variance is not required due to any action of the applicant or representative. The existing building and its parking layout were constructed under a prior interpretation of the zoning requirements and pre-date the current tenant leasing needs. The parking shortfall relative to code arises from the difference between actual operational demand of the proposed tenants and the higher code requirement, not from any action taken by the applicant.
3. Explain why this variance won't give you privileges that aren't available to your neighbors.
   The requested variance is based on actual parking demand relative to specific tenant operations, not on preferential treatment. Other similarly configured properties in the Commercial Services district are subject to the same code; the variance merely allows reasonable use of the existing parking supply without requiring additional construction or expansion that would be impractical or unnecessary. The intent is to align code requirements with real-world operational realities rather than to confer a special advantage.
4. Explain how not receiving this variance will hurt your personal endeavors.
   Without the variance, the applicant would be unable to lease units to small service-oriented businesses (fitness studios and a physical therapy office) due to insufficient parking under strict code calculations, despite these tenants generating parking demand well below code. This limitation would prevent the plaza from fulfilling its intended commercial service potential, reduce economic activity at the property, and hinder efforts to support local business growth in Port St. Lucie.
5. Acknowledge that only through this variance can what you are asking for become a reality.
   Approval of this variance is essential for these tenants to occupy the property. The existing parking configuration cannot be altered without extensive reconstruction

that is impractical. Only by granting the variance can these businesses move forward and contribute to the economic vitality of the area.

6. Explain how receiving this variance will place you on equal footing with neighboring properties.

   Granting the variance allows the property to be used in a manner consistent with other Commercial Services properties that have sufficient parking for their actual operations. It ensures that this property is not disadvantaged relative to similar sites, enabling the applicant to attract and retain tenants in line with typical market conditions and zoning expectations.

7. Acknowledge that you will comply with the P&Z Board's decision regarding your variance application.

   The applicant acknowledges that they will fully comply with the Planning & Zoning Board's decision, including any conditions the Board may impose to mitigate impacts. This acknowledgment does not preclude the right to appeal, as provided under the City's zoning code.

P25-194 SLW-500 Stadium Property, LLC - Suites 103-104

TYPE	STATUS	BUILDING TYPE
VAR	CUSTOMER RESPONSED	COMM

ASSIGNED TO

Cody Sisk

ADDRESS

500 NW Peacock Blvd - Suites 103-104

SECTION	BLOCK	LOT
Pl 1	SLW-4	1

LEGAL DESCRIPTION

ST LUCIE WEST-PLAT 1- BLK 4 LOT I-1-LESS N 22.67 FT-

SITE LOCATION

500 NW Peacock Blvd Suite 103-104

PARCEL #

3323-500-0027-000-1

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
		CS	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
3.36		

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

UTILITY PROVIDER

DESCRIBE REQUEST

Dear Planning and Zoning Board Members,

I am writing to formally request a parking variance for the property located at 500 NW Peacock Blvd Unit 103-104, which is zoned Commercial Services (CS). The building was originally developed and permitted with parking ratios consistent with office/warehouse use rather than the broader range of uses permitted under the Commercial Services zoning designation. We are requesting the parking variance be approved for the physical therapy office.

Our plaza is currently attracting small, service-oriented tenants, including a small physical therapy office. This physical therapy will be an appointment only location with minimal parking requirements as most patients will be dropped off at the center.

When the building was constructed, the parking layout did not fully reflect the intended commercial services use intensity. As a result, businesses that align with the city's vision for growth and local service access are being restricted from occupancy due to parking count discrepancies rather than actual operational impact.

Granting this variance would:

Support small business growth and local entrepreneurship within Port St. Lucie.

Encourage diverse commercial uses in alignment with the city's zoning intent for the CS district.

Utilize existing infrastructure efficiently, without creating adverse traffic or parking conditions.

We respectfully request that the City consider a variance allowing the current parking configuration to satisfy the code requirements for the proposed tenant uses, based on their demonstrated operational patterns and minimal parking impact.

Our goal is to work collaboratively with the City to support businesses that contribute to Port St. Lucie's economic vitality while maintaining a well-planned, functional site. We would be happy to provide tenant schedules, floor plans, or parking utilization data to assist in your review.

Thank you for your time and consideration. We appreciate your partnership in helping our tenants and our community continue to grow and thrive.

Primary Contact Email

vcastro@eastcp.com

AGENT/APPLICANT

FIRST NAME	**LAST NAME**
Vania	Pedraja-Castro

Business Name

East CP Management

ADDRESS

510 NW Peacock Blvd

CITY	**STATE**	**ZIP**
Port St Lucie	FL	34986

EMAIL	PHONE
vcastro@eastcp.com	3054504888

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	**LAST NAME**
Drew	DeWitt

ADDRESS

1051 Boston Post Rd Ste 2R

CITY	**STATE**	**ZIP**

Darien	CT		06820
EMAIL		**PHONE**	
DDEWITT@EASTCP.COM		9175362880	
PROJECT ARCHITECT/ENGINEER			
FIRST NAME		**LAST NAME**	
Business Name			
ADDRESS			
CITY	**STATE**		**ZIP**
EMAIL		**PHONE**	
PROPERTY OWNER			
Business Name			
500 Stadium Property LLC			
ADDRESS			
1051 Boston Post Rd Ste 2R			
CITY	**STATE**		**ZIP**
Darien	CT		06820
EMAIL		**PHONE**	
vcastro@eastcp.com		(772) 204-2201	
FINAL PERMIT INSPECTION REQUIRED BY:			

PREPARED BY:
Prepared by:
Eavenson, Fraser & Lunsford, PLLC
631 U.S. Highway One, Suite 310
North Palm Beach, FL 33408-4618
Attn: Bradley B. Eavenson, Esquire

RECORDING RETURN TO:
Ron Cantor, Esquire
631 U.S. Highway One, Suite 310
North Palm Beach, FL 33408-4618

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ of _____, 2024 by 500 STADIUM BUSINESS CENTER LLC, a Florida limited liability company, whose mailing address is 631 U.S. Highway One, Suite 310, North Palm Beach, FL 33408-4618 (the "**Grantor**"), to 500 STADIUM PROPERTY, LLC, a Delaware limited liability company, whose mailing address is 1051 Boston Post Rd., Suite 2R, Darien, CT 06820 (the "**Grantee**"). (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND 00/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, and more particularly described in Exhibit "A" attached hereto (the "**Property**").

TOGETHER, with all of the Grantor's interest in and to all improvements, appurtenances, rights, easements, rights-of-way, tenements and hereditaments incident thereto and all title and interest, if any, of Grantor in and to all strips and gores and any land lying in the bed of any street which is contiguous to the Property.

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

AND the Grantor does hereby covenant that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; the Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims and demands of all persons claiming by, and through or under Grantor, but against no others.

[SIGNATURE PAGE TO FOLLOW]

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

Signed, sealed and delivered in the presence of these 2 witnesses:	**GRANTOR**:
Name: Bradley B. Eavenson Address: 631 U.S. Highway One, Suite 310, North Palm Beach, FL 33408 Name: Maribel Rivera Hagman Address: 631 U.S. Highway One, Suite 310 North Palm Beach, FL 33408	**500 STADIUM BUSINESS CENTER LLC,** a Florida limited liability company By: GPK UNIVERSITY, LLC, a Florida limited liability company Title: Manager By: Name: George T. Kelly, IV Title: Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of November, 2024, by GEORGE T. KELLY, IV, as Manager of GPK UNIVERSITY, LLC, a Florida limited liability company, Manager of 500 STADIUM BUSINESS CENTER LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My commission expires: _____

BRADLEY B. EAVENSON
Commission # HH 090702
Expires February 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY SEAL

EXHIBIT "A" TO SPECIAL WARRANTY DEED

(Legal Description – Property)

Lot I-1, Block 4, PARCEL 28, ST. LUCIE WEST, PLAT NUMBER 1, PRIMA VISTA BOULEVARD, according to the map or plat thereof as recorded in Plat Book 26, Pages 8, 8A through 8G, Public Records of St. Lucie County, Florida, LESS and except the Northerly 22.67 feet thereof.

November 04, 2025

Agent Authorization Letter

To whom it may concern,

I, David Archibald the authorized representative for 500 Stadium Property, LLC hereby grant Vania Pedraja-Castro, Property Manager for 500 Stadium Property the authority to act as agent on behalf of the company as it relates to the zoning variance applications submitted for 500 Stadium Property, LLC.

Should you need any further information, please do not hesitate to contact us.

Regards,

David Archibald

Owner Signature 11/5/25 Date

DAVID ARCHIBALD

Print Name

Nahomy S

Notary Public, State of ~~Florida~~ CT

CT

STATE OF ~~FLORIDA~~, County of Fairfield

[NOTARIAL SEAL]

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5 day of Nov, 20 25, by David Archibald who is personally known to me or has produced _____ as identification.

Nahomy Stacy Arauz
Notary Public-Connecticut
My Commission Expires
July 31, 2030

MEMORANDUM

November 19, 2025

Re: **500 Stadium**
Parking Demand Analysis
City of Port St. Lucie, Florida
Project № 25267.02.03

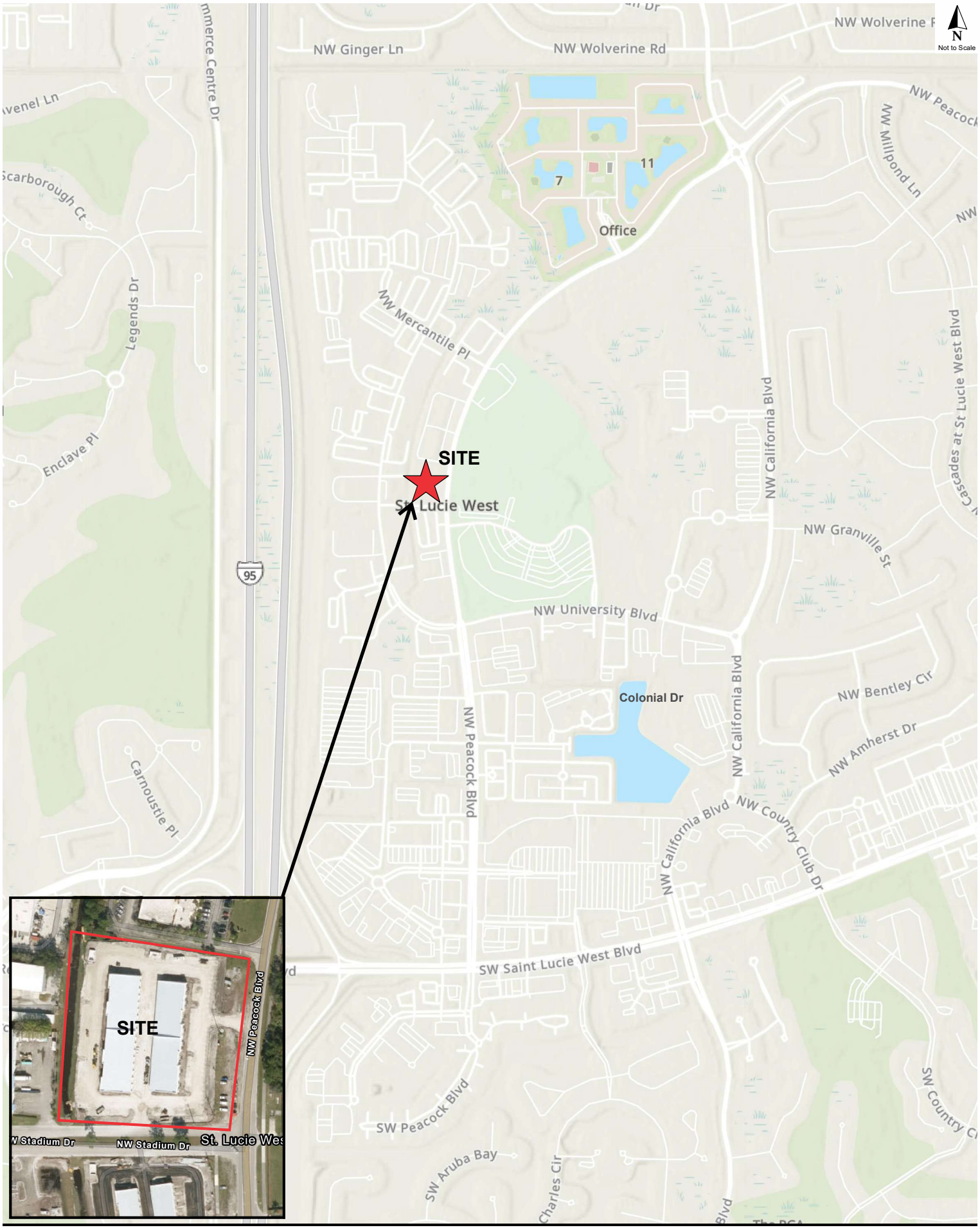
Introduction

This Parking Demand Analysis was conducted in support of the proposed change in use of the existing warehouse building, located north of Stadium Drive and west of Peacock Boulevard in the City of Port St. Lucie, Florida, as shown in **Figure 1**. This analysis was conducted in support of the parking reduction for the proposed change in use.

The existing development is comprised of two (2) buildings with a combined total of 35,056 square feet, with a total of 96 parking spaces, that includes four (4) accessible parking spaces. The original use of the buildings consisted of Warehousing. The proposed use would consist of a mix of office, medical office, warehouse, and recreational uses within the existing buildings. The original site plan and the proposed uses are included in **Attachment 1**.

Proposed Uses

Tenants have been identified for a total of 22,000 square feet of the total buildings leaving an additional 13,056 square feet available for lease. The confirmed uses consist of a total of 3,056 square feet of office space, 2,080 square feet of medical office space, 3,200 square feet of warehousing, 7,232 square feet of trade contractors, and 6,432 square feet of health/fitness club.


N
Not to Scale
NW Ginger Ln
NW Wolverine Rd
NW Wolverine P
NW Peacock
NW Millpond Ln
Commerce Centre Dr
Scarborough Ct
Legends Dr
Enclave Pl
7
11
Office
NW Mercantile Pl
SITE
St Lucie West
NW California Blvd
Cascades at St Lucie West Blvd
NW Granville St
95
NW University Blvd
Colonial Dr
NW Bentley Cir
NW Amherst Dr
NW Peacock Blvd
Carnoustie Pl
NW California Blvd
NW Country Club Dr
SW Saint Lucie West Blvd
SW Peacock Blvd
SW Aruba Bay
Charles Cir
SW Country Cl
SITE
NW Peacock Blvd
W Stadium Dr
NW Stadium Dr
St. Lucie Wes

City of Port St. Lucie Code Requirement

In accordance with *Section 158.221* of the *City of Port St. Lucie Land Development Code (LDC)*, the minimum number of off-street parking spaces for the proposed uses are as follows. Recreational, entertainment, and office uses is one (1) space per 200 square feet. Service Establishments/Wholesale Trade is one (1) space per 300 square feet. Warehousing use is one (1) space per 500 square feet. The remaining available space was calculated using the worst-case scenario. The City's standard parking supply requirement for the site is calculated as follows:

LDC Parking Calculation
24,624 x 1 Parking Space/200 SF = 123 Parking Spaces
7,232 x 1 Parking Space/300 SF = 24 Parking Spaces
3,200 x 1 Parking Space/500 SF = 6 Parking Spaces
Total = 35,068 = 168 Parking Spaces

Based on the City's *LDC,* the development would be required to provide 168 parking spaces.

ITE Parking Generation

A review of the parking generation information published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual, 6th Edition* was conducted.

Based on the published ITE parking generation information for LUC 491, the parking demand was calculated using the average rate based on the total square feet of the proposed uses. Application of the average rate for the proposed uses was used to determine the total number of parking spaces required for the individual uses. **Table 1** summarizes the Parking Generation. The ITE parking generation sheets are included in **Attachment 2**.

Table 1

Parking Generation

ITE Code	Land Use	Ref Size	Spaces per unit	Parking Demand
180	Specialty Trade Contractor	7.232 KSF	1.76	13
492	Health/Fitness Club	6.432 KSF	5.20	33
712	Small Office Building	3.056 KSF	1.85	6
822	Strip Retail Plaza	0.000 KSF	2.79	0
720	Medical/Dental Office	2.080 KSF	2.63	5
150	Warehousing	3.200 KSF	0.37	1
	Remaining (Retail)	13.056 KSF	2.79	36
	Total	35.056 KSF		
				94

Parking space analysis based on ITE Parking Generation Manual, 6th Edition

Using the ITE parking demand ratio, and assuming the remaining uses as retail, the development would require 94 parking spaces.

Shared Parking Analysis

A shared parking analysis was conducted to determine the availability of shared parking between the proposed uses. Time of day distribution curves for each land use were obtained from the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 6th Edition.* The time of day distributions were applied to the net parking demand for each land use to determine the peak demand throughout the day. **Table 2** summarizes the time-of-day distribution for the proposed uses. As shown, the highest demand occurs from 1:00 PM to 2:00 PM with a peak demand of 74 parking spaces. The ITE Time of Day distribution sheets are included in **Attachment 3**.

Table 2

Shared Parking Analysis

Time of Day	Specialty Trade Contractor		Health/Fitness Club		Small Office Building		Medical Office Building		Strip Retail Plaza (<40k)		Warehouse		Total Hourly Demand	Total Parking Supply	Remaining Parking Supply
	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces			
12:00–4:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
5:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	3%	0.03	1	96	95
6:00 a.m.	5%	0.65	0%	0	0%	0	0%	0	0%	0	8%	0.08	1	96	95
7:00 a.m.	39%	5.07	0%	0	0%	0	17%	0.85	0%	0	27%	0.27	7	96	89
8:00 a.m.	83%	10.79	0%	0	22%	1.32	47%	2.35	19%	6.84	57%	0.57	22	96	74
9:00 a.m.	97%	12.61	0%	0	66%	3.96	82%	4.1	33%	11.88	79%	0.79	34	96	62
10:00 a.m.	99%	12.87	65%	21.45	89%	5.34	96%	4.8	47%	16.92	83%	0.83	63	96	33
11:00 a.m.	100%	13	56%	18.48	100%	6	100%	5	55%	19.8	87%	0.87	64	96	32
12:00 p.m.	91%	11.83	48%	15.84	87%	5.22	88%	4.4	89%	32.04	91%	0.91	71	96	25
1:00 p.m.	94%	12.22	47%	15.51	77%	4.62	87%	4.35	100%	36	91%	0.91	**74**	96	**22**
2:00 p.m.	90%	11.7	43%	14.19	79%	4.74	92%	4.6	73%	26.28	97%	0.97	63	96	33
3:00 p.m.	92%	11.96	50%	16.5	84%	5.04	90%	4.5	73%	26.28	100%	1	66	96	30
4:00 p.m.	88%	11.44	72%	23.76	84%	5.04	86%	4.3	66%	23.76	91%	0.91	70	96	26
5:00 p.m.	64%	8.32	93%	30.69	71%	4.26	55%	2.75	70%	25.2	74%	0.74	72	96	24
6:00 p.m.	0%	0	100%	33	16%	0.96	0%	0	75%	27	47%	0.47	62	96	34
7:00 p.m.	0%	0	88%	29.04	0%	0	0%	0	70%	25.2	26%	0.26	55	96	41
8:00 p.m.	0%	0	0%	0	0%	0	0%	0	54%	19.44	20%	0.2	20	96	76
9:00 p.m.	0%	0	0%	0	0%	0	0%	0	48%	17.28	17%	0.17	18	96	78
10:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
11:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95

Conclusions and Recommendations

Based on this parking analysis, the maximum parking demand for the site was determined to be 74 parking spaces for the proposed uses. The peak demand assumes the unleased units would be occupied with retail uses. The site contains a total of 96 parking spaces. Therefore, sufficient parking will be available at all times of the day with an excess of 22 parking spaces on site.

Based on ADA, the development would be required to provide three (3) accessible parking spaces for 74 parking spaces. The site plan reflects a proposed parking supply of 96 parking spaces including four (4) accessible parking spaces. Therefore, the development satisfies the required parking based on the ITE Parking Generation rates and is adequate to serve the proposed uses totaling 35,056 square feet.

PROFESSIONAL ENGINEERING CERTIFICATION

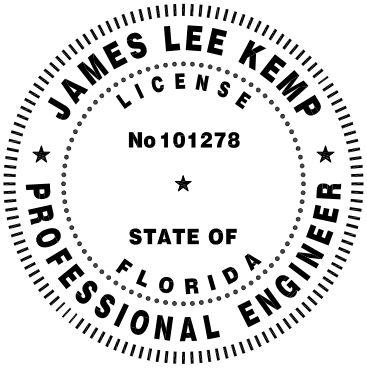
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: 500 Stadium

LOCATION: City of Port St. Lucie, Florida

CLIENT: GNGJ77 International Investments, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

James L Kemp

Digitally signed by James L Kemp
DN: CN=James L Kemp, dnQualifier=A01410D00000197318B38140008FD6D, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2025.11.20 16:43:05-05'00'

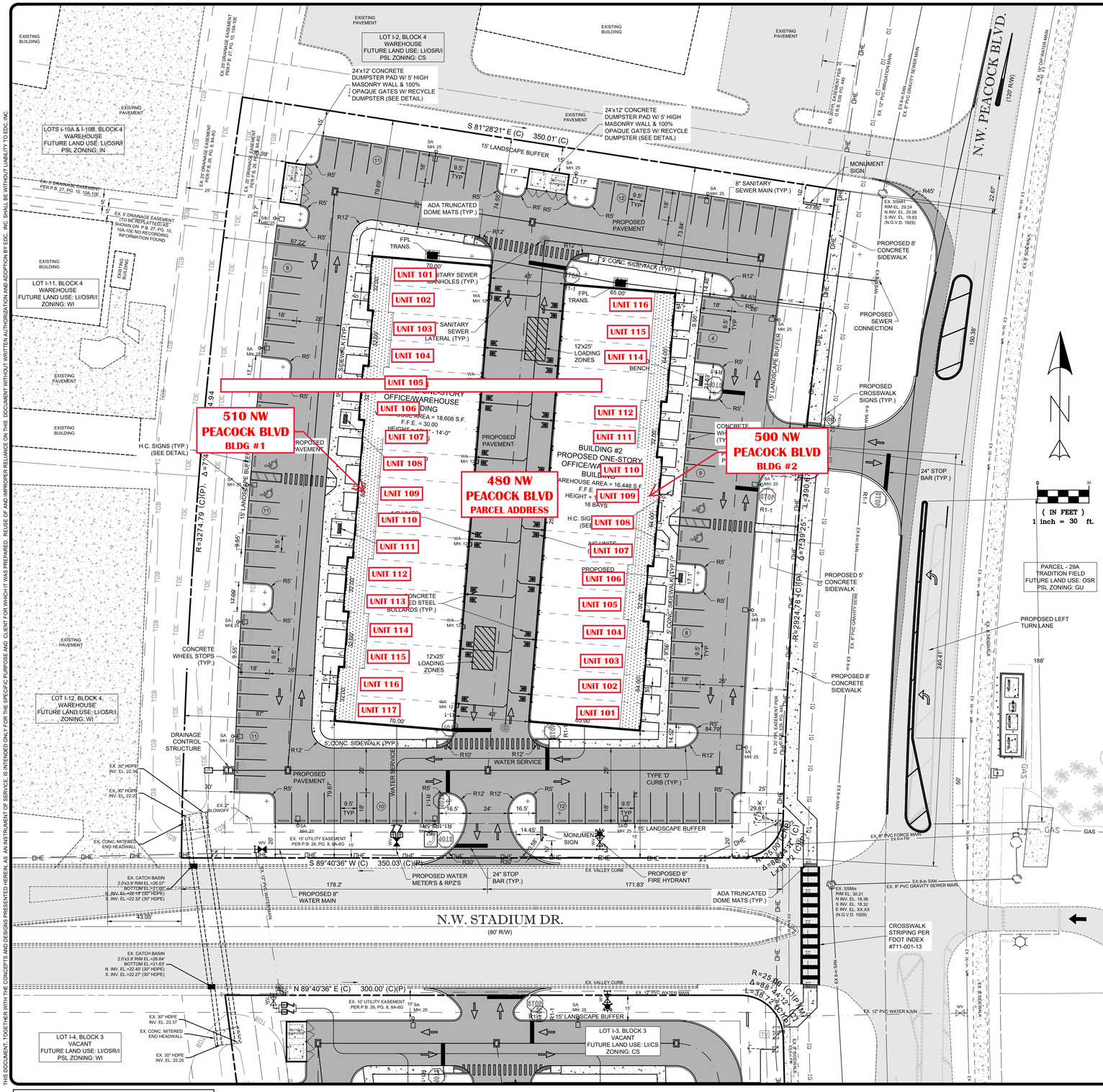
ON THE DATE ADJACENT TO THE SEAL

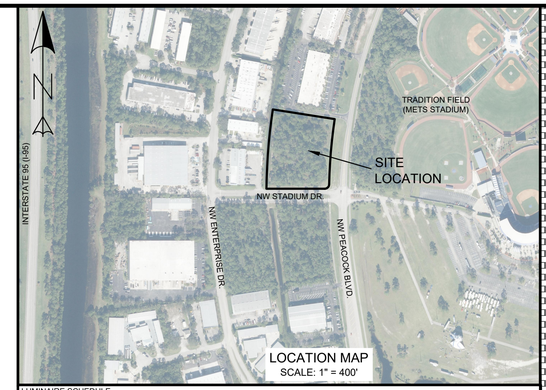
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3725 SE OCEAN BOULEVARD, SUITE 201
SEWALL'S POINT, FLORIDA 34996
CERTIFICATE OF AUTHORIZATION CA-30024
JAMES LEE KEMP, P.E. NO. 101278

ATTACHMENT 1

Conceptual Master Plan





LUMINAIRE SCHEDULE

SYMBOL	QTY.	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
	6	WA	SINGLE	N/A	0.900	CREE LIGHTING XSPW-B-XX-4ME-6L-40K-UL
	15	SA	SINGLE	N/A	0.900	CREE LIGHTING OSQ-M-B-11L-40K7-3M-UL-NM-XX / OSQ-BLSMF

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE LANES	Illuminance	Fc	1.78	4.9	0.5	3.56	9.80
SPILL	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.

LEGAL DESCRIPTION

LOT I-1, BLOCK 4, PARCEL 28, ST. LUCIE WEST PLAT NUMBER 1, PRIMA VISTA BLVD., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE(S) 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTHERLY 22.67 FEET THEREOF.

CONTAINING 146,138 SQUARE FEET OR 3.35 ACRES, MORE OR LESS.

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST

PARCEL ID #: 3323-500-0027-000-71

PROJECT NAME: 500 STADIUM BUSINESS CENTER

PROPOSED USE: WHOLESALE TRADE

OWNER: 500 STADIUM BUSINESS CENTER LLC
1935 COMMERCE LANE, #5
JUPITER, FL 33458

ARCHITECT: MOREL DE GUIRAMOND ARCHITECTURE LLC
14080 MAHOGANY AVENUE
JACKSONVILLE, FL 32258
(561) 758-8454

DEVELOPER: 500 STADIUM BUSINESS CENTER, LLC
1935 COMMERCE LANE, #5
JUPITER, FL 33458

SURVEYING: BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 SW JACK JAMES DRIVE
STUART, FL 34997
(772) 286-5753

ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC.
CONTACT: R.J. KENNEDY, P.E.
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34987
(772) 462-2455

PLANNING: ENGINEERING DESIGN & CONSTRUCTION INC.
CONTACT: BRADLEY J. CURRIE, AICP
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34987
(772) 462-2455

SITE DATA

FUTURE LAND USE: LI/CS
ZONING: CS

GROSS SITE AREA 146,138 S.F. (3.355 AC) = 100.00%

IMPERVIOUS AREA 104,197 S.F. (2.392 AC) = 71.30%
PROPOSED BUILDING #1 18,608 S.F. (0.427 AC) = 12.73%
PROPOSED BUILDING #2 16,448 S.F. (0.378 AC) = 11.26%
PROPOSED PAVEMENT 61,655 S.F. (1.415 AC) = 42.19%
PROPOSED CONCRETE 7,486 S.F. (0.172 AC) = 5.12%

PERVIOUS AREA: 41,941 S.F. (0.973 AC) = 28.70%
OPEN SPACE AREA 41,941 S.F. (0.973 AC) = 28.70%
DRY DETENTION AREA 0 S.F. (0.000 AC) = 0.00%
UPLAND PRESERVE 0 S.F. (0.000 AC) = 0.00%
WETLANDS 0 S.F. (0.000 AC) = 0.00%
WETLAND BUFFERS 0 S.F. (0.000 AC) = 0.00%

BUILDING SETBACKS:
CS (SERVICE COMMERCIAL)
FRONT BUILDING SETBACK (25')
SIDE BUILDING SETBACK (10')
REAR BUILDING SETBACK (10')

BUILDING DATA:
BUILDING #1
WAREHOUSE AREA = 15,344 S.F.
OFFICE AREA = 3,264 S.F.
BUILDING #2
WAREHOUSE AREA = 13,376 S.F.
OFFICE AREA = 3,072 S.F.
GROSS FLOOR AREA = 35,056 S.F.

PROVIDER OF UTILITIES:
WATER: SLWSD
WASTEWATER: SLWSD
IRRIGATION: SLWSD

BUILDING HEIGHT:
PROPOSED BUILDING #1 (35' MAX.)
FRONT HIGHEST POINT = 18'-8", REAR LOWEST POINT = 14'-0"
PROPOSED BUILDING #2 (35' MAX.)
FRONT HIGHEST POINT = 18'-8", REAR LOWEST POINT = 14'-0"

PARKING CALCULATIONS:
PARKING REQUIRED:

28,720 S.F. WAREHOUSE AREA
28,720 S.F. / 500 S.F. = 58 SPACES

6,336 S.F. OFFICE AREA
6,336 S.F. / 200 S.F. = 32 SPACES

PARKING REQUIRED = 90 SPACES (4 HC)
PARKING PROVIDED = 96 SPACES (4 HC)

LEGEND

M E	EXISTING METER
M E	PROPOSED METER
	PROPOSED SIGN
7	BLOCK NUMBER
	MITERED END SECTION
	HANDICAP STALL
S1 MH: 17'	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

PSL PROJECT NO. P21-136

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10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	LAYOUT	SCALE	DATE
RWF	RWF	21-251 (11-05-2021).dwg	21-251 SITE PLAN - 1	1" = 30'	01 JUNE 2021

DATE	REVISION COMMENTS
11-10-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-27-2021)
11-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (11-10-2021)
09-28-2021	REVISED SITE DATA PER PMZ DEPT. COMMENTS (09-28-2021)
09-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (09-03-2021)
08-06-2021	REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)
07-14-2021	REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)

500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
PORT ST. LUCIE FLORIDA
SITE PLAN

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-251

1 OF 2

APPROVED BY CITY OF PORT ST. LUCIE CITY COUNCIL
CONDITIONS: YES ☐ NO ☑
DATE: 12/13/2021

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC 2021\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWGs\21-251 (11-05-2021).dwg, 21-251 SITE PLAN - 1, 11/10/2021 10:45:36 AM, Bob Frost, EDC, Inc.

Rent Roll
Property = 500 Stadium Property, LLC
As Of = 11/13/2025
Month = 11/2025

Unit	Unit SqFt	Tenant Name
Current/Notice/Vacant Tenants		
500101	1,040.00	Solare, LLC
500102	1,040.00	Fratelli Contractors Corporation
500107	1,040.00	Stormtroopers Roofing LLC
500108	1,040.00	Supreme Window Tints LLC
500111	992	Liberty Pools North, LLC
500115	1,040.00	N2 Contracting, LLC
500116	1,040.00	Stonelight Roofing LLC
510103	1,072.00	VACANT
510104	1,072.00	VACANT
510105	1,120.00	VACANT
510106	1,120.00	VACANT
510109	1,072.00	VACANT
510110	1,072.00	VACANT
510111	1,072.00	East CP Management, LLC
510112	1,120.00	Powerplant Service Provider LLC
510113	1,120.00	VACANT
510114	1,072.00	VACANT
510115	1,072.00	VACANT
510116	1,120.00	VACANT
510117	1,120.00	P2 Pro LLC
50010310	2,080.00	JJ WP, LLC d/b/a Fyzical Therapy & Balance Centers
50010510	1,984.00	Bright Futures Lab, LLC
50010911	2,080.00	Nutritional Health Group Inc DBA Doctors Weight Loss
51010710	2,144.00	VACANT
51101102	2,240.00	Narcissafit Corporation
51121314	3,072.00	VACANT
Future Tenants/Applicants		
51121314	3,072.00	The Back Nine Golf PSL, LLC D/B/A The Back Nine Golf
Total		500 Stadium Property, LLC

ATTACHMENT 2

ITE Parking Generation Data

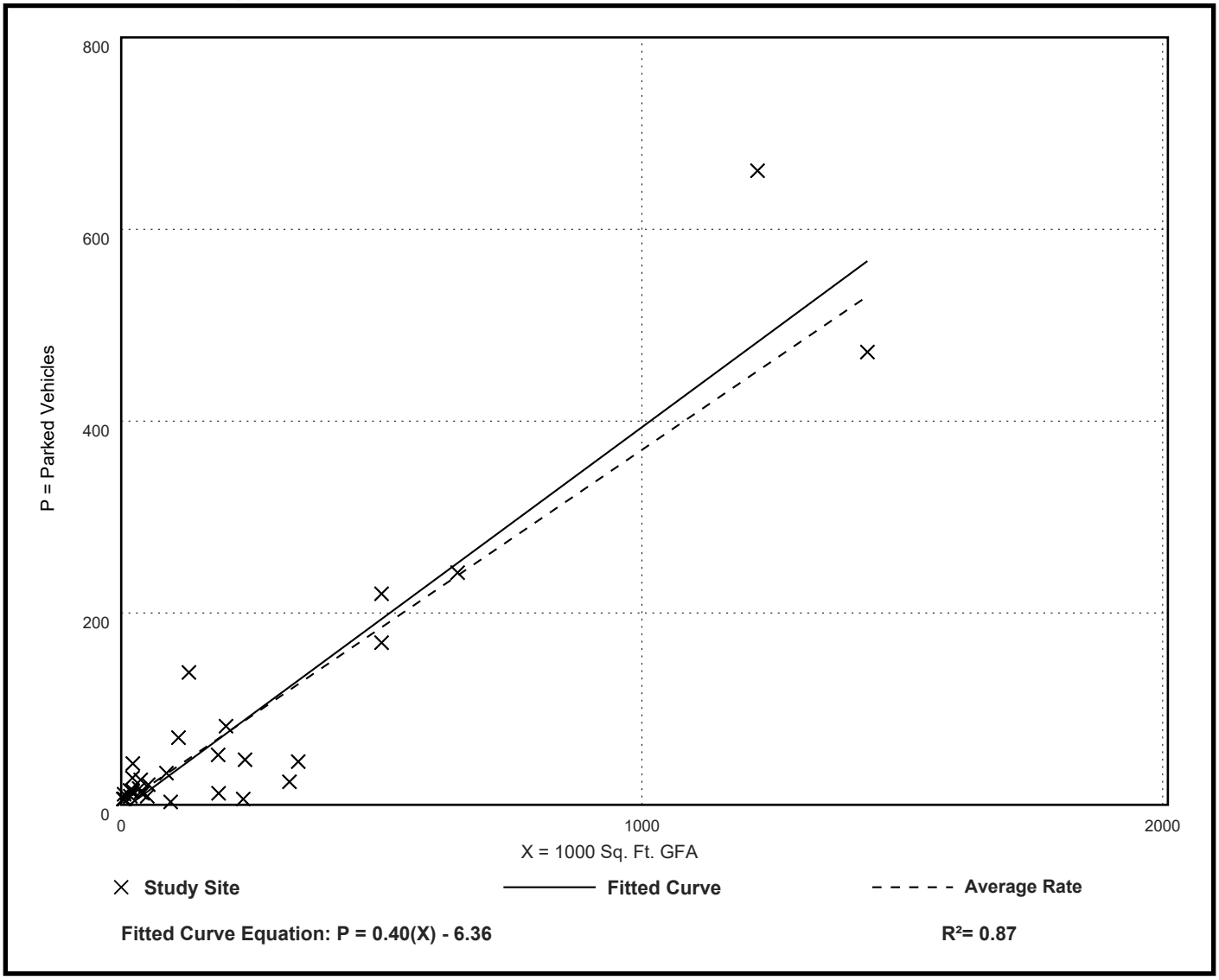
Warehousing
(150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Fitted Curve Equation: P = 0.40(X) - 6.36

R^2= 0.87

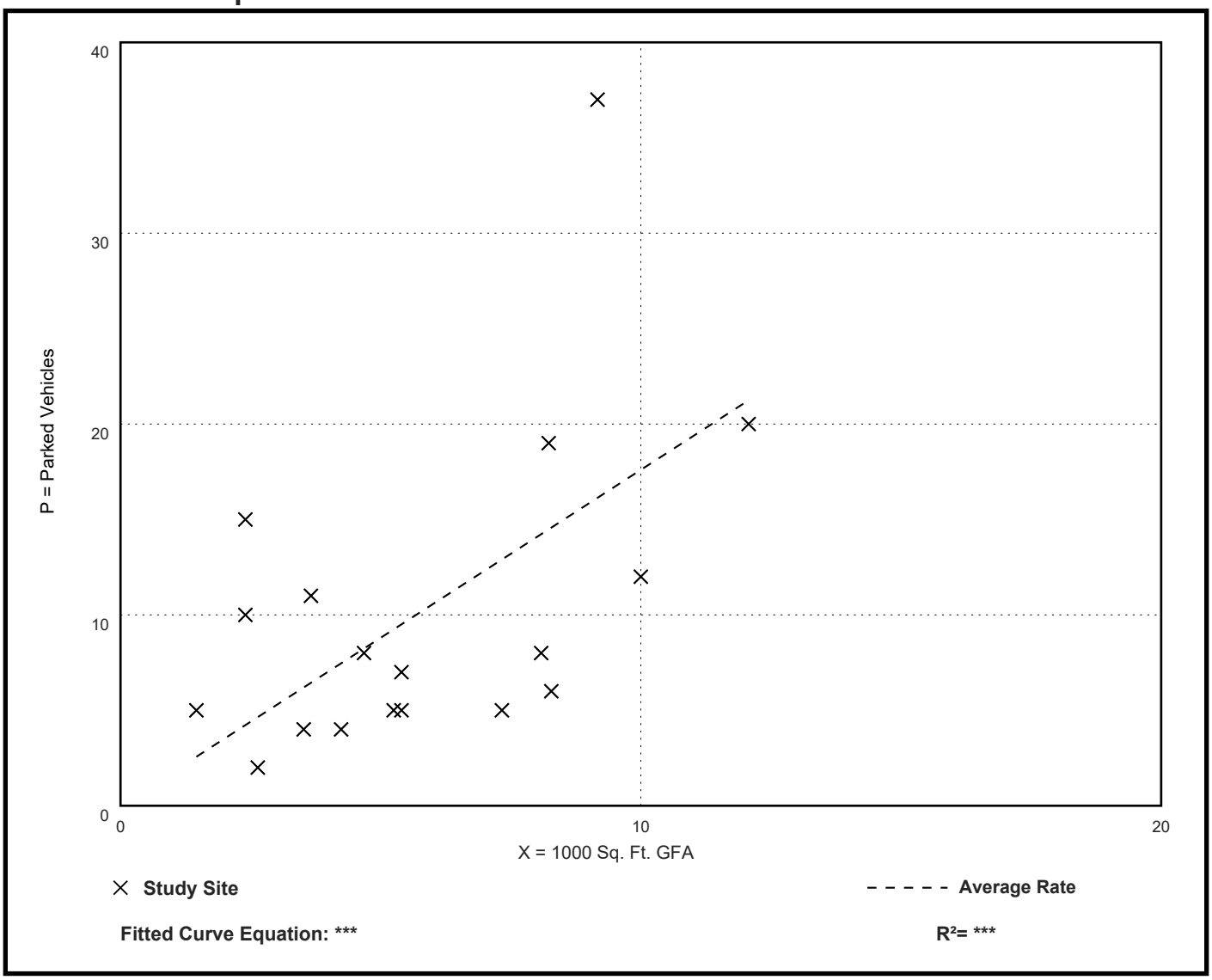
Specialty Trade Contractor
(180)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 5.8

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.76	0.68 - 6.25	0.96 / 4.06	***	1.29 (73%)

Data Plot and Equation



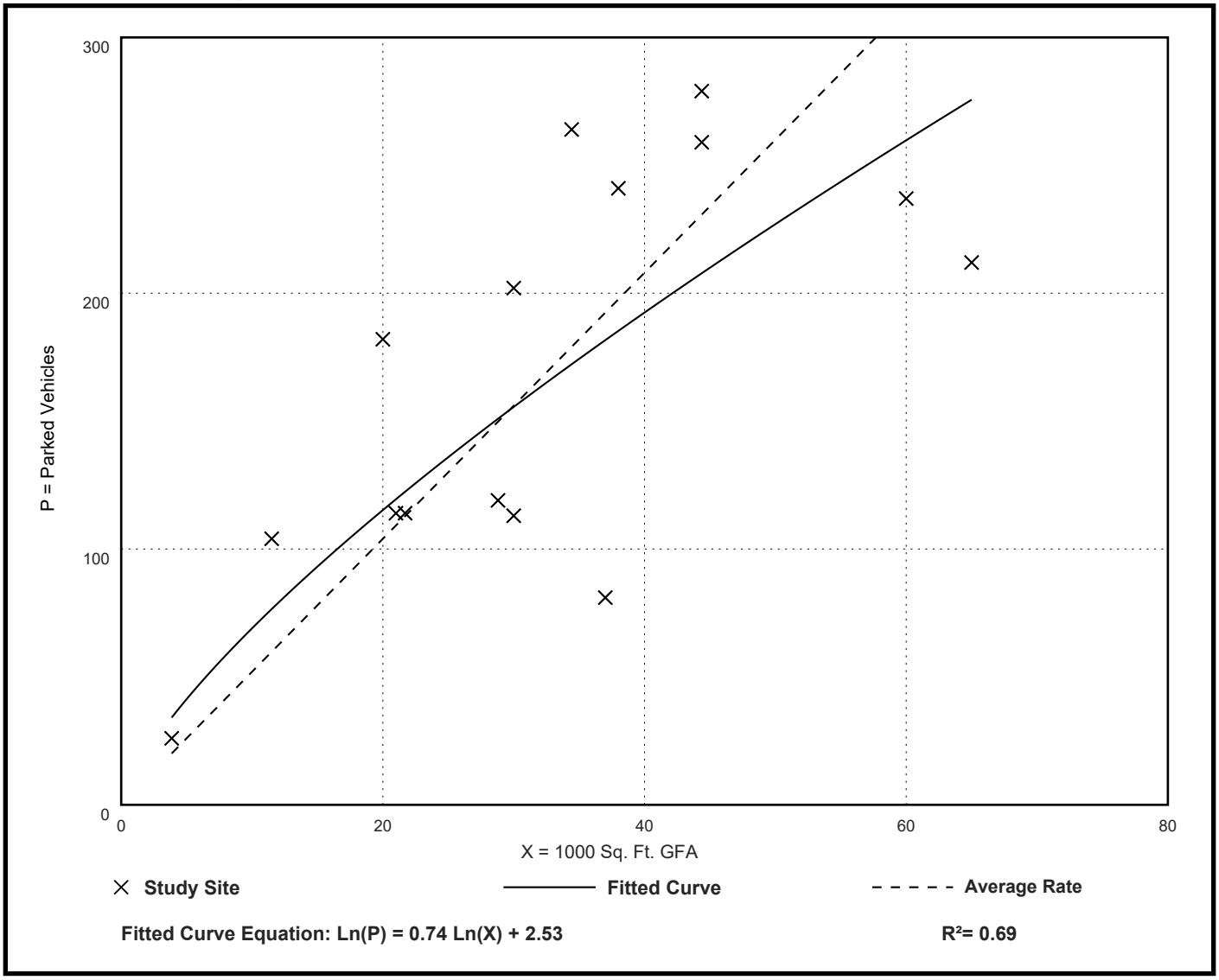
Health/Fitness Club
(492)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 33

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.20	2.19 - 9.10	4.45 / 8.49	***	1.90 (37%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.74 Ln(X) + 2.53

R^2= 0.69

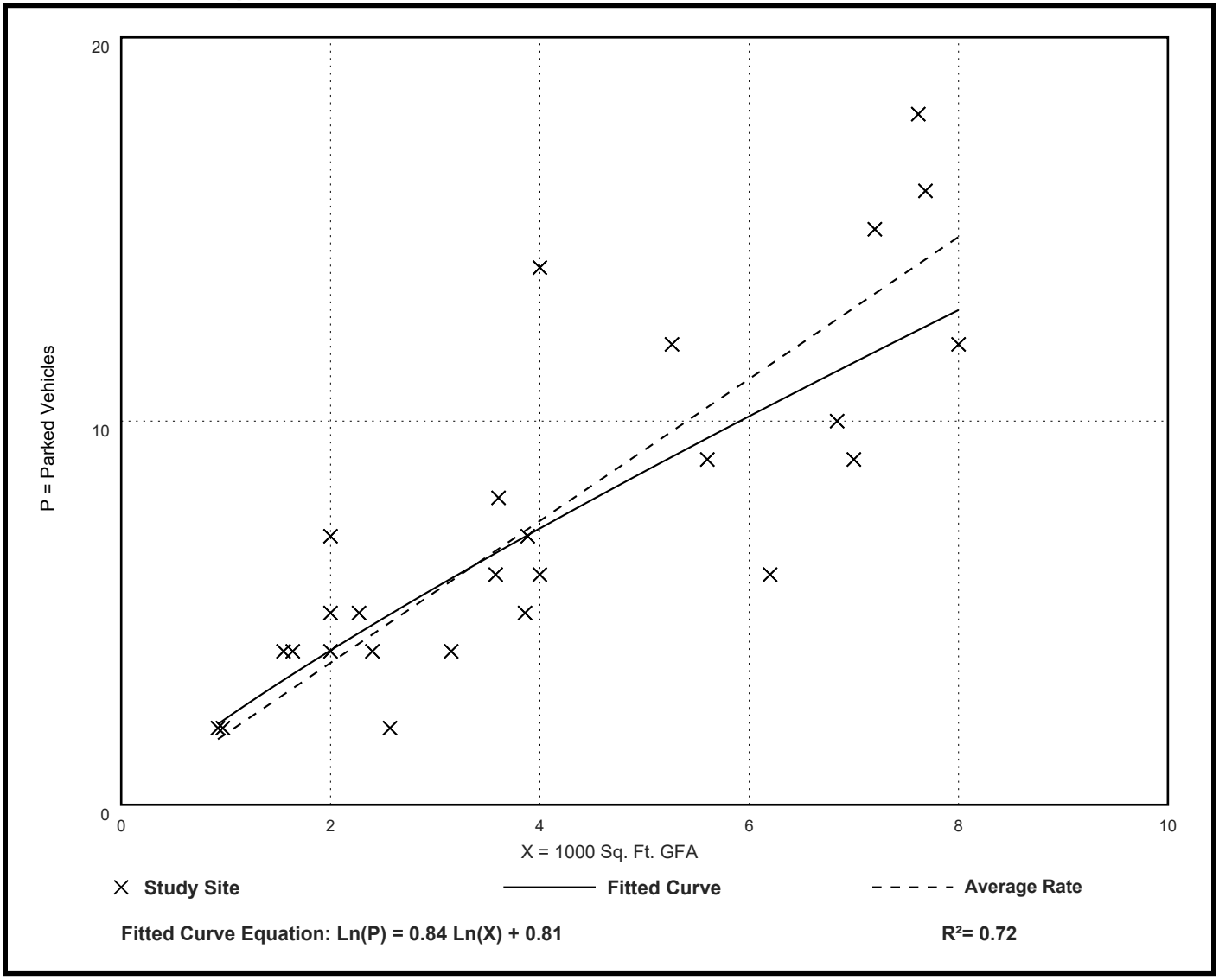
Small Office Building
(712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 4.1

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.85	0.78 - 3.50	1.60 / 2.50	1.61 - 2.09	0.62 (34%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.84 Ln(X) + 0.81

R^2= 0.72

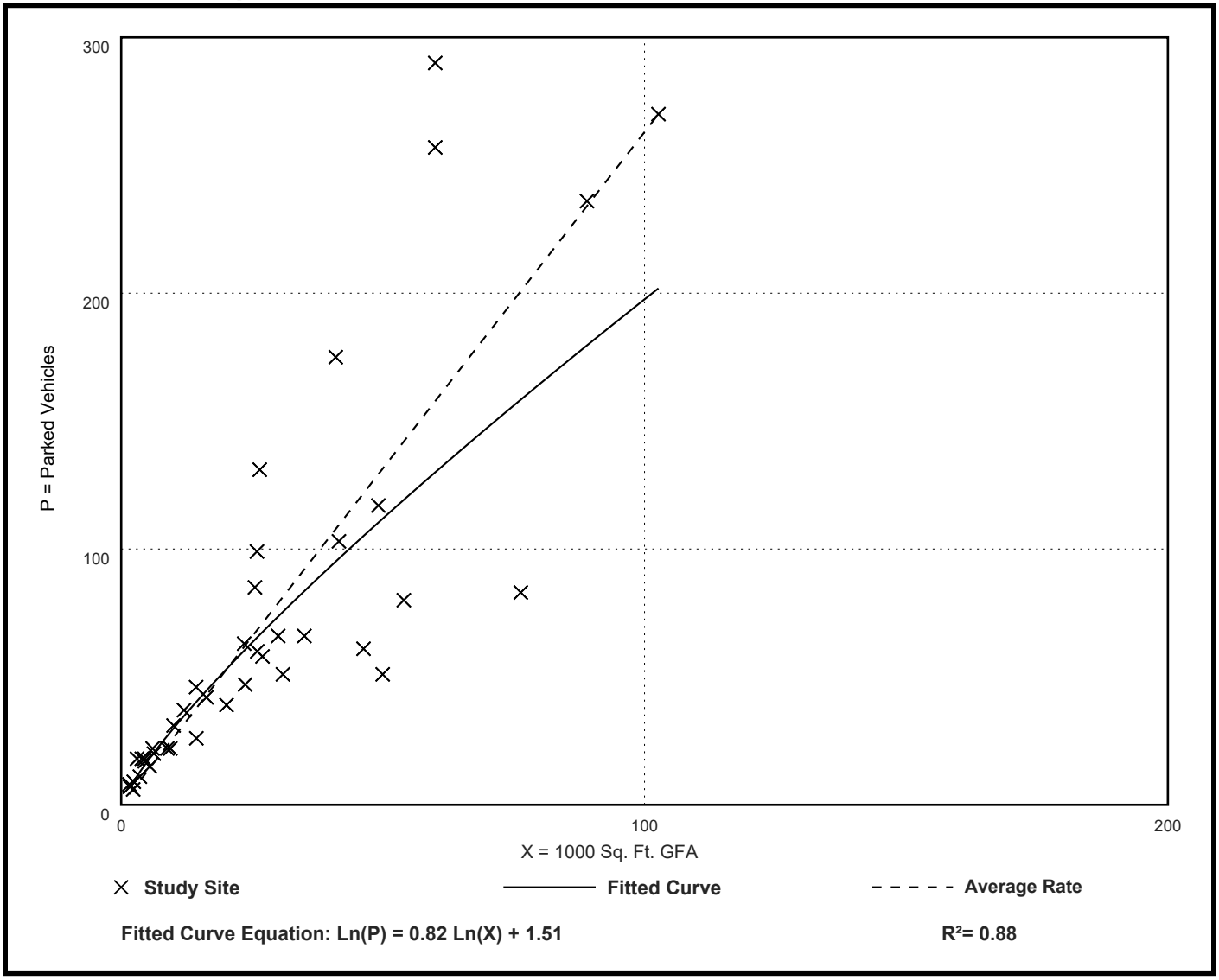
Medical-Dental Office Building - Standalone (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 27

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.82 Ln(X) + 1.51

R^2= 0.88

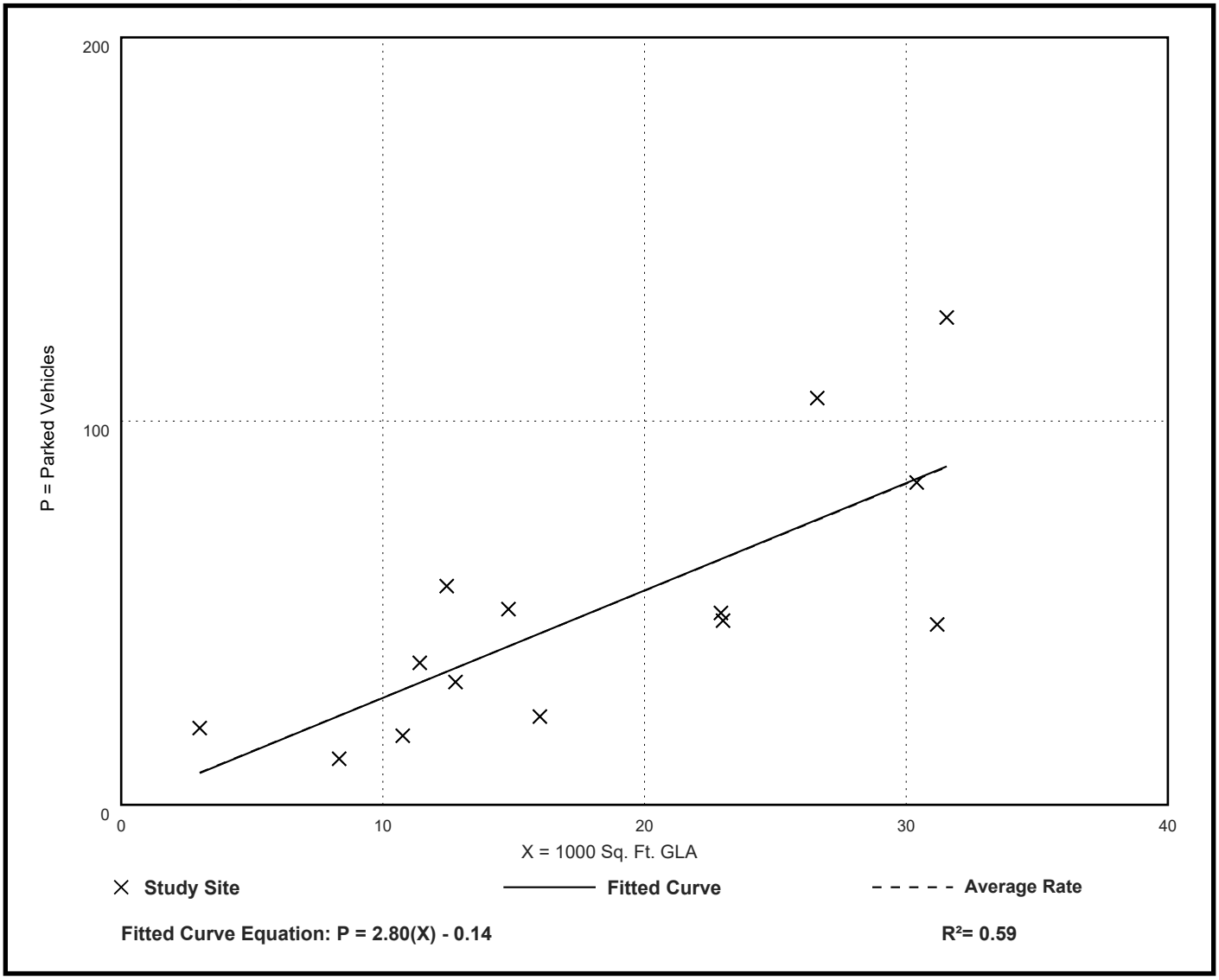
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Fitted Curve Equation: P = 2.80(X) - 0.14

R^2= 0.59

ATTACHMENT 3

ITE Time of Day Distributions

Land Use: 150 Warehousing

Description

A warehouse is a large building primarily devoted to the storage of goods and materials, but it may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

Land Use: 180 Specialty Trade Contractor

Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning. Small office building (Land Use 712) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00-4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	5
7:00 a.m.	39
8:00 a.m.	83
9:00 a.m.	97
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	91
1:00 p.m.	94
2:00 p.m.	90
3:00 p.m.	92
4:00 p.m.	88
5:00 p.m.	64
6:00 p.m.	—
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 492 Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickleball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (five study sites) and a Saturday (four study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	—	—
8:00 a.m.	—	76
9:00 a.m.	—	99
10:00 a.m.	65	100
11:00 a.m.	56	92
12:00 p.m.	48	78
1:00 p.m.	47	79
2:00 p.m.	43	71
3:00 p.m.	50	70
4:00 p.m.	72	67
5:00 p.m.	93	60
6:00 p.m.	100	56
7:00 p.m.	88	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 712 Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	22
9:00 a.m.	66
10:00 a.m.	89
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	77
2:00 p.m.	79
3:00 p.m.	84
4:00 p.m.	84
5:00 p.m.	71
6:00 p.m.	16
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 720 Medical-Dental Office Building

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 14 standalone study sites and five study sites located within or adjacent to a hospital campus.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	Standalone	Hospital Campus
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	17	—
8:00 a.m.	47	65
9:00 a.m.	82	79
10:00 a.m.	96	100
11:00 a.m.	100	73
12:00 p.m.	88	48
1:00 p.m.	87	71
2:00 p.m.	92	98
3:00 p.m.	90	90
4:00 p.m.	86	81
5:00 p.m.	55	65
6:00 p.m.	—	—
7:00 p.m.	—	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

SLW-500 Stadium Property, LLC – Units 103 and 104

Variance (P25-194)

Planning and Zoning Board – January 6, 2026
Cody Sisk, Planner III

Variance Request

- A request for a variance to allow a reduction in the required parking for a recreational use for a medical use for physical therapy office.
- The request is to grant a variance of three parking spaces to Section 158.221 (C) (14) of the Zoning Code.
- Per Section 158.221 (C) (14) of the Zoning Code, one space is required for each two hundred (200) square feet of gross floor area for medical office use.
- The proposed use, Fyzical Medical, will lease two units in Building 2 for a total of 2080 square feet.

Project Background

- The subject property is a 3.36 acre parcel at the NW corner of NW Stadium Drive and NW Peacock Blvd.
- The property is zoned Service Commercial (CS) and consists of two office/warehouse buildings.
- Building 1 is 15,344 square feet of warehouse space, 3,264 square feet of office space and a total of 17 warehouse bays
- Building 2 is 13,376 square feet of warehouse space, 3,072 square feet of office space, and a total of 16 warehouse bays.

Project Background

- The site is parked at a ratio of one space per 500 square feet of warehouse space and one space per each 200 square feet of office space for a total of 90 required parking spaces and 96 spaces were constructed.
- It provides for a ratio of one space per each 365 square feet of building space.

Additional Info.

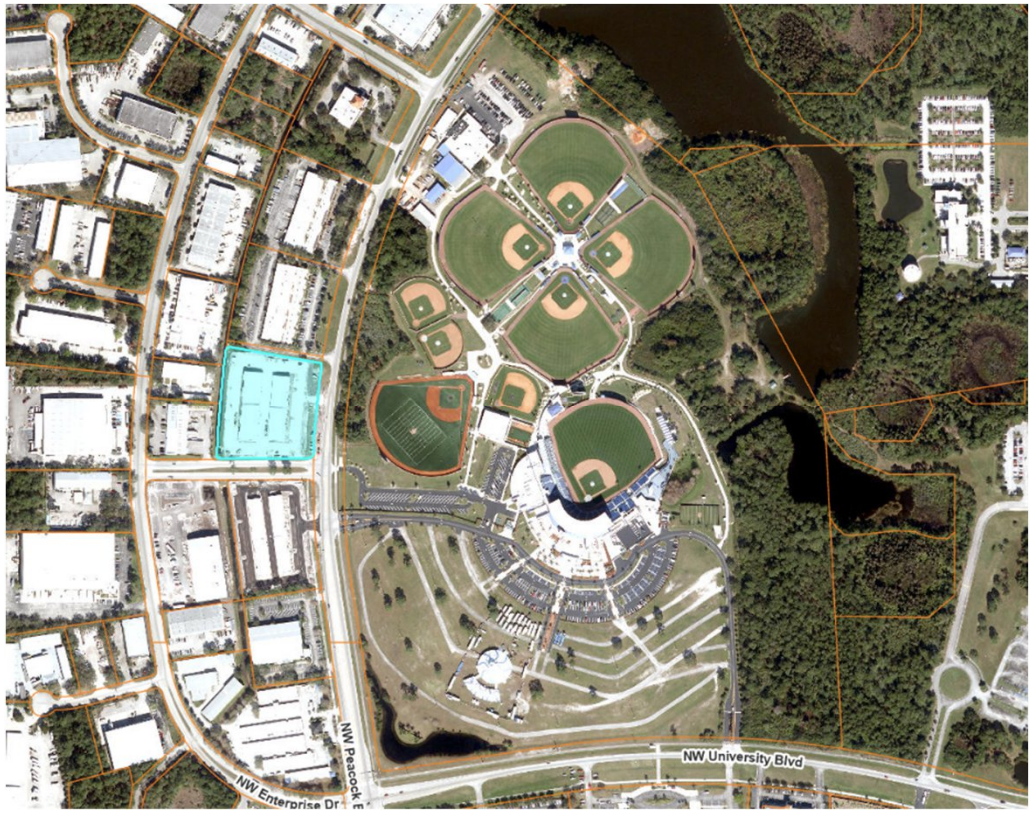
- The property owner has lease agreements with tenants whose uses exceed the amount of parking provided on site.
- There are two other applications for parking variances for the subject property.
  - P25-192 – 500 Stadium Property, LLC, has submitted a request for variance for three parking spaces for a recreational use for a personal fitness studio to operate out of Building 1, Unit 117 (Jump Start Fitness).
  - P25-193 – 500 Stadium Property, LLC, has submitted a request for variance for five parking spaces for a recreational use for a private fitness coach to operate out of Building 1, Units 101 and 102 (Gold Standard).

Parking Analysis

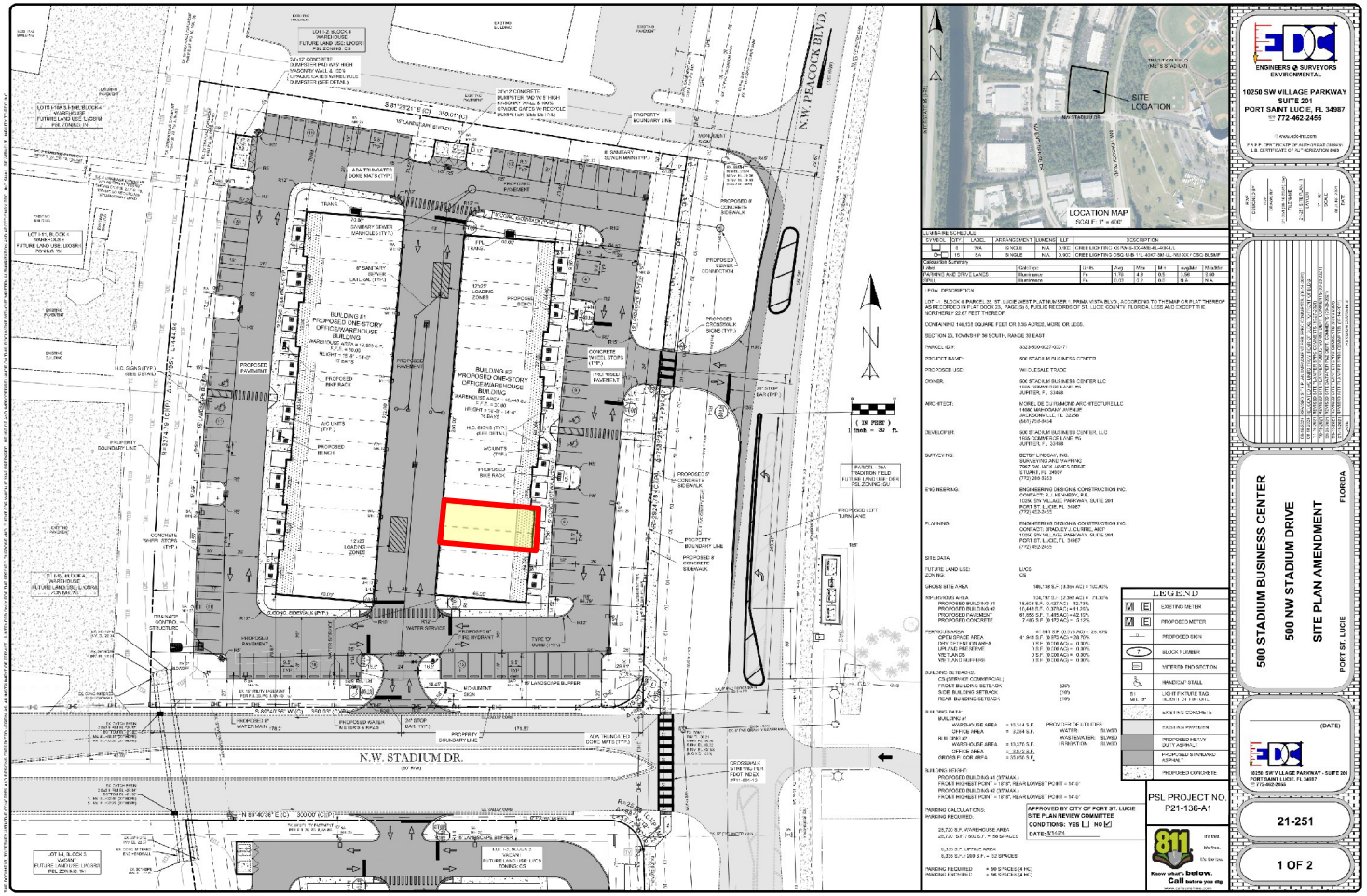
- A parking demand analysis was submitted to support the variance request.
- It includes a shared parking analysis that compares the time of day for the operation of each of the uses based on the ITE Parking Generation Manual, 6th Edition.

Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Agent	Vania Pedraja-Castro
Location	510 NW Peacock Boulevard
Existing Use	Warehouse and accessory office



Site Plan


N.W. PEACOCK BLVD.
N.W. STADIUM DR.
BUILDING #1 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
BUILDING #2 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
SITE LOCATION
LOCATION MAP
SCALE: 1" = 400'
ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
SITE PLAN AMENDMENT
PORT ST. LUCIE
FLORIDA
LEGEND
PSL PROJECT NO.
P21-136-A1
21-251
1 OF 2

Planning & Zoning Board Action Options

- Make a Motion to approve
- Make a Motion to approve the variances with the following conditions:

1) *This variance shall be granted exclusively to the current applicant and shall terminate automatically upon cessation of the approved business operation by the current Applicant. Any change in ownership, business entity, or discontinuation of the approved use shall render this variance null and void.*

- Make a motion to deny.

- Make a motion to table.

Agenda Summary

2026-008

Agenda Date: 1/6/2026 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-195 6500 Selvitz, Inc. - Special Exception Use

Location: North of NW North Macedo Boulevard and west of NW Selvitz Road

Legal Description: Port St. Lucie Section Fourty Three, Tract E (PB 16, PG 15)

The request is for a Special Exception Use (SEU) for a developed property to add 957 square feet of enclosed assembly area to an existing 2,821 square feet of enclosed assembly area (daycare center) for a total of 3,778 square feet.

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

Executive Summary: Applicant requests a Special Exception Use (SEU) for a developed property to add 957 square feet of enclosed assembly area to an existing 2,821 square feet of enclosed assembly area (daycare center) for a total of 3,778 square feet.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: If the Board finds the use consistent with Sections 158.260(A) through (L) of the City Code, then the Board may:

- Motion to recommend approval to the City Council

Alternate Recommendations:

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

Background: A Resolution (06- R40) was granted by the City Council for a special exception use for the existing 3,427-square-foot day care center and 1,900-square-foot playground.

Issues/Analysis: See staff report.

Special Consideration: N/A

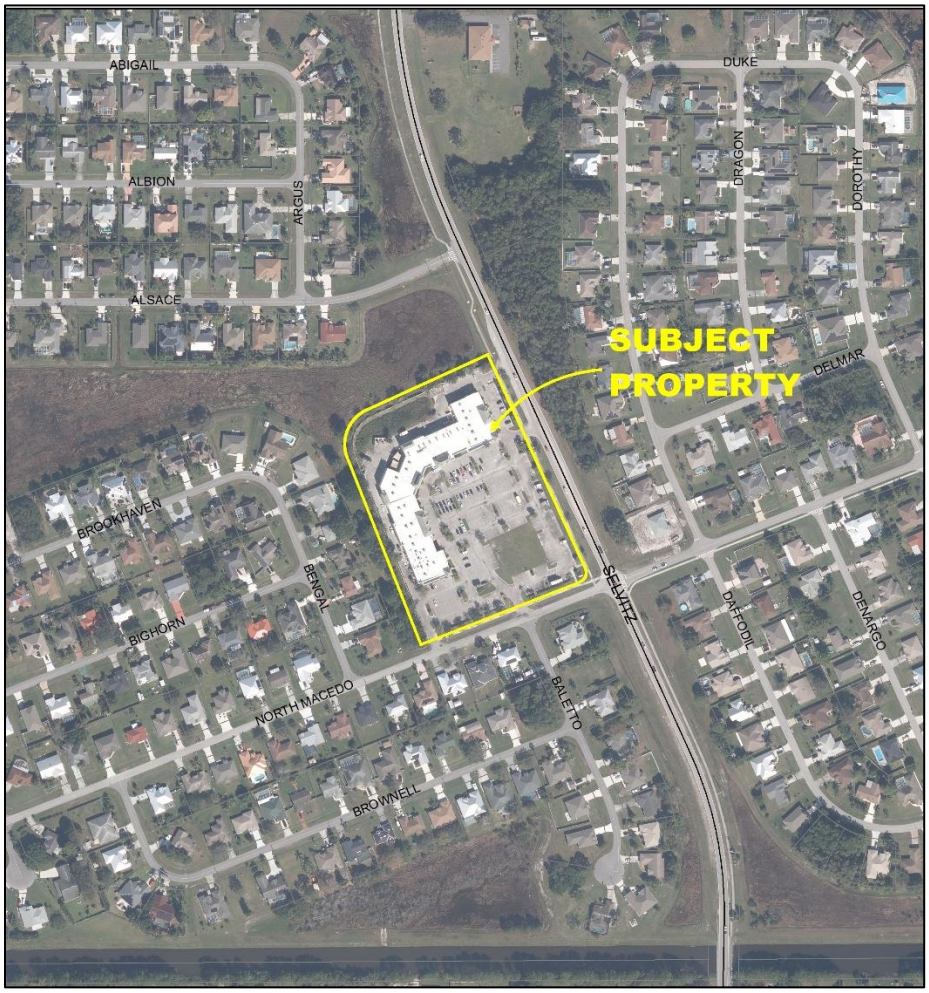
Location of Project: 6500 NW Selvitz Road

Attachments:

1. Staff Report
2. SEU Criteria Responses

3. Proposed Floor Plan
4. Public Works Traffic Memo
5. Application & Agent Authorization Letter
6. Warranty Deed
7. Lease Agreement
8. Staff Presentation

6500 Selvitz Inc.
Special Exception Use
P25-195



Project Location Map

SUMMARY

Applicant's Request:	The request is for a Special Exception Use (SEU) to add 957 square feet of enclosed assembly area to an existing 2,821 square feet of enclosed assembly area (day care center) for a total of 3,778 square feet.
Applicant:	Manuel Leonor, Nana's House Academy, LLC.
Property Owner:	6500 Selvitz Inc.
Location:	North of NW North Macedo Boulevard and west of NW Selvitz Road
Project Planner:	Sofia Trail, Planner I

Project Description

The City of Port St. Lucie has received a request from Manuel Leonor, Nana's House Academy, on behalf of the property owner, 6500 Selvitz Inc., for a special exception use (SEU) to add 957 square feet of enclosed assembly area to an existing 2,821 square feet of enclosed assembly area (a daycare center) for a total of 3,778 square feet. The subject property is within the General Commercial (CG) Zoning District and has a CG future land use designation. The property is located north of NW Macedo Boulevard and west of NW Selvitz Road and is legally described as Port St. Lucie Section 43 – Tract E.

Section 158.124(C), General Commercial (CG) Zoning District, requires enclosed assembly areas over 3,000 square feet, without an alcoholic beverage license for on-premises consumption, to apply for a special exception use. A special exception use (Resolution 06-R40) was granted to the property in 2006 to allow a day care center within the existing shopping plaza. The day care is currently operating in Unit 6550 and is requesting to expand into Unit 6554, to add a classroom, kitchen, and restrooms. As the current enclosed assembly area within Unit 6550 is 2,821 square feet, and the applicant is requesting to add 957 square feet of enclosed assembly area, the resulting 3,778 square feet requires a new special exception use. The site is located within the Parkway Shopping Plaza.

Previous Actions

May 22, 2006: The City Council granted a special exception use (P06-061) allowing the 3,427-square-foot day care center and 1,900-square-foot playground to operate within the existing commercial plaza under Resolution 06-R40.

Public Notice Requirements

Notice of this request for a special exception use was mailed on December 22, 2025, to owners of property within a 750-foot radius of the subject property.

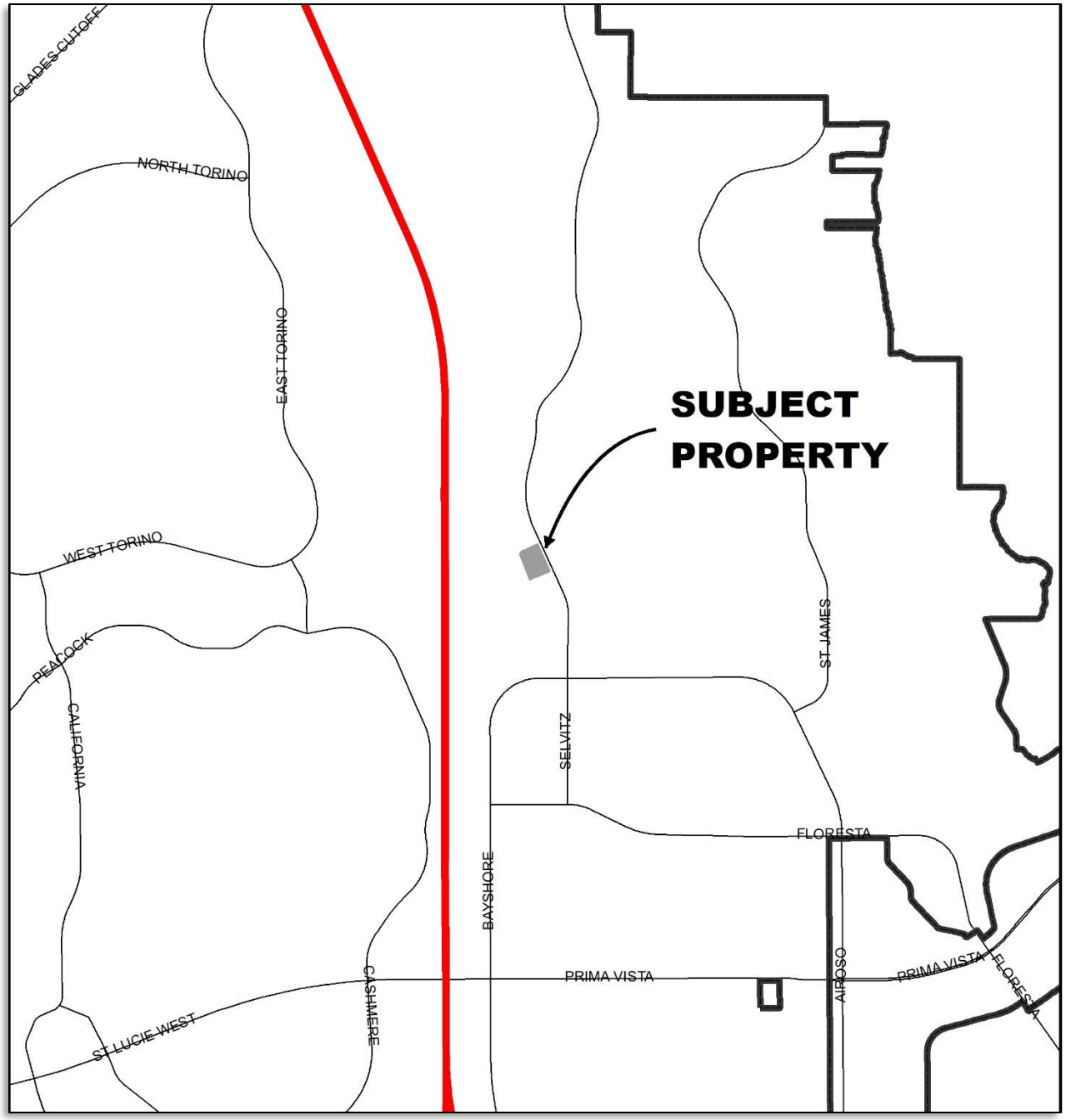
Location and Site Information

Parcel Number:	3420-715-0005-000-9
Property Address:	6500 NW Selvitz Road
Property Size:	+/- 6.59 -acres
Legal Description:	Port St. Lucie Section 43 – Tract E
Future Land Use:	General Commercial (CG)
Existing Zoning:	General Commercial (CG)
Existing Use:	Parkway Plaza Commercial Shopping Center

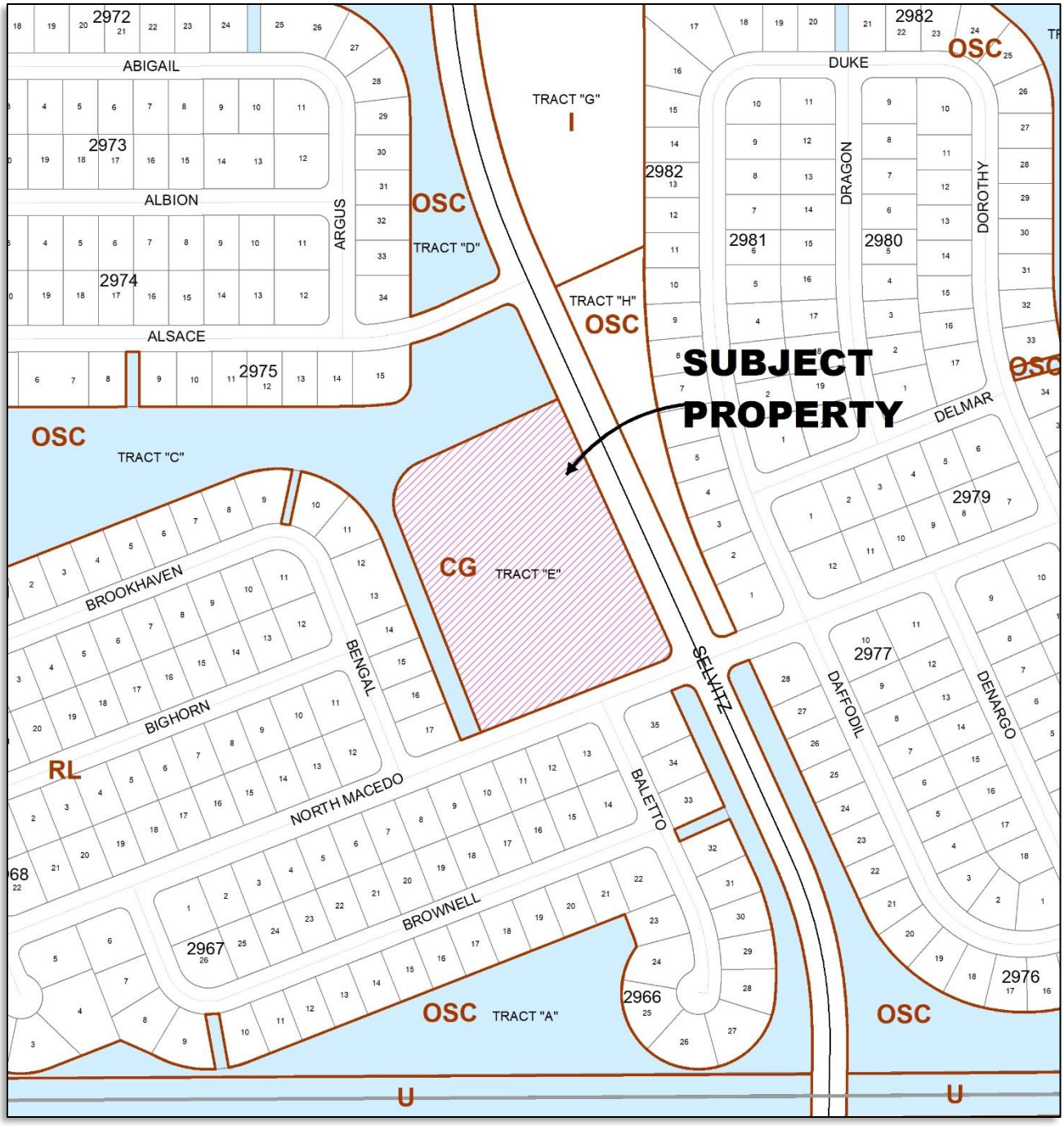
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Drainage
South	RL	RS-2	Single-family homes
East	OSC/RL	RS-2	Drainage/Single-Family Homes
West	OSC/RL	RS-2	Upland Habitat/Single-Family Homes

OSC – Open Space Conservation, RL-Low-Density Residential , RS-2-Single-family residential



Location Map


SUBJECT PROPERTY
OSC
TRACT "C"
TRACT "D"
TRACT "G"
TRACT "H"
TRACT "E"
TRACT "A"
CG
RL
U
ABIGAIL
ALBION
ALSACE
ARGUS
DUKE
DRAGON
DOROTHY
DELMAR
BROOKHAVEN
BENGAL
BIGHORN
NORTH MACEDO
BROWNELL
BALETTO
SELVITZ
DAFFODIL
DENARGO
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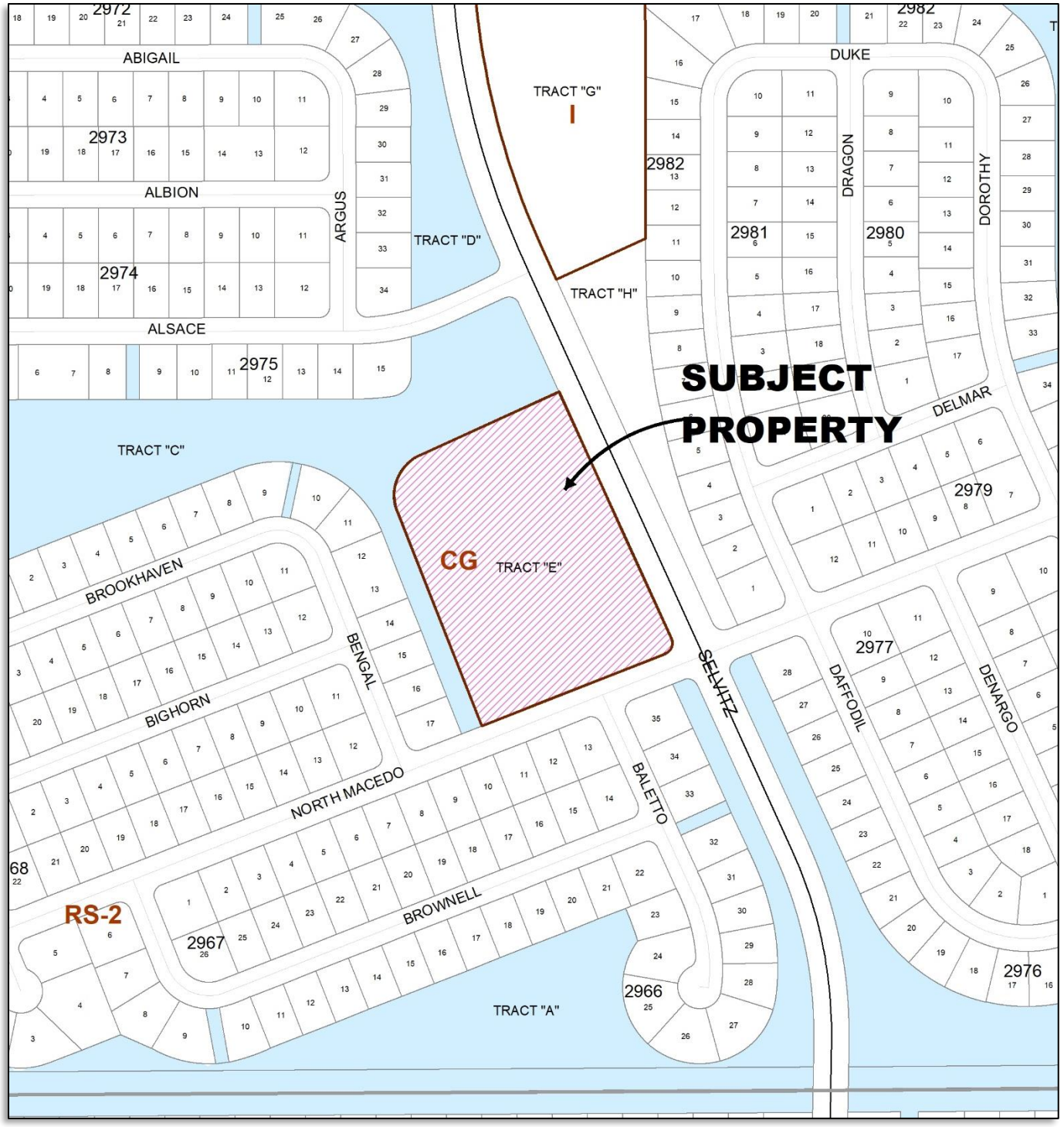
Land Use Map


SUBJECT PROPERTY
CG
RS-2
TRACT "A"
TRACT "C"
TRACT "D"
TRACT "E"
TRACT "G"
TRACT "H"
ABIGAIL
ALBION
ALSACE
ARGUS
DUKE
DRAGON
DOROTHY
DELMAR
BROOKHAVEN
BIGHORN
BENGAL
NORTH MACEDO
BROWNELL
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DAFFODIL
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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 and Staff's review is below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Applicant's Response: *There are four access points, two on Selvitz Road and two on North Macedo Blvd. as approved by the city for the existing plaza. No change should be required as the traffic generated by this special exception use is less and or insignificant to the approved existing use.*
- Staff Findings: There are no proposed changes to ingress and egress with this application. The existing site plan has two points of ingress/egress along Selvitz Road and two points of ingress/egress on North Macedo Boulevard. The proposed expansion will not impact convenience, traffic flow, and access.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- Applicant's Response: *A day care center requires one parking space for every 300 square feet of gross floor area. The parking on the approved site plan was calculated for retail use, which requires to have one space per every 200 square feet. This special exception use with require fewer parking than the approved site plan.*
- Staff findings: Per Section 158.221(C)(6) of the City Code, day care centers require parking at a ratio of one space per 300 square feet of gross floor area. The existing day care center (Unit 6550) consists of 3,427 square feet and the expansion area (Unit 6554) contains 2,217 square feet for a total of 5,644 square feet. This would require 19 parking spaces. The overall shopping center is parked at a rate of one space per 250 square feet with a total of 305 parking spaces. This request reduces the parking demand and as a result, the site contains sufficient parking capacity to support this special exception request.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: *Adequate utilities are available and in place as approved by the city for the existing plaza.*
- Staff findings: Adequate utilities are available to service the proposed expansion. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: *A buffer wall and a drainage tract separate this special exception use from the adjacent residential area. As approved by the city for the existing plaza.*

- Staff findings: No additional screening or buffering is required with this special exception use application. The site's approved site plan and landscape plan provides adequate perimeter landscaping and buffering. The northern and western property lines are abutting drainage tracts with an Open Space Conservation (OSC) future land use designation. Both sides of the property have a 10-foot landscape buffer and 6-foot-high architectural wall. Additionally, there is a 0.31-acre dry retention area behind on the shopping plaza along the northern property line.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Applicant's Response: *There are no proposed changes to signs or lighting that was already approved by the city for the existing plaza.*

- Staff findings: Outdoor lighting complies with the requirements of City Code Section 158.221. Any outdoor signs shall comply with Chapter 155 Sign Code. Any future individual tenant sign shall be permitted through separate building permit application.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: *There are no proposed changes to open spaces that was already approved by the city for the existing plaza.*

- Staff findings: Yard setbacks and open space were previously addressed with the existing site plan. No changes to the existing yards and open space are being requested.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: *A day care center is listed as a special exception use in the general commercial zoning district and all appropriate steps are being taken to conform to the requirements set forth by the city's land development regulations.*

- Staff findings: The proposed Special Exception Use is permitted as defined in Section 158.124(C)(2) – General Commercial (CG) Zoning District and shall conform to all provisions of the 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.

- Applicant's Response: *The existing plaza has already been approved for retail, taking into consideration the health, safety, and welfare of residents. The city also has approved the use of a daycare center and this special exception use is simply looking to expand the already approved use to further benefit the surrounding residence.*

- Staff findings: By adhering to the City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, or convenience of residents and workers in the City. The existing day care center use was approved as a special exception in 2006 and has since been operating.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: *This special exception use will not continue a nuisance or hazard as it will generate less traffic than other retail uses.*

- Staff findings: The proposed day care expansion is not expected to generate noise that could constitute a nuisance. The proposed floor plan shows a classroom addition, kitchen area, and two restrooms in the proposed expansion. The hours of operation will remain Monday through Friday, 6:30AM to 6:00PM. The current licensed capacity of the day care center is 82 students. The proposed expansion will increase the licensable capacity to 100 students.

- The traffic analysis was reviewed by the Public Works Department who determined that the transportation elements were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code and Public Works Policy 19-01pwd. The proposed project is anticipated to generate 212 Average Daily, 78 AM Peak Hour and 82 PM Peak Hour driveway trips. This represents a reduction of 35 Average Daily trips from the current use. The proposed use will increase the AM Peak Hour and PM Peak Hour trips by 3 and 1 respectively, and is not anticipated to have any significant impact to the adjacent roads

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Applicant's Response: *This special exception use will provide no change or additions to the approved existing plaza. Limiting any sort of impact it may have on the adjacent properties and surrounding neighborhoods.*

- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The facility is in an area designated for commercial development. The site is already developed, and the required landscape buffers have been installed.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of the neighborhood.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

If consistent with Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- 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.

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: mleonor.nha@gmail.com

PROPERTY OWNER:

Name: 6500 Selvitz Inc

Address: 1017 N State Road 7 #126, Royal Palm Beach, FL 33411

Telephone No.: (561)-262-7878 Email ken@mlcrinc.com

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Manuel Leonor

Address: 6550 NW Selvitz Rd, Port St. Lucie, FL 34983

Telephone No.: (772)-722-1250 Email mleonor.nha@gmail.com

SUBJECT PROPERTY:

Legal Description: Tract "E", PORT ST. LUCIE SECTION FORTY THREE, Plat Book 16, Page 15, Public Records of St. Lucie County, Florida

Parcel I.D Number: 3420-715-0005-000-9

Address: 6554 NW Selvitz Rd, Port St. Lucie, FL 34983 Bays: _____

Development Name: Parkway Plaza (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 2,217 Assembly Area (sq. ft.): _____

Current Zoning Classification: General Commercial SEU Requested: Institutional

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

This project is to connect Unit 6550 and Unit 6554 with a doorway through the shared wall of the two units.

Unit 6550 is a licensed and operational daycare with the intent to expand the facility into unit 6554.

The units are a part of an existing commercial plaza, located at 6500 NW Selvitz Rd, Port St. Lucie, FL 34983.

The work proposed to be done is a doorway connecting both units.

Signature of Applicant	Manuel Leonor Hand Print Name	11/4/2025 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.

There are four access points, two on Selvitz Road and two on North Macedo Blvd. as approved by the city for the existing plaza. No change should be required as the traffic generated by this special exemption use is less and or insignificant to the approved existing use.

(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.

A day care center requires one parking space for every 300 square feet of gross floor area. The parking on the approved site plan was calculated for retail use, which reqires to have one spcae per ever 200 square feet. This special exception use will requires fewer parking than the approved site plan.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

Adequate utilities are available and in place as approved by the city for the existing plaza.

(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.

A buffer wall and a drainage tract separate this special exception use from the adjacent residential area. As approved by the city for the existing plaza.

(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.

There are no proposed changes to signs or lighting that was already approved by the city for the existing plaza.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

There are no proposed changes to open spaces that was already approved by the city for the existing plaza.

(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.

A day care center is listed as a special exception use in the general commercial zoning district and all appropriate steps are been taken to conform to the requirements set forth by 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 existing plaza has already been approved for retail, taking into consideration the health, safety, and welfare of residents. The city also has already aproved the use of a daycare center and this special exception use is simply looking to expand the already approved use to further benefit the surrounding residence.

(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.

This special exception use will not constitute a nuisance or hazard as it will generate less traffic than other retail 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.

This special exception use will provide no change or additions to the approved existing plaza. Limiting any sort of impact it my have on the adjacent properties and surrounding neighborhood.

Signature of Applicant	Manuel Leonor Hand Print Name	11/4/2025 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.

CODE COMPLIANCE DATA:

1. PROJECT SCOPE: THE WORK CONSISTS OF A PROVIDING A NEW DOOR TO CONNECT TWO UNITS IN A SHOPPING CENTER . BOTH UNITS USED AS A CHILDREN' S DAY CARE CENTER

2. APPLICABLE CODES:
   - FLORIDA BUILDING CODE– BUILDING 2023 (FBC –B)8TH EDITION
   - FLORIDA BUILDING CODE– ACCESSIBILITY (FBC –A)2023 8TH EDITION
   - FLORIDA BUILDING CODE– ENERGY CONSERVATION (FBC–E) 2023 8TH EDITION
   - FLORIDA BUILDING CODE– MECHANICAL (FBC–M) 2023 8TH EDITION
   - FLORIDA BUILDING CODE– PLUMBING (FBC –P)2023 8TH EDITION
   - FLORIDA FIRE PROTECTION CODE 2023 8TH EDITION INCORPORATING NFPA1 & 101 2021 EDITION
   - NATIONAL ELECTRIC CODE (NEC)2020 EDITION

3. DESIGN PARAMETERS FOR WIND LOAD COMPLIANCE:

BUILDING CATEGORY:	II
CODE REFERENCE:	FBC–B, CHAP 6 ASCE–7 22
BUILDING DESIGN:	ENCLOSED

4. OCCUPANCY CLASSIFICATION:

EDUCATIONAL	B– (FBC–B 305.2; FFPC 6.1.11 NFPA101 17.1.1
	BUILDING SPRINKLERED

5. CONSTRUCTION CLASSIFICATION: TYPE II –B – (FBC –B TABLE 506.2–51, 602.2) (ASSUMED)

6. HEIGHT & AREA:
   - EDUCATIONAL (E)(ALLOWABLE): 75′ FT HEIGHT, 3 STORIES, 58,000 S.F. (FBC TABLE 504.3, 504.4, 506.2 –51)
   - EDUCATIONAL (DESIGN): 38′=0″ FT HEIGHT, 1 STORIES, 5520 S.F GROSS (BOTH UNITS COMBINED) 5131 S.F NET –EXCLUDES WALLS, & HALLS (BOTH UNITS COMBINED)

7. OCCUPANT LOAD:
   - EDUCATIONAL(LOAD FACTOR): 20 NET PER CLASSROM FBC–B TABLE 1004.1.2; 35 NET NFPA 101 TABLE 7.3.1.2
   - EDUCATIONAL (DESIGN):
     - CLASSROOM 1 – 498 S.F
     - CLASSROOM 2 – 706 S.F
     - CLASSROOM 3 – 826 S.F
     - CLASSROOM 4 – 791 S.F
     - CLASSROOM 5 – 757 S.F
     - TOTAL – 3578 S.F.
     - FBC 3578/20 NET = 178 PERSONS
     - NFPA 3578/35 NET = 102 PERSONS

8. DAY CARE > 12 CLIENTS – REQ'D OCCUPANCY SEPARATION W/ BUSINESS: DAY CARE OCCUPANCY NFPA 101: 6.1.4) 1 HOUR MINIMUM NFPA 101: TABLE 6.1.14.4.1(b) BUILDING SPRINKLERED

9. DOOR SIZE: 32″ MIN. FBC –B 1010.1.1 NFPA 101 7.2.1.2.3.2

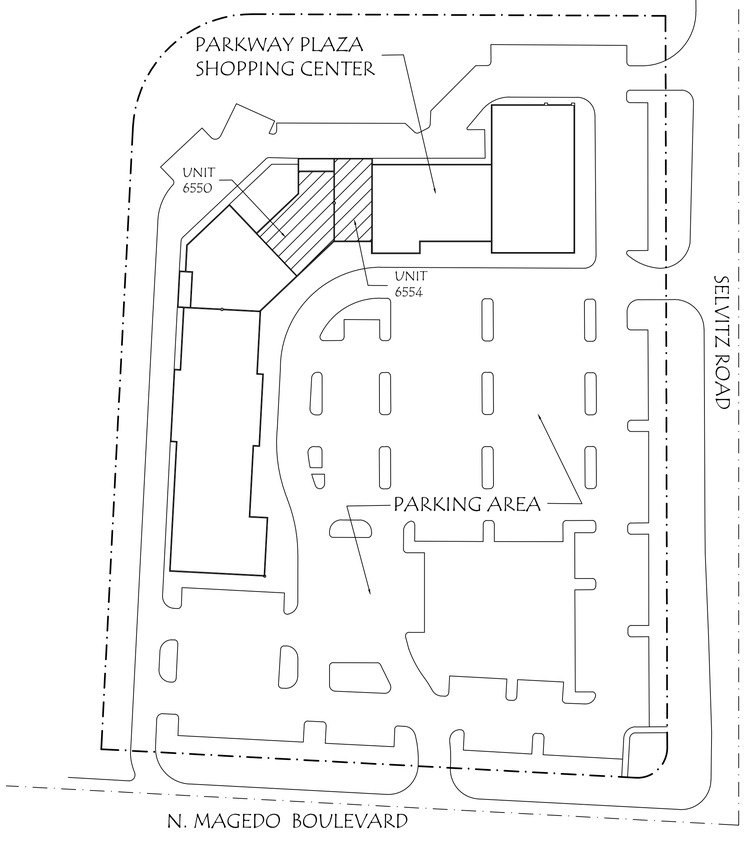
10. TRAVEL DISTANCE:
    - EDUCATIONAL: 250′ W/ SPRINKLERS (FBC–B 1017.2 NFPA 101 TABLE 42.2.6.)
    - DAY CARE: 100′ W/ SPRINKLERS (NFPA 17.2.5.2.1)

11. MINIMUM NUMBER OF EXITS
    - EDUCATIONAL: OCCUPANT LOAD 102 < 500 – (2) EXITS REQUIRED PER FBC TABLE 1006.3.2
    - DAY CARE: (2) EXITS REQUIRED (NFPA 7.4.1)

12. PLUMBING FIXTURE REQUIREMENTS:
    - EDUCATIONAL OCCUPANCY: SEPARATE FACILITIES REQUIRED (FBC–P TABLE 403.1)
      - WOMEN'S ROOM –OCCUPANT LOAD 102/2 = 51
        - 2 WATER CLOSETS REQUIRED (1 PER 50)
        - 2 LAVATORIES REQUIRED (1 PER 50)
      - MEN'S ROOM – OCCUPANT LOAD 102/2 =51
        - 2 WATER CLOSETS REQUIRED (1 PER 50)
        - 2 LAVATORIES REQUIRED (1 PER 50)
    - SERVICE SINK: EDUCATIONAL : – REQUIRED (1) SERVICE SINK PROVIDED
    - WATER FOUNTAIN: EDUCATIONAL : 1 PER 100 – REQUIRED (1) WATER FOUNTAIN PROVIDED

13. FLOOR AREAS:
    - EXISTING: UNIT 6550 – 3427 S.F. UNIT 6554 – 2217 S.F.
    - PROPOSED W/ NEW DOOR: UNIT 6550 – 3427 S.F. + UNIT 6554 –2217 S.F. = 5614 S.F. TOTAL

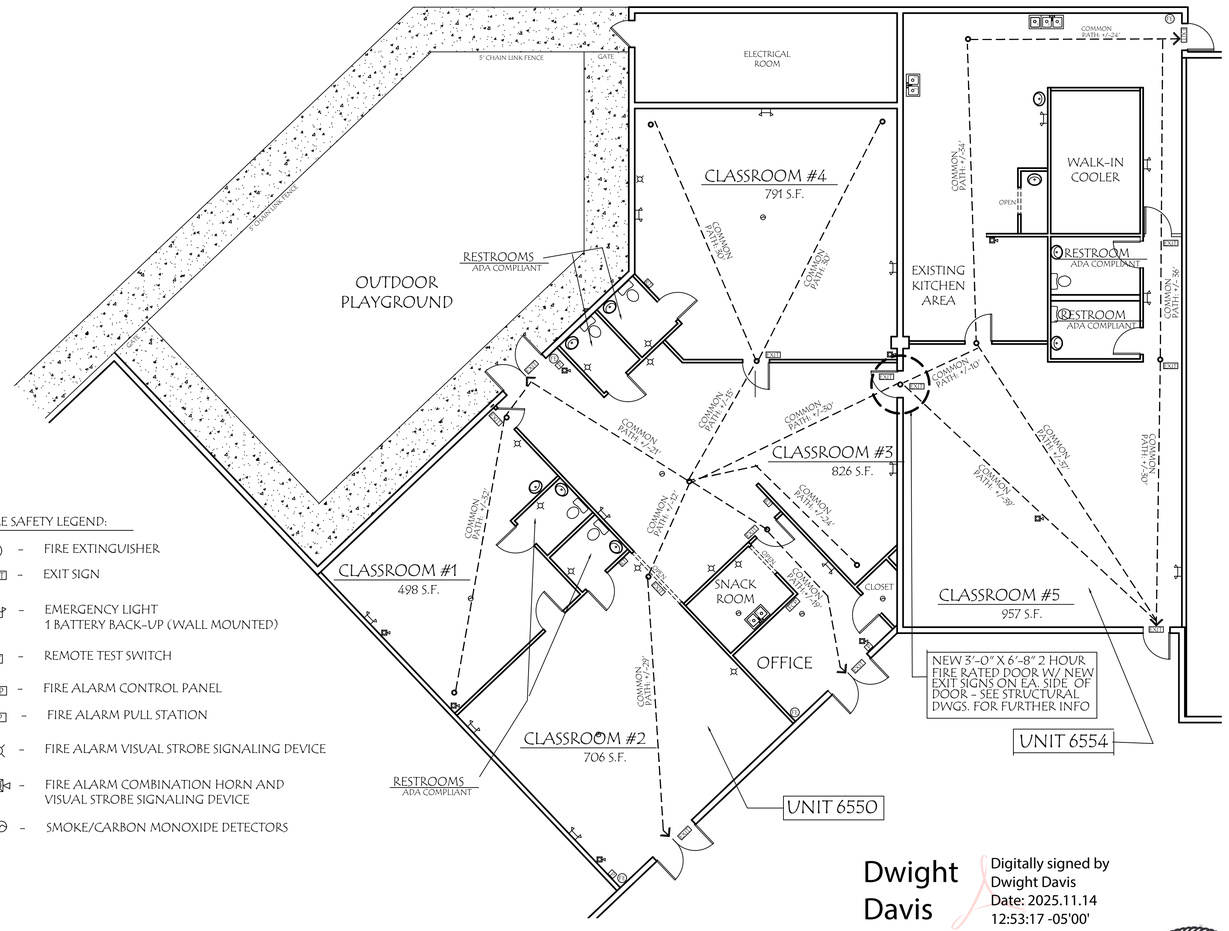
1



NORTH KEY PLAN NTS

GENERAL NOTES

1. WORK TO CONFORM TO FLORIDA BUILDING CODE, 2023 EDITION 8TH EDITION, FOR ULTIMATE WIND SPEED & NOMINAL WIND SPEED SEE STRUCTURAL DWGS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. ACCURATELY FIELD MEASURE ALL INSTALLATIONS BEFORE FABRICATION.
3. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND FIELD CONDITIONS.



FIRE SAFETY LEGEND:
- FE – FIRE EXTINGUISHER
- EXIT – EXIT SIGN
- EMERGENCY LIGHT 1 BATTERY BACK–UP (WALL MOUNTED)
- RT – REMOTE TEST SWITCH
- FCP – FIRE ALARM CONTROL PANEL
- P – FIRE ALARM PULL STATION
- FIRE ALARM VISUAL STROBE SIGNALING DEVICE
- FIRE ALARM COMBINATION HORN AND VISUAL STROBE SIGNALING DEVICE
- SMOKE/CARBON MONOXIDE DETECTORS

NORTH FLOOR PLAN W/ FIRE SAFETY COMPONENTS & COMMON PATH ANALYSIS 1/8″ =1′–0″

Dwight Davis — Digitally signed by Dwight Davis Date: 2025.11.14 12:53:17 -05'00'

PERMIT

STATE OF FLORIDA DWIGHT GEORGE T. DAVIS AR0016908 REGISTERED ARCHITECT 11/14/25

DATE
9/22/25
9/23/25
10/24/25
1 REVISION 11/14/25

Nana's House Academy- New Door

Nana's House Academy LLC
Parkway Plaza Shopping Center
6559 NW Selvitz Rd. - Units 6550 & 6554
Port st. Lucie, Florida

Dwight Davis Architect, P. A.
1045 SE Riverside Drive Stuart, Florida 34996
(772) 781-6695
Florida License Number AR0016908

A-1
SITE PLAN, NOTES PLAN
JOB NUMBER 2517

MEMORANDUM

TO: Sofia Trail, Planning & Zoning

FROM: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works CAC

DATE: December 10, 2025

SUBJECT: Nana's House Academy (P25-195)
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by PTC Transportation Consultants dated October 20, 2025 with revision date December 8, 2025, has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

The proposed project is anticipated to generate 212 Average Daily, 78 AM Peak Hour and 82 PM Peak Hour driveway trips. This represents a reduction of 35 Average Daily trips from the current use. The proposed use will increase the AM Peak Hour and PM Peak Hour trips by 3 and 1 respectively, and is not anticipated to have any significant impact to the adjacent roads.

P25-195 6500 Selvitz Inc.

TYPE	STATUS	BUILDING TYPE
SEUD	CUSTOMER RESPONSED	

ASSIGNED TO

Clyde Cuffy; Sofia Trail

ADDRESS

6554 NW Selvitz Rd

SECTION	BLOCK	LOT
43	Tr E	

LEGAL DESCRIPTION

Tract "E", PORT ST. LUCIE SECTION FORTY THREE, according to the plat thereof, recorded in Plat Book 16, Page(s) 15, 15A through 15L, of the Public Records of St. Lucie County, Florida

SITE LOCATION

6500 NW Selvitz Rd, Port St. Lucie, FL 34983

PARCEL #

3420-715-0005-000-9

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
CG		CG	

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

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

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

This project is to connect Unit 6550 and Unit 6554 with a doorway through the shared wall of the two units. Unit 6550 is a licensed and operational daycare with the intent to expand the facility into unit 6554. The units are a part of an existing commercial plaza, located at 6500 NW Selvitz Rd, Port St. Lucie, FL 34983. Unit 6554 was previously a meal prep business with a commercial kitchen in the back half of the unit. The work proposed to be done is a doorway connecting both units.

Primary Contact Email

mleonor.nha@gmail.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Manuel	Leonor

Business Name

Nana's House Academy, LLC

ADDRESS

6550 NW Selvitz Road

CITY	STATE	ZIP
Port St. Lucie	FL	34983

EMAIL	PHONE
mleonor.nha@gmail.com	7727221250

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME

Kenneth	Mantovani

ADDRESS

1017 N State Road 7 #126

CITY	STATE	ZIP
Royoal Palm Beach	FL	33411

EMAIL	PHONE
ken@mlcrinc.com	5612627878

PROJECT ARCHITECT/ENGINEER

FIRST NAME	LAST NAME

Business Name

ADDRESS

CITY	STATE	ZIP

EMAIL	PHONE

PROPERTY OWNER

Business Name

6500 Selvitz Inc.

ADDRESS

1017 N State Road 7 #126

CITY	STATE	ZIP
Royoal Palm Beach	FL	33411

EMAIL	PHONE
ken@mlcrinc.com	(561) 262-7878

FINAL PERMIT INSPECTION REQUIRED BY:

mantovani
Land and Commercial Realty

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

RE: Nana's House Academy

To whom it may concern,

This letter is in response to Nana's House Academy's request for permission to submit a Special Exception Use Application for the address of 6554 NW Selvitz Rd located in the Parkway Plaza. The representative agent of 6500 Selvitz, Inc. grants permission to Nana's House Academy to do so and the authorization to sign any related documents. If there are any questions by the city, please reach out to Ken Mantovani at 561-262-7878.

_____ 10-30-25
Kenneth Mantovani President
6500 Selvitz, Inc.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4076978 OR BOOK 3753 PAGE 1, Recorded 06/03/2015 at 10:18 AM
Doc Tax: $17500.00

This instrument was prepared by and return to:
Louis L. Hamby III, Esq.
Alley, Maass, Rogers & Lindsay, P.A.
P.O. Box 431, Palm Beach, FL 33480
Parcel ID #: 3420-715-0005-000/9

WARRANTY DEED

THIS WARRANTY DEED, made this 28th day of May, 2015, between Old Royal, LLC, a Florida limited liability company ("Grantor"), whose address is 2920 Mary's Way, West Palm Beach, FL 33410; and 6500 Selvitz, Inc., a Florida corporation ("Grantee") with an address of 1408 N. Killian Drive, #111, Lake Park, FL 33403.

WITNESSETH, That Grantor, for and in consideration of the sum of TWO MILLION FIVE HUNDRED THOUSAND and 00/100 DOLLARS ($2,500,000.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

Tract "E", PORT ST. LUCIE SECTION FORTY THREE, according to the plat thereof, recorded in Plat Book 16, Page(s) 15, 15A through 15L, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations, limitations and easements of record; applicable zoning laws, ordinances and regulations; and real estate taxes for 2015 and subsequent years.

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

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

381520

Signed, sealed and delivered in our presence:

Old Royal, LLC, a Florida limited liability company

Witness Signature

By: _____
Richard C. Elliott, Manager

Printed Name of Witness

Witness Signature

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of May, 2015, by Richard C. Elliott, as Manager of Old Royal, LLC, a Florida limited liability company, who is (✓) personally known to me or (_____) has produced his _____ as identification, on behalf of the Company.

Notary Public, State of Florida

Print Name

(Notary Seal)

My Commission Expires:

CYNTHIA L. RUSH
Commission # EE 145451
Expires February 17, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

381520

AMENDMENT TO LEASE AGREEMENT

For valuable consideration, receipt of which is hereby acknowledged, 6500 Selvitz, Inc., "Landlord" and Nana's House Academy LLC "Tenant", parties to the Lease Agreement made for premises known located at 6550 NW Selvitz Rd, Port St Lucie, FL 34983 and dated on May 27, 2021 agree to modify and amend said Rental Agreement in the following way(s):

1. Effective August 1, 2025, lease will now include Unit 6554, approximately 2217 sq ft at $17.50/sq ft payable in equal installements of $3233.13 per month plus sales tax.

All other terms and covenants of the original Lease Agreement shall remain in full force and effect.

Signed on this Wednesday July 30th, 2025.

Kenneth J Mantovan III, MGR
6500 Selvitz Inc.

Rudileysis Garcia Del Leonor, Guarantor
Nana's House Academy LLC

6500 Selvitz, Inc.

Special Exception Use

Project No. P25-195

Planning and Zoning Board Meeting

Sofia Trail, Planner I

January 6, 2026

Request Summary

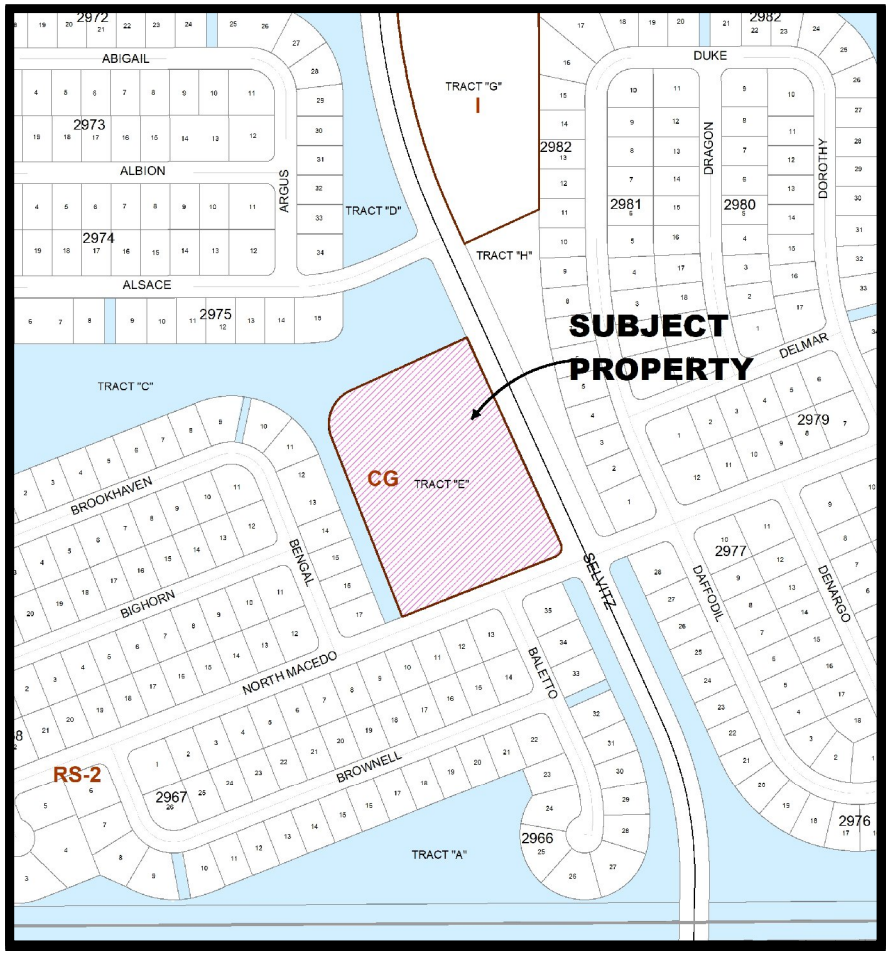
Owner:	6500 Selvitz Inc.
Applicant:	Manuel Leonor, Nana's House Academy, LLC.
Location:	North of NW North Macedo Boulevard and west of NW Selvitz Road
Request:	Special Exception Use (SEU) to add 957 square feet of enclosed assembly area to an existing 2,821 square feet of enclosed assembly area (day care center) for a total of 3,778 square feet.

Background

- Section 158.124(C) – General Commercial (CG) Zoning District – requires enclosed assembly areas over 3,000 square feet, without an alcoholic beverage license for on-premises consumption, to apply for a special exception use.
- A special exception use (Resolution 06-R40) was granted to the property in 2006 to allow a day care center within the existing shopping plaza.
- The day care is currently operating in Unit 6550 and is requesting to expand into Unit 6554, to add a classroom, kitchen, and restrooms. As the current enclosed assembly area within Unit 6550 is 2,821 square feet, and the applicant is requesting to add 957 square feet of enclosed assembly area, the resulting 3,778 square feet requires a new special exception use.
- The site is located within the Parkway Shopping Plaza.

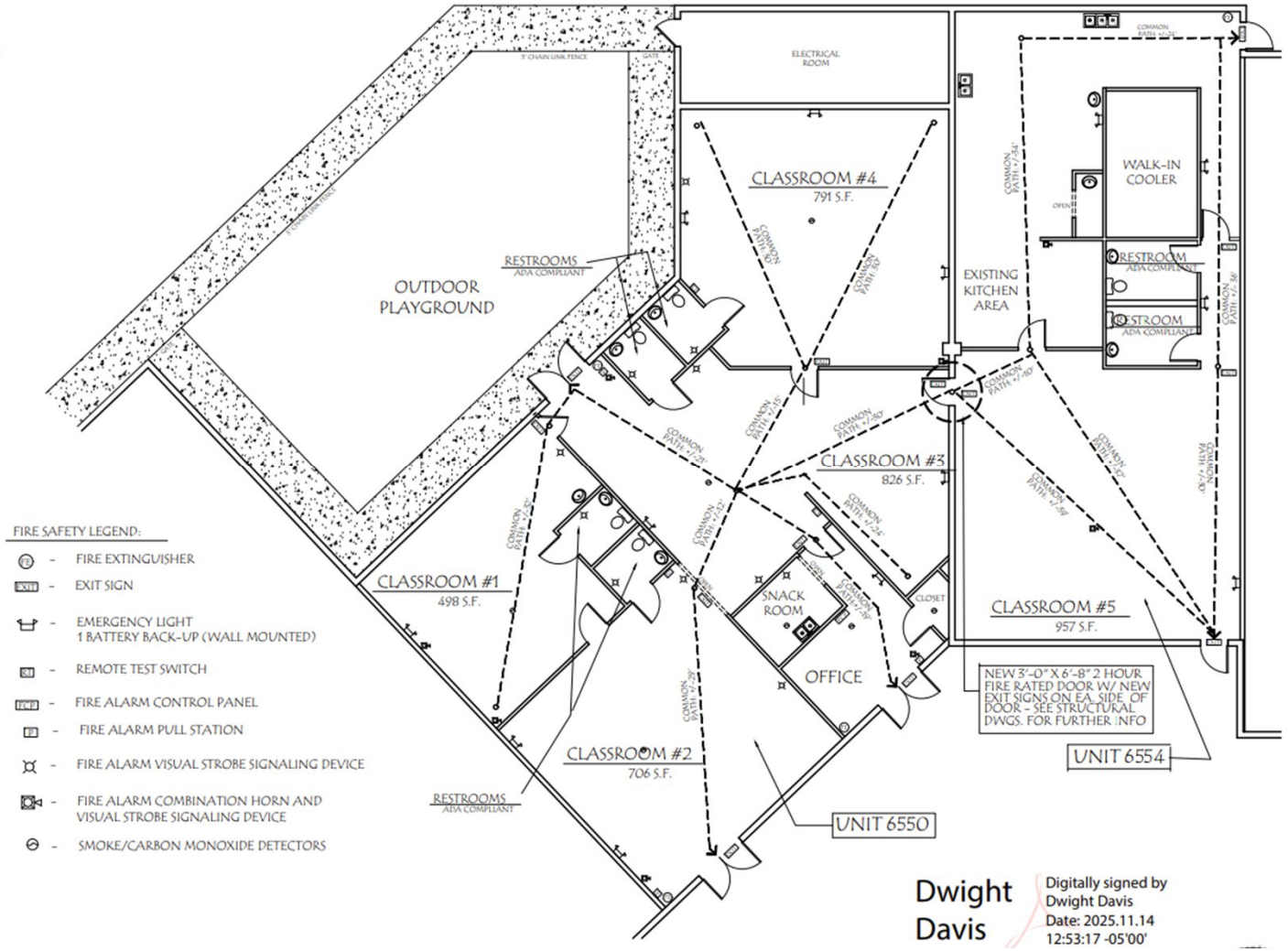
Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North:	Drainage	OSC	RS-2
South:	Single-family homes	RL	RS-2
East:	Drainage/Single-Family Homes	OSC/RL	RS-2
West:	Upland Habitat/Single-Family Homes	OSC/RL	RS-2



Nana's House Academy
Preschool
Unit 6550 - Existing Day Care Center
Unit 6554 - Vacant

Proposed Floor Plan



Traffic Impact Statement

- The Public Works Department has reviewed the traffic analysis and has determined that the transportation elements were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code and Public Works Policy 19-01pwd.

- The proposed project is anticipated to generate 212 Average Daily, 78 AM Peak Hour and 82 PM Peak Hour driveway trips. This represents a reduction of 35 Average Daily trips from the current use. The proposed use will increase the AM Peak Hour and PM Peak Hour trips by 3 and 1 respectively, and is not anticipated to have any significant impact to the adjacent roads.

EVALUATION OF SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	There are no proposed changes to ingress and egress with this application. The site has two access points on Selvitz Road and two access points on North Macedo Boulevard.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Day care centers require parking at a ratio of one space per 300 square feet of gross floor area. The existing day care center (Unit 6550) consists of 3,427 square feet and the expansion area (Unit 6554) contains 2,217 square feet for a total of 5,644 square feet. This would require 19 parking spaces. The overall shopping center is parked at a rate of one space per 250 square feet with a total of 305 parking spaces. This request reduces the parking demand and as a result, the site contains sufficient parking capacity to support this special exception request.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed expansion. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site.

EVALUATION OF SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	There is no additional screening or buffering required and no proposed changes to the existing yard and open space. The site's approved site plan and landscape plan provides adequate perimeter landscaping and buffering. The northern and western property lines are abutting drainage tracts with an Open Space Conservation (OSC) future land use designation. Both sides of the property have a 10-foot landscape buffer and 6-foot-high architectural wall. Additionally, there is a 0.31-acre dry retention area behind on the shopping plaza along the northern property line.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	All signage and lighting shall be required to conform to the City Code. Any future individual tenant sign shall be permitted through separate building permit application.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The existing day care center use was approved as a SEU in 2006 and has since been operating. The hours of operation will remain Monday through Friday, 6:30AM to 6:00PM. The current licensed capacity of the day care center is 82 students. The proposed expansion will increase the licensable capacity to 100 students.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table

From:	Sofia Trail
To:	Jessica Heinz
Subject:	Fw: Public Comment-Special Exception Use Application (6500 Selvitz Inc., P25-195)
Date:	Tuesday, December 30, 2025 2:55:05 PM
Attachments:	Outlook-A picture .png Outlook-signature .png Outlook-signature .png Outlook-signature .png Outlook-signature .png Outlook-signature .png Outlook-signature .png Outlook-signature .png

Good afternoon,

Please see the forwarded public comment email for Legistar 2026-008.

Best,

Sofia Trail
Planner I
Planning & Zoning Department
o. 772-344-4387
c. 772-361-0080

City of Port St. Lucie | *Heart of the Treasure Coast*
121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984

From: ncrosen15@aol.com <ncrosen15@aol.com>
Sent: Tuesday, December 30, 2025 2:26 PM
To: Sofia Trail <strail@cityofpsl.com>
Subject: Public Comment-Special Exception Use Application (6500 Selvitz Inc., P25-195)

To the Planning and Zoning Board and City Council,

I am a nearby property owner located at 6806 NW Bengal Street, within 750 feet of the subject property at 6554 NW Selvitz Road. I am writing to submit my comments regarding the Special Exception Use application submitted by 6500 Selvitz Inc. for the proposed expansion of the daycare facility.

While I understand the need for community services, I have concerns about the potential impacts this expansion may have on the surrounding residential area. These concerns include increased traffic, parking congestion, noise levels, and general

activity associated with a larger daycare operation.

I respectfully ask that the City carefully evaluate these impacts before granting approval. If the application is approved, I strongly urge that clear and enforceable conditions be imposed to protect nearby homes. These should include limits on hours of operation, traffic and parking management requirements, and the installation and maintenance of appropriate fencing or physical buffering to ensure safety, reduce noise, and preserve privacy for adjacent residential properties. Ongoing enforcement of noise, safety and operational standards should also be required.

Thank you for the opportunity to provide input on this matter. Please include this letter as part of the public record for application P25-195.

Sincerely,

Nancy Crosen
6806 NW Bengal Street
Port Saint Lucie, FL 34983
860-916-0482

Agenda Summary

2026-010

Agenda Date: 1/6/2026 **Agenda Item No.:** 8.g

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-206 MidFlorida Credit Union Façade Sign - Variance

Location: 1692 SW Gatlin Boulevard
Legal Description: Lots 18, 19, 20, 23, 24, and 25, Block 1355, Port St. Lucie Section Fourteen, and that part of vacated Merrick Street according to the map or plat thereof as recorded in the Plat Book 13, Page 5, Public Records of St. Lucie County, Florida.
This is a request to grant a variance from Section 155.08(E)(2)(a)(1) of the Land Development Code to allow 58.07 SF more façade signage than allowed.

Submitted By: Marissa Da Breo-Latchman, Planner II

Executive Summary: The City of Port St. Lucie has received a request from Gina Penney, Atlas Sign Industries, agent for the property owner, MidFlorida Credit Union, to grant a variance of 58.07 SF from Section 155.08(E)(2)(a)(1) to allow an additional façade sign totaling 75.63 SF where only 17.56 SF of additional signage is allowed.

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 as noted below:

- Move to approve
- Move to approve with conditions

If the board finds that the variance application is inconsistent with the criteria in Section 158.295 (B) (1) through (&) of the City code, then the Board may make a:

- Motion to deny

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

- Motion to table or continue the hearing or review to a future meeting.

Background: The property is allowed 152 SF of facade signage based on the linear frontage of the structure (100') along Gatlin Boulevard per the formula provided in Chapter 155 (32 Sq. Ft. + 1.5 Sq. Ft. for each lineal ft.

of business frontage over 20'). Currently, there are two façade signs totaling 134.44 SF located on the north and western sides of the building, therefore. A total of 17.56 SF of additional façade signage is allowed.

Issues/Analysis: See the attached staff report for the responses to the variance criteria as outlined in Section 158.295 (B) of the Zoning Code.

Special Consideration: N/A

Location of Project: 1692 SW Gatlin Boulevard

Attachments: 1. Staff Report, 2. Site Plan, 3. Pending Sign Permit Exhibit, 4. Application, 5. Deed, 6. Letter of Authorization, 7. Staff Presentation

MidFlorida Credit Union
Façade Sign Variance
Project No. P25-206

SUMMARY

Applicant's Request:	A variance from Section 155.08(E)(2)(a)(1) of the Land Development Code to allow 58.07 SF more façade signage than allowed.
Application Type:	Variance, Quasi-Judicial
Applicant:	Gina Penney, Altas Sign Industries
Property Owner:	MidFlorida Credit Union
Location:	Southeast corner of SW Gatlin and SW Rosser Boulevards
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The City of Port St. Lucie has received a request from Gina Penney, Atlas Sign Industries, agent for the property owner, MidFlorida Credit Union, to grant a variance of 58.07 SF from Section 155.08(E)(2)(a)(1) of the Land Development Code to allow an additional façade sign totaling 75.63 SF. The property is allowed 152 SF of facade signage based on the linear frontage of the structure (100') along Gatlin Boulevard. Currently, there is 134.44 SF of façade signage on the north and western sides of the building, therefore, a total of 17.56 SF of additional signage is allowed.

The property is legally described as Lots 18, 19, 20, 23, 24, and 25, Block 1355, Port St. Lucie Section 14, and that part of vacated Merrick Street according to the map or plat thereof as recorded in the Plat Book 13, Page 5, Public Records of St. Lucie County, Florida.

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 on December 23, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

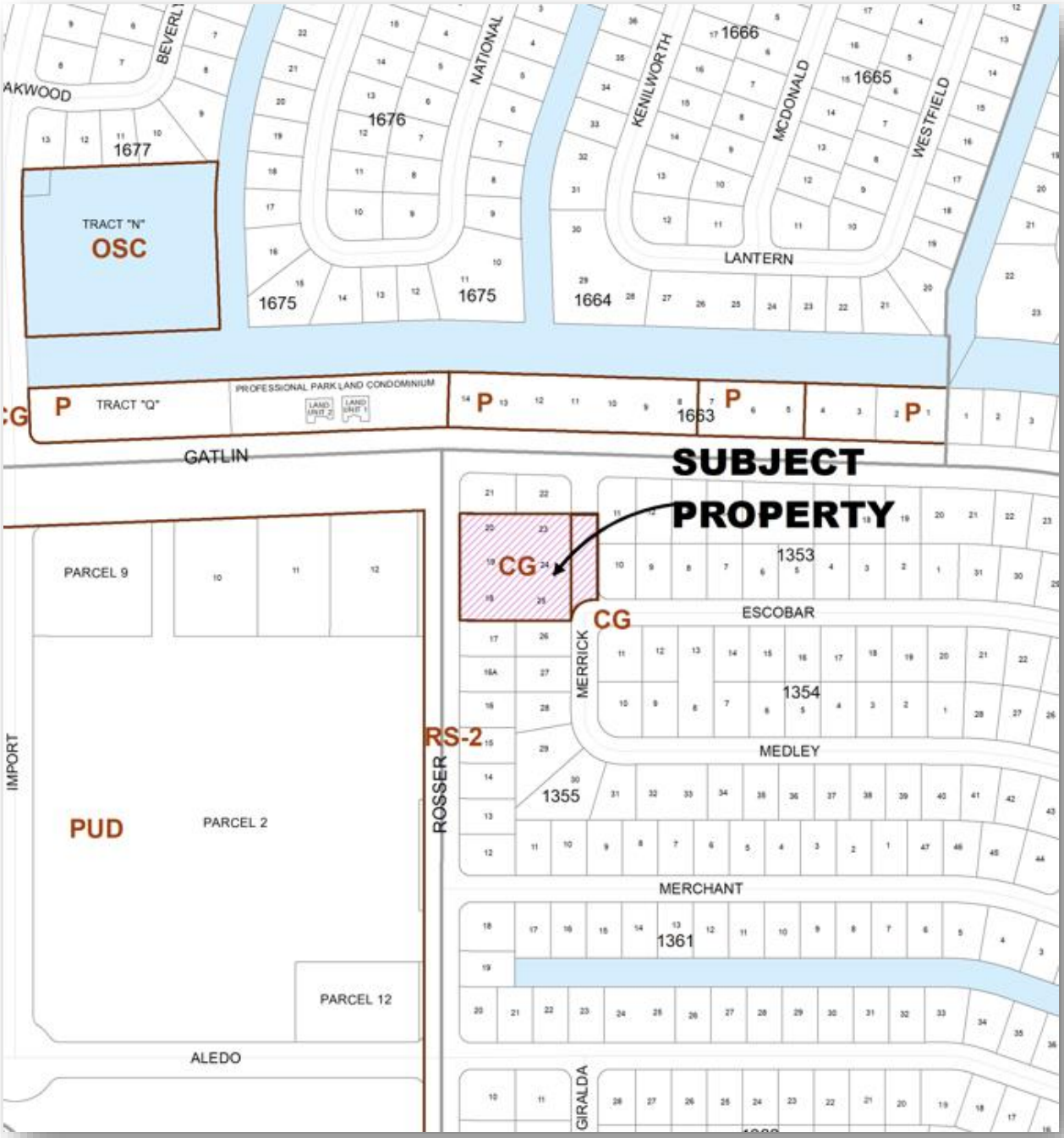
Location and Site Information

Parcel Number:	3420-565-0083-000-0
Property Size:	1.65 acres
Legal Description:	Lots 18, 19, 20, 23, 24, and 25, Block 1355, Port St. Lucie Section 14, and that part of vacated Merrick Street according to the map or plat thereof as recorded in the Plat Book 13, Page 5, Public Records of St. Lucie County, Florida.
Address:	1692 SW Gatlin Blvd
Future Land Use:	CG
Existing Zoning:	CG (General Commercial)
Existing Use:	Credit Union

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	Professional	SW Gatlin Blvd, medical offices
South	RL	Residential	Single-family residential
East	RL	Residential	Single-family residential
West	CS/CH	PUD	SW Rosser, Chase Bank, commercial uses

ROI-Residential office institutional, RL-Low Density Residential, CS/CH-Service Commercial/Highway Commercial


SUBJECT PROPERTY
TRACT "N"
OSC
TRACT "Q"
PROFESSIONAL PARK LAND CONDOMINIUM
GATLIN
CG
P
PARCEL 9
PARCEL 2
PUD
RS-2
PARCEL 12
ALEDO
IMPORT
ROSSER
MERRICK
ESCOBAR
MEDLEY
MERCHANT
LANTERN
GIRALDA
NATIONAL
KENILWORTH
MCDONALD
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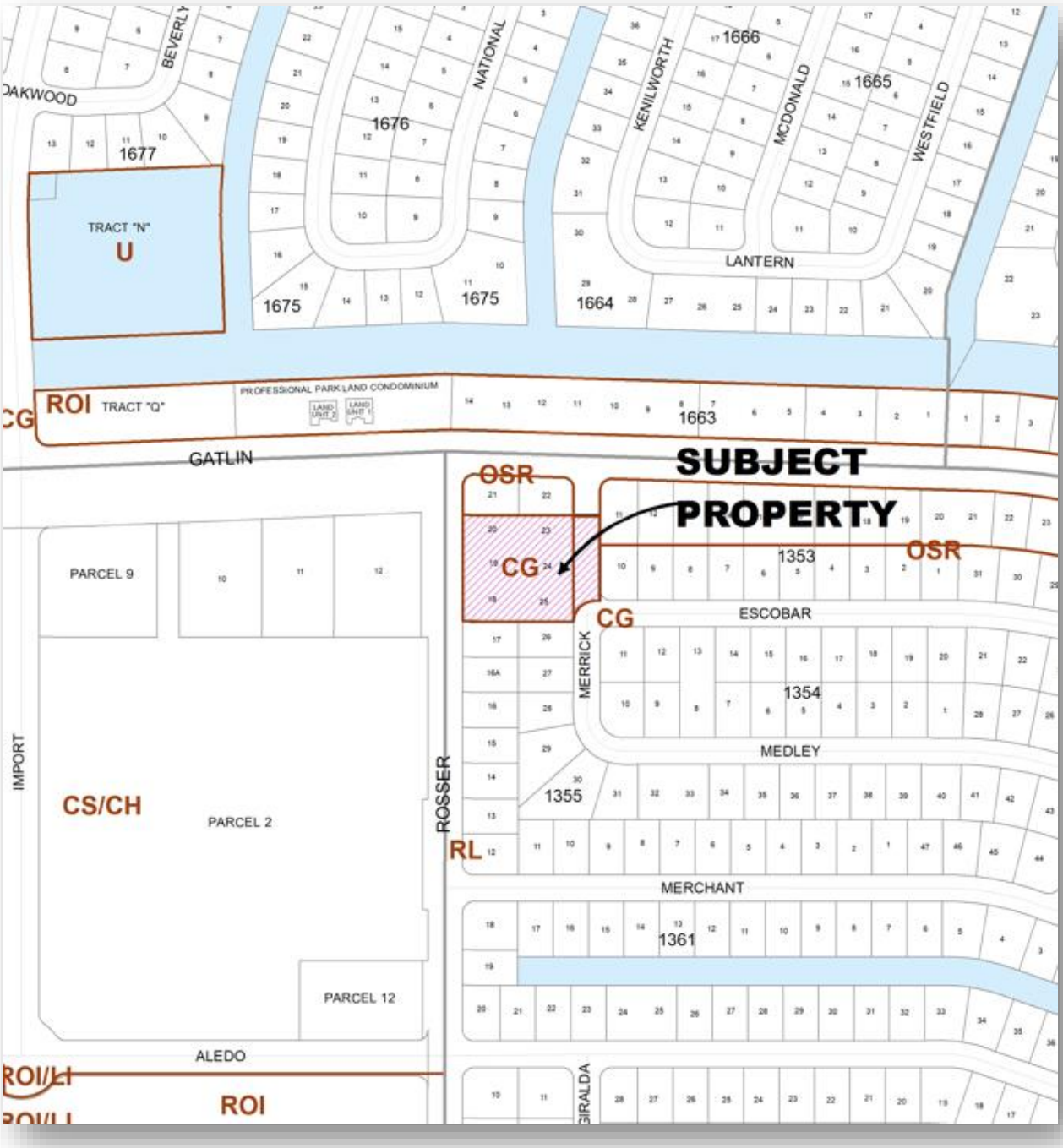
Zoning Map



Future Land Use 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.

   - *Applicant's Response: This commercial property has a large retaining wall and landscape buffer that hinders vehicular visibility from traffic heading north on SW Rosser Blvd.*

     Staff Findings: There are special conditions and circumstances peculiar to this property. Commercial properties located adjacent to residential land use or uses are required to have a 6-foot- high masonry wall and landscaping per Sec 154.035.a of the City Code. Due to the fact that the property has greater than 240 feet of frontage along SW Gatlin Boulevard, an additional monument sign is allowed. A monument sign along SW Rosser Boulevard (south of the driveway) will require a 10-foot setback from the property line. This area is constrained by the existing buffer wall, parking, drainage retention, electrical poles, utility lines and equipment, an ADA sidewalk access, site lighting and landscaping.

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

   - *Applicant's Response: The retaining wall was not a result of actions by the applicant.*
   - *Staff Findings: See the response to criteria No. 1 above. The code requires the buffer wall that exists along the southern property boundary because of the adjacent residential land use and zoning. The code also requires the landscaping adjacent to the wall and elsewhere on the site.*

3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

   - *Applicant's Response: This property is allowed to have an additional ground sign on SW Rosser but because of the retaining wall and landscape buffer the allowed ground sign would not be visible therefore my client is requesting additional wall sign sq. ft. in lieu of the allowed monument to capture vehicular traffic heading northbound on Rosser.*
   - *Staff Findings: Granting the variance requested will confer on the applicant special privilege that is denied to other lands, buildings, or structures, in the General Commercial zoning district, however the site is constrained in that there is no opportunity to install the monument signage allowed along Rosser, therefore allowances for additional façade signage seems reasonable. The property is allowed 152 SF of facade signage based on the*

linear frontage of the structure (100') along Gatlin Boulevard. The building has available façade area on the southern wall to place a sign but based on the allowances, only have an additional 17.56 SF of signage allowed. The request is for an additional 58.07 SF of signage above what is allowed.

Due to the fact that the property has greater than 240 feet along SW Gatlin Boulevard, an additional monument sign is allowed. A monument sign along SW Rosser Boulevard will require a 10-foot setback from the property line. This area is constrained by existing stormwater retention, parking, electrical poles, utility lines and equipment, an ADA sidewalk access, site lighting and landscaping.

4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.

- *Applicant's Response: The literal interpretation of code would restrict business identification for traffic traveling north on SW Rosser to a monument sign that would not be visible due to visual obstructions.*

- *Staff Findings: The 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 and would work unnecessary and undue hardship on the applicant. Signs can be located on any façade as long as the allowances are not exceeded.*

5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

- *Applicant's Response: We are requesting an additional 58.37 square feet in exchange for the allowed Monument sign. This is the minimum possible request for traffic travel north on SW Rosser.*

- *Staff Findings: The applicant is requesting 58.07 SF more façade signage than is allowed by Chapter 155, so that a 75.63 SF façade sign can be installed on the south facing wall of the structure. This will provide identification of the building from Rosser Boulevard.*

6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- *Applicant's Response: This variance request is in harmony with the intent of the LDC. We are proposing to reduce sign clutter by adding one sign on the south elevation in place of a monument sign. The wall sign will be more visible allowing customers to keep eyes on the road instead of searching for the banks location, this will reduce the risk of possible accident.*

- *Staff Findings: The variance will be in harmony with the general intent and purpose of the chapter and will not be injurious to the area involved or otherwise detrimental to the public welfare. The proposed location of the sign is on the southern side of the building and it will face residential property. Façade signs facing residentially zoned property are not allowed to be illuminated per Sec 15511(G)Table D. This will eliminate the impact on the adjacent properties. Additionally, existing trees in the landscape buffer will block some views of the sign from the adjacent residential properties.*

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.

- *Applicant's Response: There will be full compliance with any additional conditions and safeguards prescribed by the planning and zoning board or zoning administrator.*
- *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 make a:

- Motion to approve
- Motion to approve with conditions

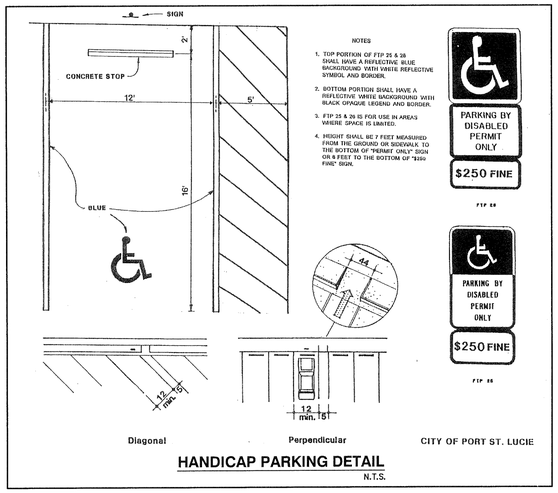
If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may make a:

- Motion to deny

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

- 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).

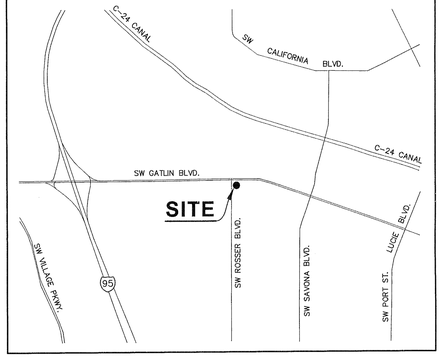


HANDICAP PARKING DETAIL

N.T.S.

VICINITY MAP

THIS SKETCH IS SHOWN FOR GRAPHIC PURPOSES ONLY.



DRAINAGE NOTE

DETENTION PONDS WILL BE DESIGNED FOR WATER QUALITY (1" RUNOFF) AND QUANTITY PER THE CITY OF PORT ST. LUCIE SPECIFICATIONS. ALLOWABLE DISCHARGE EQUALS 0.5-0.75 cfs/acre.

THE STORMWATER POND SHALL BE DESIGNED TO MEET SFWMD CRITERIA. THE EXISTING SFWMD PERMIT WILL BE MODIFIED.

CROSS ACCESS NOTE

IF THE ADJACENT PROPERTY EAST OF THIS PROJECT IS EVER DEVELOPED, THE OWNER OF THIS PROJECT OR ITS SUCCESSOR IN TITLE SHALL, AT THE REQUEST OF THE CITY, ENTER INTO A CROSS ACCESS AGREEMENT WITH THE OWNER OF SUCH ADJACENT PROPERTY, ALLOWING FOR THE ADJACENT PROPERTY TO SHARE THE ENTRANCE FROM GATLIN, SUBJECT TO MUTUALLY AGREEABLE TERMS AND CONDITIONS

WALL NOTES

THE WALL SHALL MATCH THE ARCHITECTURAL FEATURES OF THE PROPOSED BANK. THE REQUIRED WALL SPECIFICATIONS/INSTALLATION MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A FOUNDATION PERMIT FOR THE BUILDING.

THE 6-FOOT WALL MEASURED FROM FINISH FLOOR, NOT TO EXCEED 8 FEET.

N

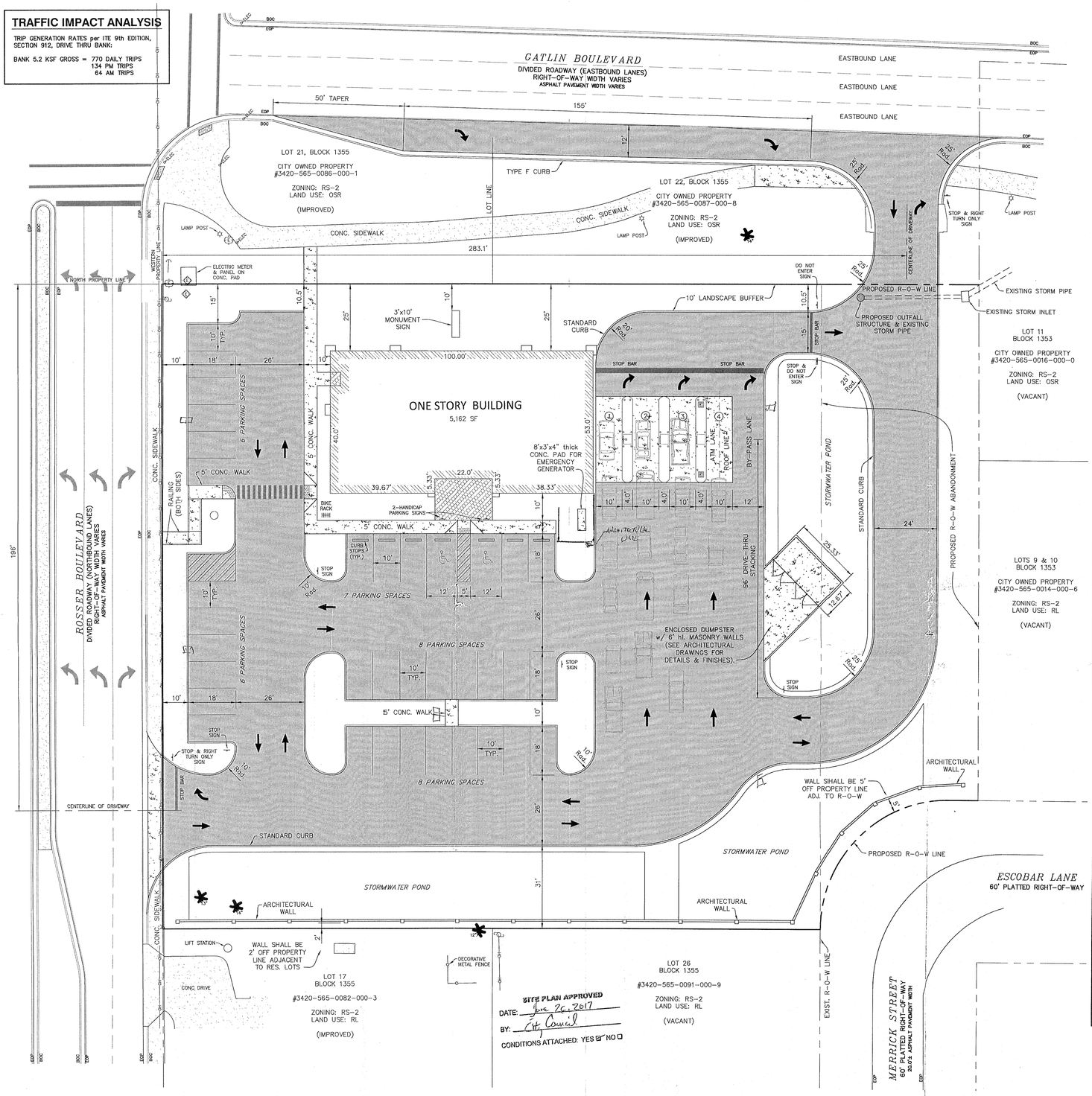
0 10' 20' 40'

SCALE: 1" = 20'

TRAFFIC IMPACT ANALYSIS

TRIP GENERATION RATES per ITE 9th EDITION, SECTION 912, DRIVE THRU BANK:

BANK 5.2 KSF GROSS = 770 DAILY TRIPS
134 PM TRIPS
64 AM TRIPS



SITE PLAN APPROVED
DATE: June 7th, 2017
BY: City Council
CONDITIONS ATTACHED: YES ☑ NO ☐

SITE SUMMARY

PARCEL ID # 3420565500830000

SECTION 13, TOWNSHIP 37 S., RANGE 39 E.

OWNER/DEVELOPER:

MIDFLORIDA CREDIT UNION
129 S. KENTUCKY AVENUE, SUITE 600
LAKELAND, FLORIDA 33801
PHONE: 863-307-5070

CONTACT: JAMES MITCHELL
Facilities Project Manager
EMAIL james.mitchell@midflorida.com

PROPERTY AREA:

	s.f.	acres
	60,190 s.f.	1.38 ACRES
WITH R-O-W	72,198 s.f.	1.66 ACRES

ZONING: CG & SFR-2

LAND USE: CG (GENERAL COMMERCIAL)

BUILDING SETBACKS FOR CG:
FRONT = 25'
SIDE = 10' / 20' ADJACENT RESIDENTIAL
REAR = 10' / 20' ADJACENT RESIDENTIAL

MAXIMUM BUILDING HEIGHT = 35'

PROPOSED BUILDING HEIGHT = 34' AFF

SITE IMPERVIOUS DATA:

	s.f.	acres	%
IMPERVIOUS AREAS			
BANK	5,162	0.12	7
PAVEMENT & DRIVE-THRU (VSA)	38,009	0.87	53
CONC. WALKS, PADS & DUMPSTER	1,660	0.04	2
PERVIOUS SURFACES	27,377	0.63	38
TOTAL =	72,198	1.66	100

FLOOR AREA RATIO (FAR) =
(5,162 sf / 72,198 sf) x 100 OR
(0.12 ACRES / 1.66 ACRES) x 100 = 7.1%

IMPERVIOUS SURFACE RATIO (ISR) =
(44,821 sf / 72,198 sf) x 100 = 62.1%

VEHICULAR SURFACE AREA (VSA) =
(PARKING AREAS & DRIVE-THRU LANES)
(38,009 sf/ 72,198 sf) x 100 = 52.6%

PARKING REQUIRED:
FINANCAL INSTITUTE w/ DRIVE-THRU =
1 SPACE PER 200 SF =
(5,162 SF/ 200 SF)

REQUIRED PARKING = 26 SPACES

PARKING PROVIDED:
PAVED SPACES = 33 SPACES
HANDICAPPED = 2 SPACES

PROVIDED PARKING = 35 SPACES

LEGAL DESCRIPTION

(Provided – Title Commitment Agents file reference 16060015)

Lots 18, 19 20, 23, 24 and 25, Block 1355, PORT ST. LUCIE SECTION FOURTEEN, according to the map or plat thereof as recorded in Plat Book 13, Page 5, Public Records of St. Lucie County, Florida.

Containing 1.38± acres

(Proposed vacation of right-of-way)

A parcel of land being a portion of the Merrick Street right-of-way lying between Lots 23, 24 and 25, Block 1355 and Lot 10 and 11, Block 1353, PORT ST LUCIE – SECTION 14, as recorded in Plat Book 13, Pages 5, 5A-5F, Public Records of St Lucie County, Florida, being described as follows:

Commence at the southeast corner of said Lot 25, Block 1355 for the Point of Beginning; thence North 00°00'00" West, along the east line of said Lots 23, 24, and 25, Block 1355, said line also being the west right-of-way line of Merrick Street, a distance of 240.00 feet to the northeast corner of said Lot 23, Block 1355; thence North 90°00'00" East, along the easterly extension of the north line of said Lot 23, a distance of 60.00 feet to the west line of said Lot 11, Block 1353; thence South 00°00'00" East, along the west line of said Lot 11 and Lot 10, Block 1353, said line also being the east right-of-way line of Merrick Street, a distance of 191.87 feet to the intersection of said west line of Lots 10 and 11 and the south line of said Lot 10, Block 1353; thence South 90°00'00" West, along the westerly extension of the south line of said Lot 10, a distance of 11.88 feet to the point of curvature of a curve to the left having a radius of 48.13 feet, a central angle of 90°00'00", a chord bearing of South 45°00'00" West, and a chord distance of 68.07 feet; thence Southwesterly along the arc of said curve, 75.60 feet to the Point of Beginning.

Containing 12,011 s.f. – 0.28± acres

RECEIVED
JUN - 9 2017
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

CITY of PORT ST. LUCIE
PROJECT # P17-062

No.	DATE	APPROVED	REVISION
1	4-4-17	KSP	FIRST ISSUE
2			
3			

ENGINEERING SERVICES, LLC
205 Century Boulevard
Bartow, Florida 33830
phone: 863-519-3470 fax: 863-533-3376
Certificate of Authorization No. 28840

Filename:	16014 BASE	Horizontal Scale:	1" = 20'
View:	SITE	Vertical Scale:	N/A
X-Ref:	N/A	Designed/Drawn by:	DRW
Drawing date:	5-5-17	Checked by:	KSP

MIDFLORIDA
CREDIT UNION - PORT ST. LUCIE BRANCH
SITE PLAN
2713 SW Rosser Boulevard, Port St. Lucie, Florida 34953

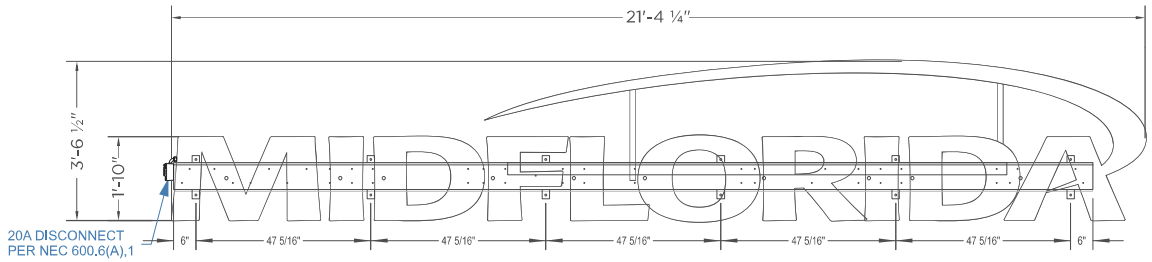
Kendall S. Phillips, State of Florida Professional Engineer, License No. 16930. This item has been electronically signed and sealed by Kendall S. Phillips, PE on 5/3/17 using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

PROJECT No. LP 16014
SHEET No. 1 OF 3

C:\LPPROJECTS\LP Engineering\16014 sub\FLORIDA - Port St Lucie Gatlin Blvd\DRAWINGS\CIVIL\SITE\ENG\16014 BASE.dwg, May 02, 2017, 3:23 pm

MIDFLORIDA Credit Union - Port St. Lucie Branch

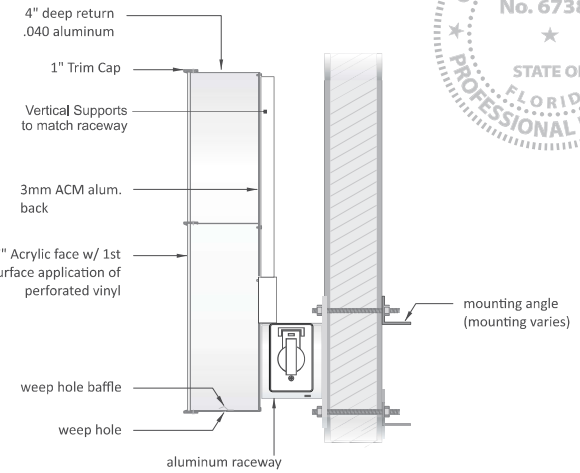
MF-CL-RWY-FC-22: (1) Set NON-ILLUMINATED Channel Letters | Raceway Mounted | Full Color



Scale: 3/8" = 1'-0"

SQUARE FOOTAGE

3'-6 ½" X 21'-4 ¼" = **75.63** Sq. Feet



GENERAL DESCRIPTION

All NON-ILLUMINATED channels of aluminum (.040 returns, 3mm ACM backs, 4" deep) finished in duranodic bronze enamel - interior is white for max light reflection. All faces of 2406 white acrylic secured with 1" gold trim caps.

Letters installed onto extruded raceway. Blue "swoosh" element requires extra support tubes rising from the raceway (specific configuration TBD).

Raceway finished to match fascia (satin finish) and installed flush onto exterior fascia with non-corrosive fasteners

ANCHOR SCHEDULE

ALL FASTENERS SHALL BE SPACED EVENLY

WALL MATERIAL	ANCHOR TYPE	QTY or SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	3/8" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE	- - - -NOT- - - - -APPLICABLE-
	3/8" TAPCONS (OR EQUIV) WITH 2.5" EMBED	PAIRS AT 40" O.C.
	3/8" EXPANSION ANCHORS WITH 3.5" EMBED	PAIRS AT 48" O.C.
1/2" PLYWOOD (NO ACCESS BEHIND)	3/8" TOGGLE BOLTS	PAIRS AT 31" O.C.
	1/4" WOOD SCREWS, FULL EMBED	PAIRS AT 19" O.C.
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM	PAIRS AT 26" O.C.
HOLLOW WALL (BLOCKING BEHIND)	3/8" THRUBOLTS OR LAGS TO SOLID BLOCKING BEHIND	PAIRS AT 48" O.C.

LETTER TO RACEWAY MOUNTING SCHEDULE:

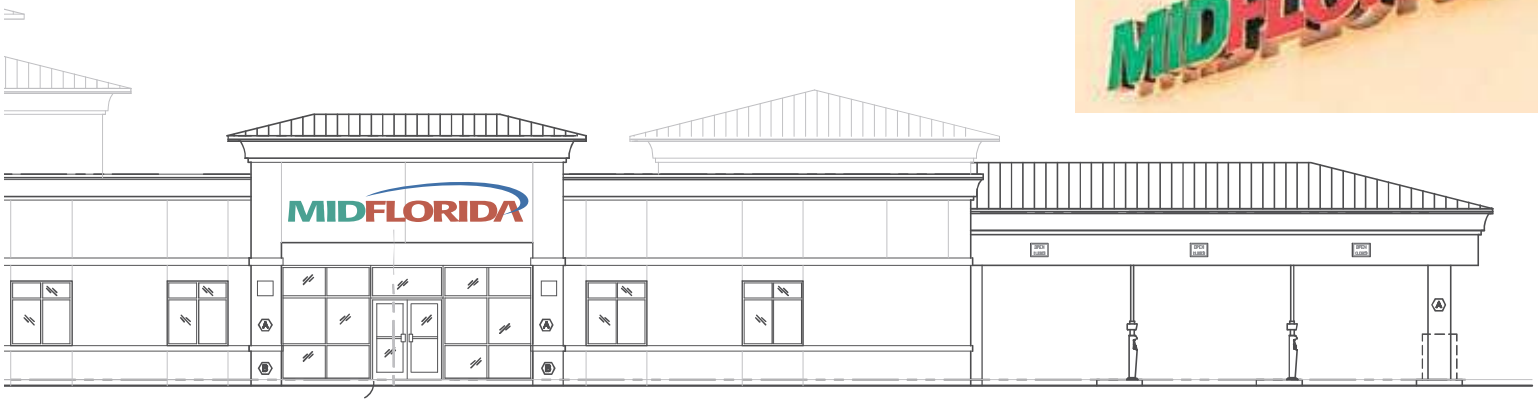
M = (6) FASTENERS
I = (4) FASTENERS
D = (4) FASTENERS
F = (5) FASTENERS
L = (4) FASTENERS
O = (4) FASTENERS
R = (4) FASTENERS
D = (12) FASTENERS
A = (9) FASTENERS

ELECTRICAL DATA	
Volts	120V Primary / 12V Secondary
Total Amps	2.7 Max Total Amps
Circuits	(1) 120VAC/20 amp Dedicated
Visible Disconnects	(1) 120 VAC 20 Amp
Power Supplies	(2) 12V / 60W @ 1.35 Max Amps

ELECTRICAL NOTES

1. Reference code is NFPA 70 NEC 2023
2. All electrical components listed and approved in accordance with UL48 and NEC NFPA 70.
3. Sign grounded according to NEC 600.7(A).
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per NEC 600.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1
8. All Class 2 rated LED modules and LED power supplies will be in compliance with a nationally recognized test laboratory and NEC 600.33 (A) thru (D).

LISTED MET us SNF 821 — Complies with UL48 Sign Certification E212706



SOUTH ELEVATION

This item has been digitally signed and sealed by Christian Langley PE on the date adjacent to the seal. Signature must be verified on any electronic copies.

CHRISTIAN LANGLEY LICENSE No. 67382 STATE OF FLORIDA PROFESSIONAL ENGINEER — DEC 16 2025 — SIGNATURE

Easy Seals

Christian Langley Florida PE #67382 Cert of Auth #31124
1200 N Federal Hwy, #200 Boca Raton, FL 33432 1-888-371-3113

TORNADO LOADS: Design for Tornado Loads is NOT Required

WIND LOADS • V=160 mph • Risk Category 2 Struct. • Sign Height = 30 ft max Wall components & cladding: (ASCE 7-22) • Exposure 'C' • ASD Load Coeff = 0.6 • Kzt=1.0, Kd=0.85, G=0.85 • Zone 4: ± **36.0 psf** • Zone 5: ± **45.9 psf**

atlas SIGN INDUSTRIES
National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:			
...	...		
...	...		
...	...		
...	...		

S01

PM: AF		Address: 1692 SW Gatlin Blvd	
Drawn By: MB		City State: Port St Lucie, FL	
Date: 08.13.2025		Drawing Number: 229376-S01	Page: 2

General Notes: • Design is in accordance with the requirements of the **Fla Bldg Code 8th Ed (2023)** for use within & outside the High Velocity Hurricane Zone (HVHZ). • This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. • Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. • Structural design meets requirements of ACI 318-19, AISC 360-16, ADM1-20, & NDS-18, as applicable. • Steel components shall be coated, painted, or otherwise protected against corrosion per FBC Sec 2203.2/2222.6. • Alum components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ADM1-20(1a), or plastic/neoprene spacers provided. • All exposed fasteners shall be S.S. or have a protective coating for corrosion protection. • All welding shall comply with AWS requirements. • Steel welds: E70xx electrodes. • Aluminum welds: 4043 filler alloy. • Alum extrusions: 6063-T6 or stronger, U.N.O.

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: gina.p@atlasbtw.com

PROPERTY OWNER:

Name: Midflorida Credit Union

Address: PO Box 8008, Lakeland, FL. 33802

Telephone No. 561-720-6936

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Gina Penney

Address: 1077 W. Blue Heron Blvd. West Palm Beach, FL. 33404

Telephone No. 561-720-6936 Email gina.p@atlasbtw.com

SUBJECT PROPERTY:

Legal Description: See Attached.

Parcel I.D. Number: 3420-565-0083-000-0

Address: 1692 SW Gatlin Blvd. Port Saint Lucie, FL. 34953

Current Zoning Classification Comm Genra

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.

See attached letter of justification.

Signature of Applicant | Gina Penney Hand Print Name | 12/3/25. 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

Legal Description

PORT ST LUCIE-SECTION 14- BLK 1355 LOTS 18, 19, 20, 23, 24, AND 25 AND THAT PART OF VAC MERRICK STREET MPDAF: BEG SE COR OF LOT 25, TH N 00 00 00 W 240 FT, TH N 90 00 00 E 60 FT, TH S 00 00 00 E 191.87 FT, TH S 90 00 00 W 11.88 FT TO CURVE CONC SE, R OF 48.13 FT, TH SWLY ALG ARC 75.60 FT TO POB (1.65 AC - 72,011 SF) (MAP 43/13N) (OR 3970-1011: 4016-2388,2403: 4034-886)

§ 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;

This commercial property has a large retaining wall and landscape buffer that hinders vehicular visibility from traffic heading North on SW Rosser Blvd.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

The retaining wall was not a result of 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;

This property is allowed an additional ground sign on SW Rosser but becasue of the retaining wall and landscape buffer the allowed ground sign would not be visible therefore my client is requesting additional wall sign sq. ft. in lieu of the allowed monument to capture vehicular traffic heading northbound on Rosser.

(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 code would restrict business identification for traffic traveling north on SW Rosser to a monument sign that would not be visible due to visual obstructions.

(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;

We are requesting an additional 58.37 square feet in exchange for the allowed Monument sign. This is the minimum possible request to achieve visibility for traffic travel North on SW Rosser.

(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;

This variance request is in harmony with the intent of the LDC. We are proposing to reduce sign clutter by adding one sign on the south elevation in place of a monument sign. The wall sign will be more visible allowing customers to keep eyes on the road instead of searching for the banks location, this will reduce the risk of possible accident.

(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.

There will be full compliance with any additional conditions and safeguards prescribed by the planning and zoning board or zoning administration.

Signature of Applicant	Hand Print Name	Date
	Gina Penney	11/3/25.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4284094 OR BOOK 3970 PAGE 1011, Recorded 03/07/2017 03:47:39 PM Doc Tax: $6825.00

Prepared by and return to:
Michelle J. Hotchkiss

MidFlorida Title Professionals, L.L.C.
3004 S. Florida Ave.
Lakeland, FL 33803
863-683-5976
File Number: **17020029**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **6th** day of **March, 2017** between **Associated Homes, Inc., a Florida corporation** whose post office address is **760 SE Port St Lucie Blvd, Port Saint Lucie, FL 34984**, grantor, and **MIDFLORIDA Credit Union, a State Chartered Credit Union** whose post office address is **P.O. Box 8008, Lakeland, FL 33802**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

> ***Lots 18, 19, 20, 23, 24, and 25, Block 1355, PORT ST LUCIE SECTION FOURTEEN, according to the map or plat thereof as recorded in Plat Book 13, Page 5, Public Records of St. Lucie County, Florida.***
>
> **Parcel Identification Number: 3420 565 0083 000/0**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Gary G Feger

Witness Name: Elizabeth E. Miller

Associated Homes, Inc., a Florida corporation

By: Jeremy P Turscak, President

(Corporate Seal)

BRANDING THE WORLD

national headquarters
1077 West Blue Heron Blvd.
West Palm Beach, FL 33404
800.772.7932
www.atlasbtw.com

Dear Customer:

This letter is required in order for Atlas to apply for permit(s) to install signs at your location. It must be signed by an authorized officer (or owner) of your company and **must** be notarized.

Thank you.

I: Chris David Property Owner or agent of:

1692 SW Gatlin Blvd, Port St. Lucie, FL 34953

Name of Shopping Center, Full Location Address

Do hereby give permission to Atlas Sign Holdings, Inc., Atlas Sign Industries of NC LLC, Atlas Sign Industries, Atlas Sign Industries FLA, LLC or any of their agents to sign permit applications, submit & pick-up permits and erect signage at the above address on our behalf.

Chris David
Property Owner or Agent (Please type or print)

12/8/2025
Date

Signature of Property Owner or Agent

863-875-6602
Telephone Number

129 S Kentucky Ave Lakeland FL 33801
Mailing Address

This instrument was acknowledged before me this 8th Day of December, 2025.

Notary Public (Signature)

Brittney Hiner
Notary Public (Printed Name)

BRITTNEY HINER
Notary Public - State of Florida
Commission # HH 292943
My Comm. Expires Dec 21, 2025

Personally Known ☑

Produced Identification ☐

Type: _____

MidFlorida Credit Union

Façade Sign Variance
(P25-206)

Planning and Zoning Board – January 6, 2026
Marissa Da Breo-Latchman, Environmental Planner II

Variance Request

A variance of 58.07 SF from Section 155.08(E)(2)(a)(1) of the Land Development Code to allow an additional façade sign totaling 75.63 SF. The property is allowed 152 SF of facade signage based on the linear frontage of the structure (100') along Gatlin Boulevard. Currently, there is 134.44 SF of façade signage on the north and western sides of the building. A total of 17.56 SF of additional signage is allowed.

Applicant and Property Owner

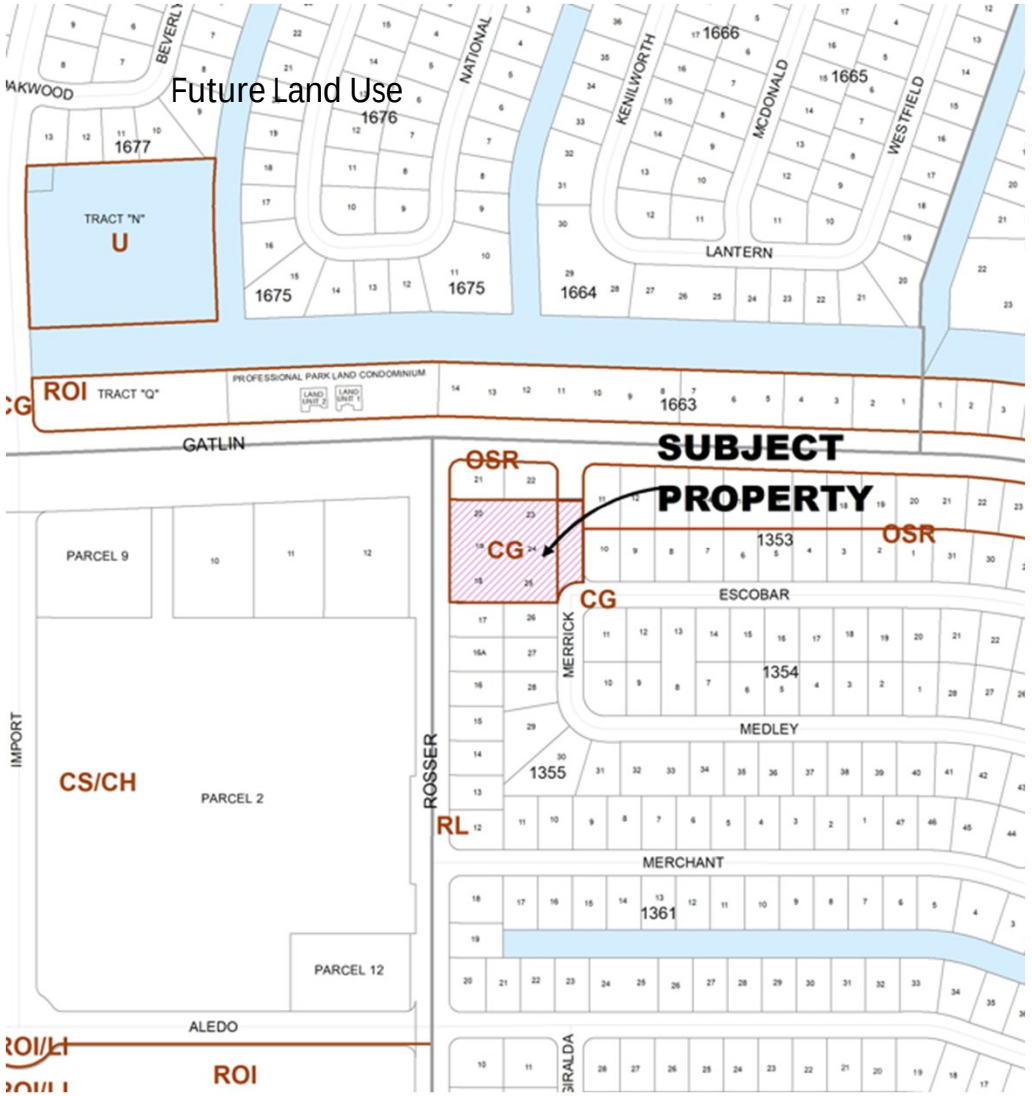
Applicant/Property Owner:	MidFlorida Credit Union
Agent:	Gina Penney, Atlas Sign Industries
Location:	Southeast corner of SW Gatlin and Rosser Boulevards

Aerial

NATIONAL
LANTERN
GATLIN
SUBJECT
PROPERTY
ESCOBAR
MERRICK
ROSSER
MEDLEY
MERCHANT

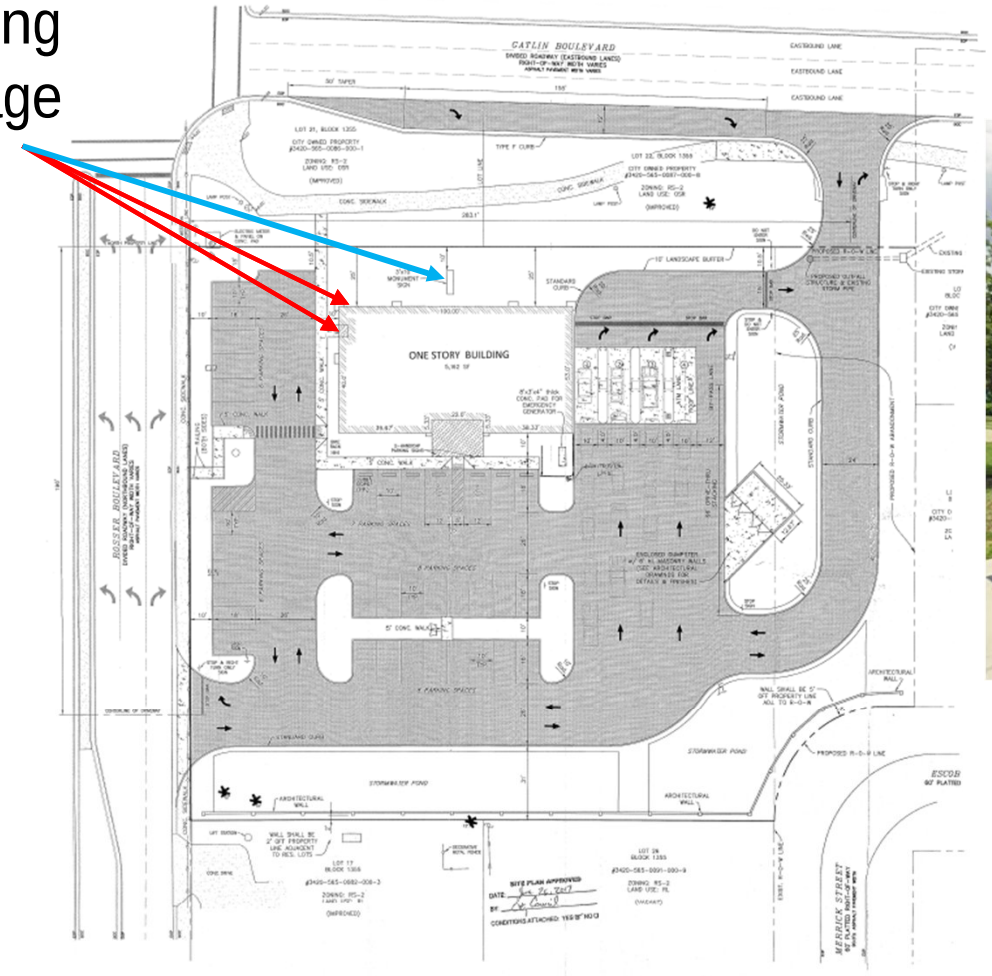
Maps

Direction	Future Land Use	Zoning	Existing Use
North	OSR, ROI	P	SW Gatlin Blvd, medical offices
South	RL	RS-2	Single-family residences
East	OSR, RL	RS-2	Open space, single-family residential
West	CS/CH	PUD	Commercial development



Existing Signage Location

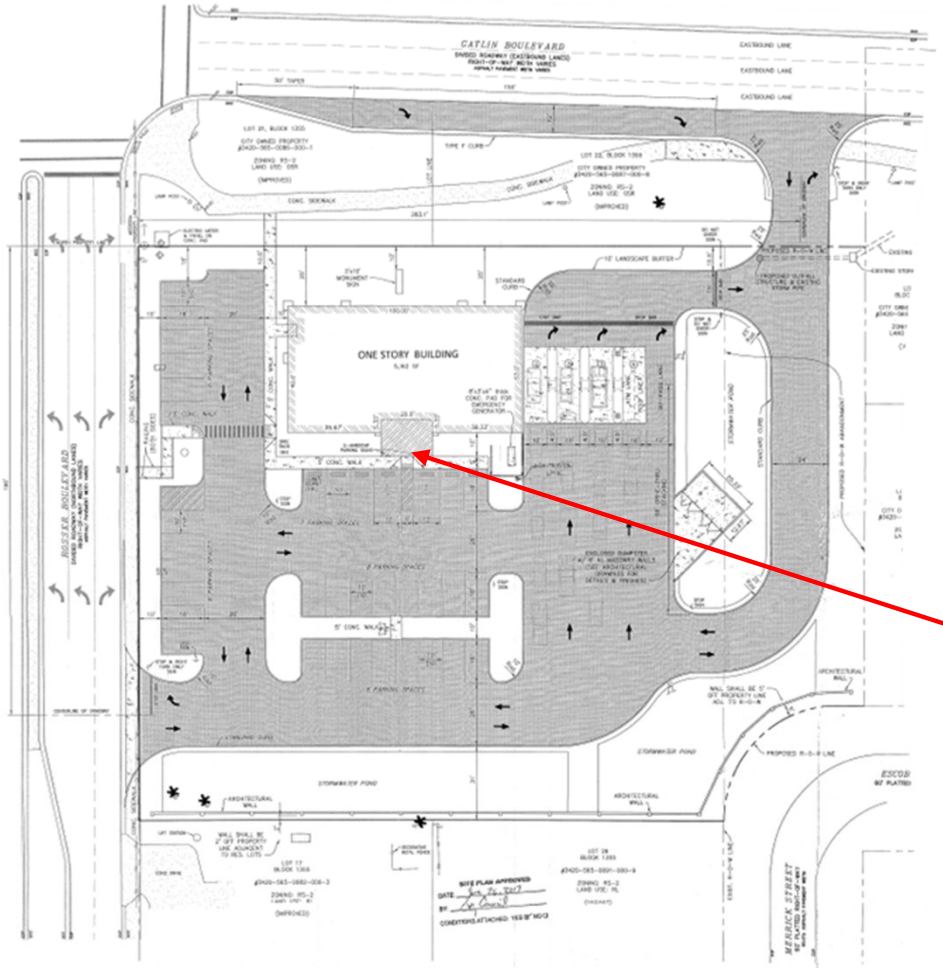
Existing Signage

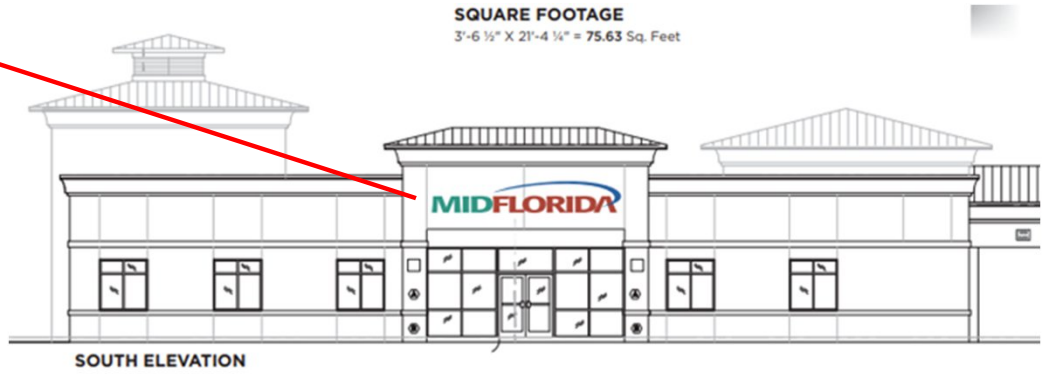


Rosser Boulevard Visuals

Proposed
Façade Sign

Proposed Signage Exhibit





PORT ST. LUCIE
HEART OF THE TREASURE COAST

STAFF FINDINGS

- The property is allowed 152 SF of facade signage based on the linear frontage of the structure (100') along Gatlin Boulevard.
- There is 134.44 SF of existing façade signage on the north and western sides of the building.
- A total of 17.56 SF of additional signage is allowed.
- Request is for a variance of 58.07 SF to allow a 75.63 SF façade sign on the southern side of the structure.

Planning & Zoning Board Action Options

- Make a motion to approve the variance.
- Make a motion to approve the variance with conditions
- Make a motion to deny.
- Make a motion to table.

Agenda Summary

2026-022

Agenda Date: 1/6/2026 **Agenda Item No.:** 9.a

Placement: New Business

Action Requested: Discussion

Sunshine Law / Robert's Rules Training

Submitted By: Mary Savage Dunham, Planning and Zoning

Executive Summary: Legal Department will provide the annual Sunshine Law training to the Board.

Presentation Information: Legal Department will provide a presentation.

Staff Recommendation: Move that the Board Hear the presentation and discuss any questions.

Background: Annual training is provided to the Board on Sunshine Law.

Issues/Analysis: n/a

Special Consideration: Planning and Zoning Board members should be familiar with the Sunshine Law.

Location of Project: n/a

Attachments: 1. Presentation.

Sunshine Law, Public Records, Ethics, & Robert's Rules of Order

City of Port St. Lucie – City Attorney's Office

(772) 871-5294

Sunshine Law

Overview:

- The Florida Legislature established a right for persons to:
  - Receive notice of meetings of municipal councils and boards;
  - Attend meetings of municipal councils and boards;
  - Access the record of said meetings;

- This law is codified in Chapter 286, Florida Statutes and an amendment to the Florida Constitution was approved providing a constitutional right for any person to access public meetings.

- There is both a statutory and constitutional right to open access of municipal meetings.

What is a public meeting?

Any gathering between "two or more members" of the Council, City board, or committee to discuss a matter which foreseeably will come before them.

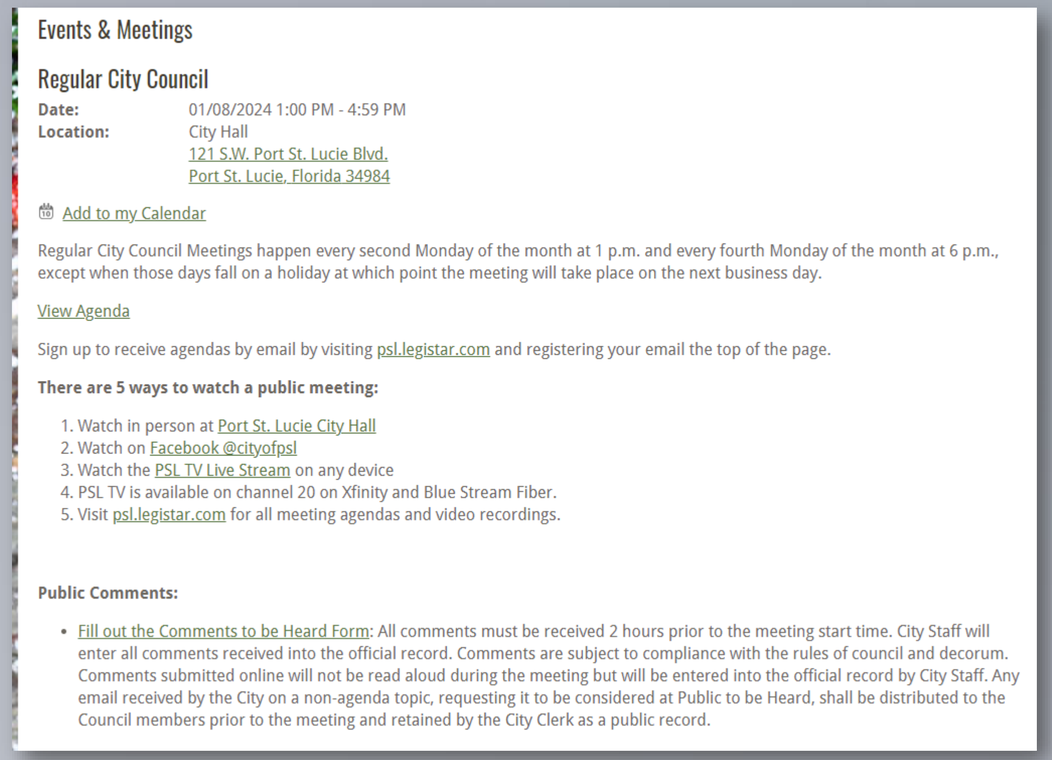
Must be in the sunshine

Gatherings not in the Sunshine:

Examples:

Staff meetings; Council members attending meetings of another public board (the public board will have to comply); discussions between members of different bodies; council members attending a privately sponsored forum; council members attending a social event.

Notice:



Events & Meetings

Regular City Council

Date: 01/08/2024 1:00 PM - 4:59 PM
Location: City Hall
121 S.W. Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

Add to my Calendar

Regular City Council Meetings happen every second Monday of the month at 1 p.m. and every fourth Monday of the month at 6 p.m., except when those days fall on a holiday at which point the meeting will take place on the next business day.

View Agenda

Sign up to receive agendas by email by visiting psl.legistar.com and registering your email the top of the page.

There are 5 ways to watch a public meeting:

1. Watch in person at Port St. Lucie City Hall
2. Watch on Facebook @cityofpsl
3. Watch the PSL TV Live Stream on any device
4. PSL TV is available on channel 20 on Xfinity and Blue Stream Fiber.
5. Visit psl.legistar.com for all meeting agendas and video recordings.

Public Comments:

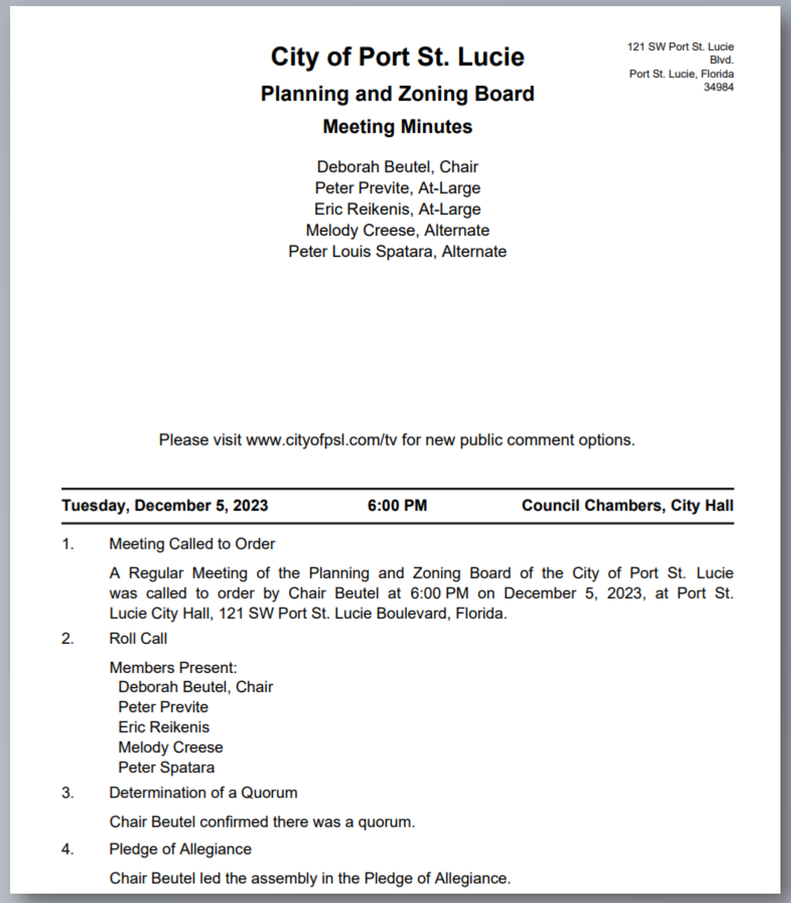
- Fill out the Comments to be Heard Form: All comments must be received 2 hours prior to the meeting start time. City Staff will enter all comments received into the official record. Comments are subject to compliance with the rules of council and decorum. Comments submitted online will not be read aloud during the meeting but will be entered into the official record by City Staff. Any email received by the City on a non-agenda topic, requesting it to be considered at Public to be Heard, shall be distributed to the Council members prior to the meeting and retained by the City Clerk as a public record.

- Notice: rule of thumb is at least seven days notice for a regular meeting, under ideal circumstances. Different notice requirements for special meetings.

- Notice must detail the time and place of the meeting. Agenda is *always* preferred.

- Meeting site must be sufficient in size and in accessible location so that the public may attend.

Record:



City of Port St. Lucie
Planning and Zoning Board
Meeting Minutes

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

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

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

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

1. Meeting Called to Order

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

2. Roll Call

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

3. Determination of a Quorum

   Chair Beutel confirmed there was a quorum.

4. Pledge of Allegiance

   Chair Beutel led the assembly in the Pledge of Allegiance.

- Minutes of a public meeting shall be taken promptly and made available for inspection.
- Minutes may be a brief summary or a verbatim transcript.
- Video taping does not substitute for meeting minutes but can be done in addition.

Failure to Comply:

Fines or Jail Time:

A “knowing” violation is a second-degree misdemeanor punishable by a fine of up to $500 or any higher amount equal to double the pecuniary gain to the offender or pecuniary loss suffered by the victim, 60 days in jail, and court costs.

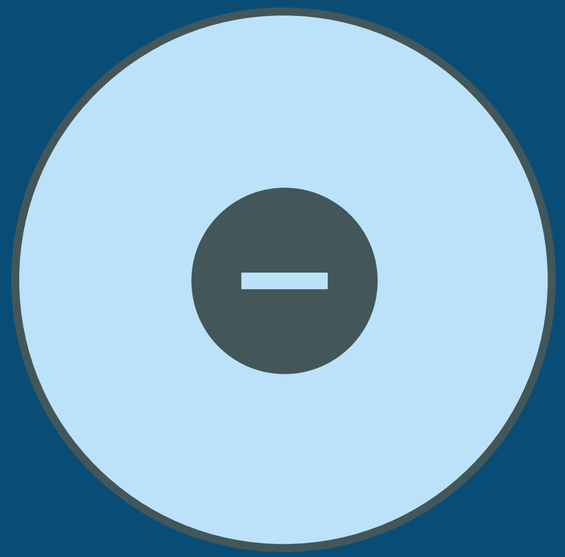
Elected Officials:

Suspension from office may occur if charged with a misdemeanor. A conviction may result in removal from office.

For the City:

Violations leave the City vulnerable to civil litigation and an awarding of attorneys’ fees.

Failure to Comply:



Nullify Actions at Issue:

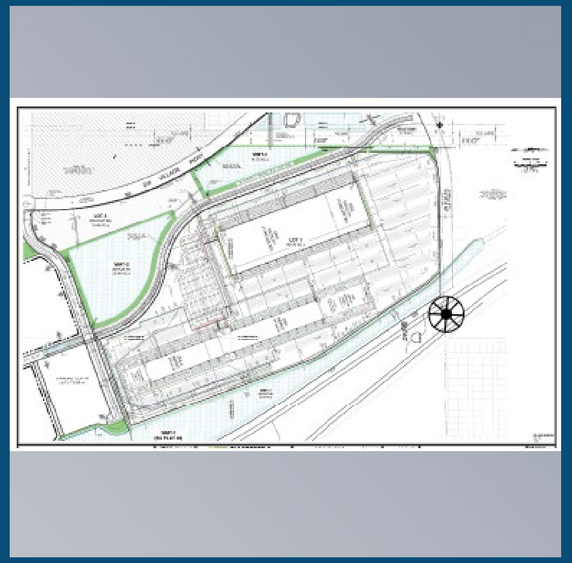
Decisions made in violation of the Sunshine Law may be nullified costing the City time and money.

Public Records Law

Overview:

- First Public Record Law was in 1909, entitling “citizens” to access municipal records.
- Has expanded since and entitles “any person” access to municipal records. Codified in Chapter 119, Florida Statutes and in 1992, an amendment to the Florida Constitution.
- There is a statutory and constitutional right to access municipal records.

What are Public Records?



1

Materials made or received by the City;

2

In connection with official business and used to;

3

Perpetuate, communicate or formalize knowledge of some type.

Materials:

Include:

Papers (documents, letters, maps, faxes, books, etc.), electronic files/papers (email, data processing files, calendar, text messages, and internet posts, such as social media), photographs, videos, audio recordings.

Official City Business

Include:

Materials sent or received by employees in connection with their job, materials sent or received by Council or Board members in connection with their official capacity. Those of a personal nature are not City business.

Intended to perpetuate, communicate or formalize knowledge:

Include:

Email sent or received by Council members to constituents about an upcoming ordinance vote, draft documents shown to others for review or comment, taking meeting minutes, surveys sent out by the City, notes used to create documents for distribution. Intent and purpose is important.

Who must comply with Public Records:

- Members of the City Council, City officials and all City employees, City Board and Committee members, and City Volunteers.
- Store public records in your control in an organized filing system. You are the custodian of any record under your control.
- Only the City Clerk's office is permitted to destroy records in accordance with the Record Retention Schedule

How does a person gain access to a public record?

- A person may contact any City employee to make public records request to inspect and/or copy a record.
- The request may be in writing OR made verbally and no explanation or reason is needed (request may be anonymous).
- A person may take photographs of the record while they are in the possession, custody and control of the records custodian.

How does the City respond:

- Response is a governmental service and must be done promptly and the request must be acknowledged within 48 hours of receiving the request.
- Compiles the request, whether electronically or paper copies, and provides necessary equipment for inspection or copying.
- There are 1,084 exemptions and whether it is exempt or confidential is a question directed towards the City Attorney’s Office

Exempt v. Confidential

119.071 General exemptions from inspection or copying of public records.—

(1) AGENCY ADMINISTRATION.—

(a) Examination questions and answer sheets of examinations administered by a governmental agency for the purpose of licensure, certification, or employment are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. A person who has taken such an examination has the right to review his or her own completed examination.

(b)1. For purposes of this paragraph, "competitive solicitation" means the process of requesting and receiving sealed bids, proposals, or replies in accordance with the terms of a competitive process, regardless of the method of procurement.

2. Sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier.

3. If an agency rejects all bids, proposals, or replies submitted in response to a competitive solicitation and the agency concurrently provides notice of its intent to reissue the competitive solicitation, the rejected bids, proposals, or replies remain exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision concerning the reissued competitive solicitation or until the agency withdraws the reissued competitive solicitation. A bid, proposal, or reply is not exempt for longer than 12 months after the initial agency notice rejecting all bids, proposals, or replies.

(c) Any financial statement that an agency requires a prospective bidder to submit in order to prequalify for bidding or for responding to a proposal for a road or any other public works project is exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution.

(d)1. A public record that was prepared by an agency attorney (including an attorney employed or retained by the agency or employed or retained by another public officer or agency to protect or represent the interests of the agency having custody of the record) or prepared at the attorney's express direction, that reflects a mental impression, conclusion, litigation strategy, or legal theory of the attorney or the agency, and that was prepared exclusively for civil or criminal litigation or for adversarial administrative proceedings, or that was prepared in anticipation of imminent civil or criminal litigation or imminent adversarial administrative proceedings, is exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution until the conclusion of the litigation or adversarial administrative proceedings. For purposes of capital collateral litigation as set forth in s. 27.7001, the Attorney General's office is entitled to claim this exemption for those public records prepared for direct appeal as well as for all capital collateral litigation after direct appeal until execution of sentence or imposition of a life sentence.

2. This exemption is not waived by the release of such public record to another public employee or officer of the same agency or any person consulted by the agency attorney. When asserting the right to withhold a public record pursuant to this paragraph, the agency shall identify the potential parties to any such criminal or civil litigation or adversarial administrative proceedings. If a court finds that the document or other record has been improperly withheld under this paragraph, the party seeking access to such document or record shall be awarded reasonable attorney's fees and costs in addition to any other remedy ordered by the court.

(e) Any videotape or video signal that, under an agreement with an agency, is produced, made, or received by, or is in the custody of, a federally licensed radio or television station or its agent is exempt from s. 119.07(1).

(f) Data processing software obtained by an agency under a licensing agreement that prohibits its disclosure and which software is a trade secret, as defined in s. 812.081, and agency-produced data processing

- If information is designated confidential in the statutes, the information is not subject to inspection by the public and may only be released to the persons or organizations in the statute.
- If records are not confidential but are only exempt from the Public Records Act, the exemption does not prohibit the showing of such information.

Failure to Comply:

1

A “knowing” violation is a first-degree misdemeanor;

2

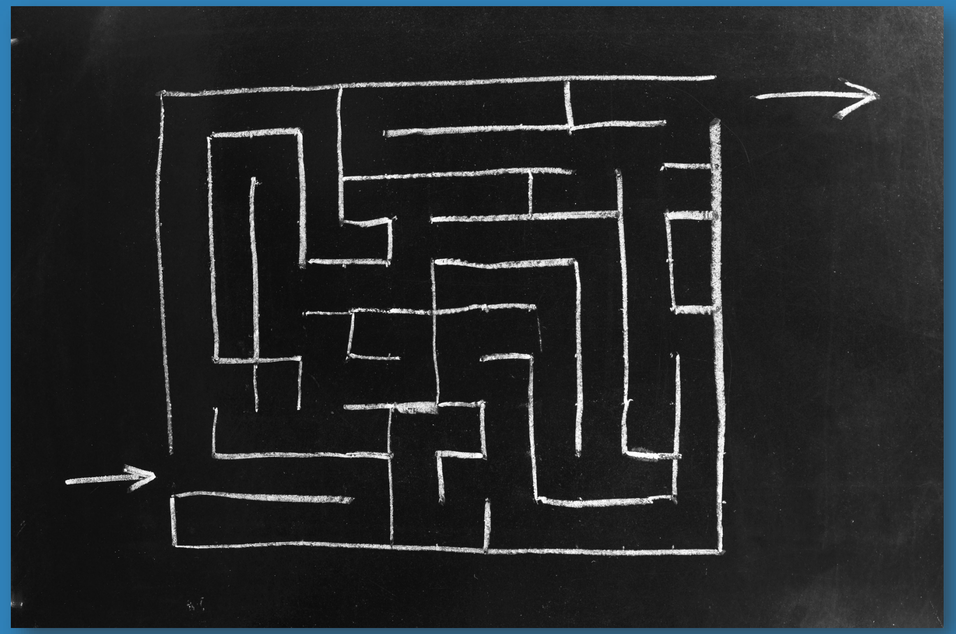
All other violations are noncriminal and punishable by fines;

3

Violations leave the City vulnerable to civil litigation and an awarding of attorneys fees.

Ethics

Overview:



- There are several legal restrictions and reporting requirements falling within four categories:
  - Laws pertaining to prohibited or restricted conduct (including misuse of public position, conflicts of interest, nepotism, voting conflicts, prohibited disproportionate benefit, etc.
  - Laws pertaining to bribes, gifts, honoraria, and expenditures, etc.
  - Government transparency laws involving financial disclosure
  - Laws pertaining to executive branch lobbying activity

Public Officers per s. 112, Florida Statutes

Definition:

Includes any person elected or appointed to hold office in any agency, including any person serving on an advisory body.

Public Officers cannot:

- Solicit or accept anything of value, including a gift, loan reward, promise of future employment, favor, or service, based upon any understanding of a vote, official action, or judgment being influenced.
- Acting in official capacity, directly or indirectly purchase, rent, or lease any realty goods, or services for his/her own agency from any business entity of which the officer or director spouse or child is a director has a material interest.
- Accept any compensation or payment that such officer should or, with the exercise of reasonable care, should know, that it was given to influence a vote or action.

Cont'd:

- Corruptly use or attempt to use their position to secure a special privilege, benefit, or exemption.
- Have or hold any employment or contractual relationship that will create a continuing or reoccurring conflict
- Hold any employment or contractual relationship with any business entity or agency which is subject to the regulation of, or is doing business with, the agency of which he or she is an officer or employee
- Use information not disclosed to the public for personal gain or benefit.

Voting Conflicts

Conflict:

No municipal officer shall vote in a capacity upon any measure which would inure to his or her special private gain or loss.

Must:

Publicly state to the assembly the nature of the officer's interest in the matter and, within 15 days after the vote, disclosure the nature of the interest in a memorandum filed with the Clerk.

Special Private Gain or Loss:

Size of the class affected by the vote, the nature of the interests involved, the degree to which the interests of all members of the class are affected by the vote, or the degree to which the officer receives a greater benefit or harm.

Robert Rules of Order

ROBERTS RULES CHEAT SHEET

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Adjourn	"I move that we adjourn"	No	Yes	No	No	Majority
Recess	"I move that we recess until…"	No	Yes	No	Yes	Majority
Complain about noise, room temp., etc.	"Point of privilege"	Yes	No	No	No	Chair Decides
Suspend further consideration of something	"I move that we table it"	No	Yes	No	No	Majority
End debate	"I move the previous question"	No	Yes	No	No	2/3
Postpone consideration of something	"I move we postpone this matter until…"	No	Yes	Yes	Yes	Majority
Amend a motion	"I move that this motion be amended by…"	No	Yes	Yes	Yes	Majority
Introduce business (a primary motion)	"I move that…"	No	Yes	Yes	Yes	Majority

The above listed motions and points are listed in established order of precedence. When any one of them is pending, you may not introduce another that is listed below, but you may introduce another that is listed above it.

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Object to procedure or personal affront	"Point of order"	Yes	No	No	No	Chair decides
Request information	"Point of information"	Yes	No	No	No	None
Ask for vote by actual count to verify voice vote	"I call for a division of the house"	Must be done before new motion	No	No	No	None unless someone objects
Object to considering some undiplomatic or improper matter	"I object to consideration of this question"	Yes	No	No	No	2/3
Take up matter previously tabled	"I move we take from the table…"	Yes	Yes	No	No	Majority
Reconsider something already disposed of	"I move we now (or later) reconsider our action relative to…"	Yes	Yes	Only if original motion was debatable	No	Majority
Consider something out of its scheduled order	"I move we suspend the rules and consider…"	No	Yes	No	No	2/3
Vote on a ruling by the Chair	"I appeal the Chair's decision"	Yes	Yes	Yes	No	Majority

The motions, points and proposals listed above have no established order of preference; any of them may be introduced at any time except when meeting is considering one of the top three matters listed from the first chart (Motion to Adjourn, Recess or Point of Privilege).

Role of the Chairperson:

Includes:

Calling the meeting to order, announces the purpose and topic of items to be discussed, recognizes members on the floor who are going to speak, protects quorum from digressing from topic on the floor, protects integrity of meeting from disruption or distraction

Does not:

Make motions or proposals, close debate before every member has had the opportunity to speak

Decorum in debate:

- The speaker must be recognized by the Chairperson before speaking, should limit speech to ten minutes, and should not speak more than twice on the motion.
- Decorum should be kept at all times including confining statements to merits of pending questions., not attacking a member’s motives for a motion, not speaking adversely on an item that is not pending or has been finalized.
- A member may not interrupt except in urgent situations such as a point of order, raising a question of privilege, or calling attention that that speaking rules are not being observed.

Accomplish in meetings:

Main Motion

"Madame Chairman, I move that…."

Amending a Motion

"I move that the motion be amended by adding the following words/striking the following words/striking and adding in their place…"

Limit Discussion

"Madam Chair, "I move to limit discussion to two minutes per speaker"

Additional considerations:

- Quorum: the minimum number of voting members who must be present at a properly called meeting to conduct business.
- Motions cannot be made by the Chair and motions must be seconded by someone other than the Chair and the person making the motion.
- Only one motion can be discussed at a time. Everyone has the right to participate in a discussion but only urgent matters may interrupt a speaker.

Resolution 24-R59

City Rules and Regulations

- Quorum is a majority of the board's size regardless of vacant seats.
- Alternate Members shall be contacted and substitute for absent members on a rotating basis.
- Alternate members shall have all rights afforded to voting members except making motions, engaging in discussion/debate once a motion is on the table, and voting. Alternate members may not discuss during quasi-judicial proceedings.

Cont'd

- Any board member wishing to resign shall submit a written notice to the City Clerk announcing their resignation and shall not be eligible for reappointment for a period of one year from resignation, unless good cause is shown.
- Alternate members may be elevated to voting members or new applications may be reviewed to fill vacant seats
- A member may only serve as chair for one consecutive year

Thank you

Any questions?

Agenda Summary

2026-026

Agenda Date: 1/6/2026 **Agenda Item No.:** 9.b

Placement: New Business

Action Requested: Motion / Vote

Election of Officers

Submitted By: Mary Savage Dunham, Planning and Zoning

Executive Summary: Election of Officers: Chair, Vice-Chair, Pro-Tem

Presentation Information: N/A

Staff Recommendation: Move that the Board elect officers.

Alternate Recommendations:

1. Move that the Board amend the recommendation and elect officers.
2. Move that the Board provide staff direction and table to a future date.

Background: In accordance with Resolution 24-R59, the Board is required to hold an election of officers at its first meeting of the year.

Issues/Analysis: n/a

Special Consideration: n/a

Location of Project: n/a

Attachments: n/a

Agenda Summary

2026-030

Agenda Date: 1/6/2026 **Agenda Item No.:** 9.c

Placement: New Business

Action Requested: Discussion

Oath of Office for Members

Submitted By: Mary Savage-Dunham, Planning and Zoning

Executive Summary: Members will take the Oath of Office.

Presentation Information: n/a

Staff Recommendation: Move that the Board members take the Oath of Office.

Attachments: n/a

MEMORANDUM

November 19, 2025

Re: **500 Stadium**
Parking Demand Analysis
City of Port St. Lucie, Florida
Project № 25267.02.03

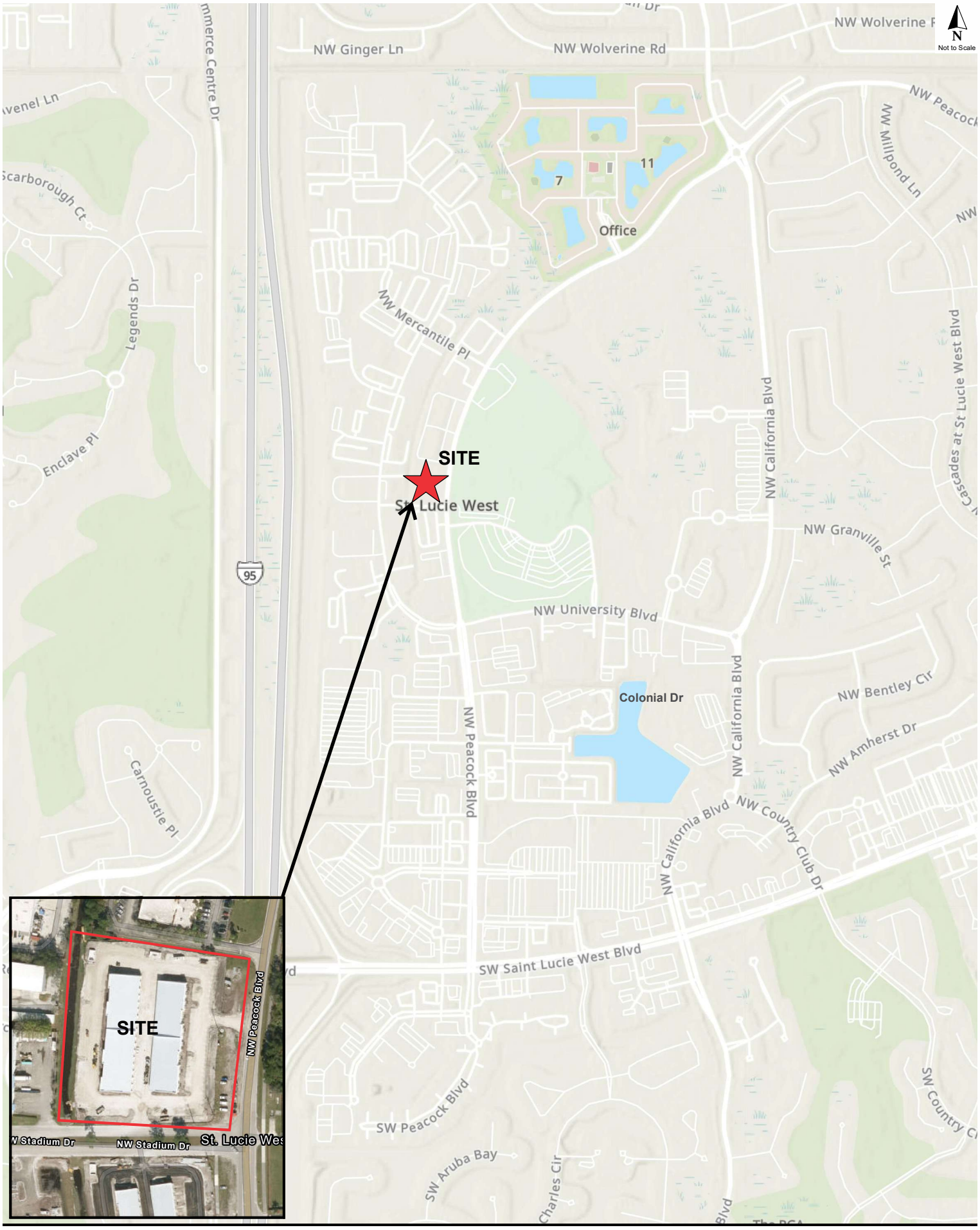
Introduction

This Parking Demand Analysis was conducted in support of the proposed change in use of the existing warehouse building, located north of Stadium Drive and west of Peacock Boulevard in the City of Port St. Lucie, Florida, as shown in **Figure 1**. This analysis was conducted in support of the parking reduction for the proposed change in use.

The existing development is comprised of two (2) buildings with a combined total of 35,056 square feet, with a total of 96 parking spaces, that includes four (4) accessible parking spaces. The original use of the buildings consisted of Warehousing. The proposed use would consist of a mix of office, medical office, warehouse, and recreational uses within the existing buildings. The original site plan and the proposed uses are included in **Attachment 1**.

Proposed Uses

Tenants have been identified for a total of 22,000 square feet of the total buildings leaving an additional 13,056 square feet available for lease. The confirmed uses consist of a total of 3,056 square feet of office space, 2,080 square feet of medical office space, 3,200 square feet of warehousing, 7,232 square feet of trade contractors, and 6,432 square feet of health/fitness club.


N
Not to Scale
NW Ginger Ln
NW Wolverine Rd
NW Wolverine P
NW Peacock
NW Millpond Ln
Commerce Centre Dr
Scarborough Ct
Legends Dr
Enclave Pl
7
11
Office
NW Mercantile Pl
SITE
St Lucie West
NW California Blvd
Cascades at St Lucie West Blvd
NW Granville St
95
NW University Blvd
Colonial Dr
NW Bentley Cir
NW Amherst Dr
NW Peacock Blvd
Carnoustie Pl
NW California Blvd
NW Country Club Dr
SW Saint Lucie West Blvd
SW Peacock Blvd
SW Aruba Bay
Charles Cir
SW Country Cl
SITE
NW Peacock Blvd
W Stadium Dr
NW Stadium Dr
St. Lucie Wes

City of Port St. Lucie Code Requirement

In accordance with *Section 158.221* of the *City of Port St. Lucie Land Development Code (LDC)*, the minimum number of off-street parking spaces for the proposed uses are as follows. Recreational, entertainment, and office uses is one (1) space per 200 square feet. Service Establishments/Wholesale Trade is one (1) space per 300 square feet. Warehousing use is one (1) space per 500 square feet. The remaining available space was calculated using the worst-case scenario. The City's standard parking supply requirement for the site is calculated as follows:

LDC Parking Calculation
24,624 x 1 Parking Space/200 SF = 123 Parking Spaces
7,232 x 1 Parking Space/300 SF = 24 Parking Spaces
3,200 x 1 Parking Space/500 SF = 6 Parking Spaces
Total = 35,068 = 168 Parking Spaces

Based on the City's *LDC,* the development would be required to provide 168 parking spaces.

ITE Parking Generation

A review of the parking generation information published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual, 6th Edition* was conducted.

Based on the published ITE parking generation information for LUC 491, the parking demand was calculated using the average rate based on the total square feet of the proposed uses. Application of the average rate for the proposed uses was used to determine the total number of parking spaces required for the individual uses. **Table 1** summarizes the Parking Generation. The ITE parking generation sheets are included in **Attachment 2**.

Table 1

Parking Generation

ITE Code	Land Use	Ref Size	Spaces per unit	Parking Demand
180	Specialty Trade Contractor	7.232 KSF	1.76	13
492	Health/Fitness Club	6.432 KSF	5.20	33
712	Small Office Building	3.056 KSF	1.85	6
822	Strip Retail Plaza	0.000 KSF	2.79	0
720	Medical/Dental Office	2.080 KSF	2.63	5
150	Warehousing	3.200 KSF	0.37	1
	Remaining (Retail)	13.056 KSF	2.79	36
	Total	35.056 KSF		
				94

Parking space analysis based on ITE Parking Generation Manual, 6th Edition

Using the ITE parking demand ratio, and assuming the remaining uses as retail, the development would require 94 parking spaces.

Shared Parking Analysis

A shared parking analysis was conducted to determine the availability of shared parking between the proposed uses. Time of day distribution curves for each land use were obtained from the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 6th Edition.* The time of day distributions were applied to the net parking demand for each land use to determine the peak demand throughout the day. **Table 2** summarizes the time-of-day distribution for the proposed uses. As shown, the highest demand occurs from 1:00 PM to 2:00 PM with a peak demand of 74 parking spaces. The ITE Time of Day distribution sheets are included in **Attachment 3**.

Table 2

Shared Parking Analysis

Time of Day	Specialty Trade Contractor		Health/Fitness Club		Small Office Building		Medical Office Building		Strip Retail Plaza (<40k)		Warehouse		Total Hourly Demand	Total Parking Supply	Remaining Parking Supply
	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces			
12:00–4:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
5:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	3%	0.03	1	96	95
6:00 a.m.	5%	0.65	0%	0	0%	0	0%	0	0%	0	8%	0.08	1	96	95
7:00 a.m.	39%	5.07	0%	0	0%	0	17%	0.85	0%	0	27%	0.27	7	96	89
8:00 a.m.	83%	10.79	0%	0	22%	1.32	47%	2.35	19%	6.84	57%	0.57	22	96	74
9:00 a.m.	97%	12.61	0%	0	66%	3.96	82%	4.1	33%	11.88	79%	0.79	34	96	62
10:00 a.m.	99%	12.87	65%	21.45	89%	5.34	96%	4.8	47%	16.92	83%	0.83	63	96	33
11:00 a.m.	100%	13	56%	18.48	100%	6	100%	5	55%	19.8	87%	0.87	64	96	32
12:00 p.m.	91%	11.83	48%	15.84	87%	5.22	88%	4.4	89%	32.04	91%	0.91	71	96	25
1:00 p.m.	94%	12.22	47%	15.51	77%	4.62	87%	4.35	100%	36	91%	0.91	**74**	96	**22**
2:00 p.m.	90%	11.7	43%	14.19	79%	4.74	92%	4.6	73%	26.28	97%	0.97	63	96	33
3:00 p.m.	92%	11.96	50%	16.5	84%	5.04	90%	4.5	73%	26.28	100%	1	66	96	30
4:00 p.m.	88%	11.44	72%	23.76	84%	5.04	86%	4.3	66%	23.76	91%	0.91	70	96	26
5:00 p.m.	64%	8.32	93%	30.69	71%	4.26	55%	2.75	70%	25.2	74%	0.74	72	96	24
6:00 p.m.	0%	0	100%	33	16%	0.96	0%	0	75%	27	47%	0.47	62	96	34
7:00 p.m.	0%	0	88%	29.04	0%	0	0%	0	70%	25.2	26%	0.26	55	96	41
8:00 p.m.	0%	0	0%	0	0%	0	0%	0	54%	19.44	20%	0.2	20	96	76
9:00 p.m.	0%	0	0%	0	0%	0	0%	0	48%	17.28	17%	0.17	18	96	78
10:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
11:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95

Conclusions and Recommendations

Based on this parking analysis, the maximum parking demand for the site was determined to be 74 parking spaces for the proposed uses. The peak demand assumes the unleased units would be occupied with retail uses. The site contains a total of 96 parking spaces. Therefore, sufficient parking will be available at all times of the day with an excess of 22 parking spaces on site.

Based on ADA, the development would be required to provide three (3) accessible parking spaces for 74 parking spaces. The site plan reflects a proposed parking supply of 96 parking spaces including four (4) accessible parking spaces. Therefore, the development satisfies the required parking based on the ITE Parking Generation rates and is adequate to serve the proposed uses totaling 35,056 square feet.

PROFESSIONAL ENGINEERING CERTIFICATION

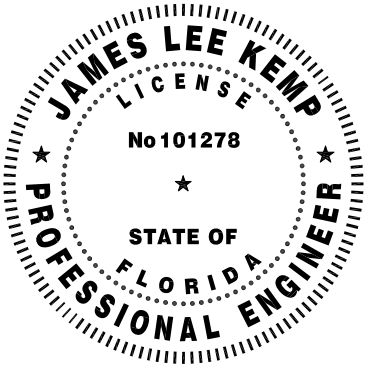
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: 500 Stadium

LOCATION: City of Port St. Lucie, Florida

CLIENT: GNGJ77 International Investments, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

James L Kemp

Digitally signed by James L Kemp
DN: CN=James L Kemp, dnQualifier=A01410D00000197318B38140008FD6D, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2025.11.20 16:43:05-05'00'

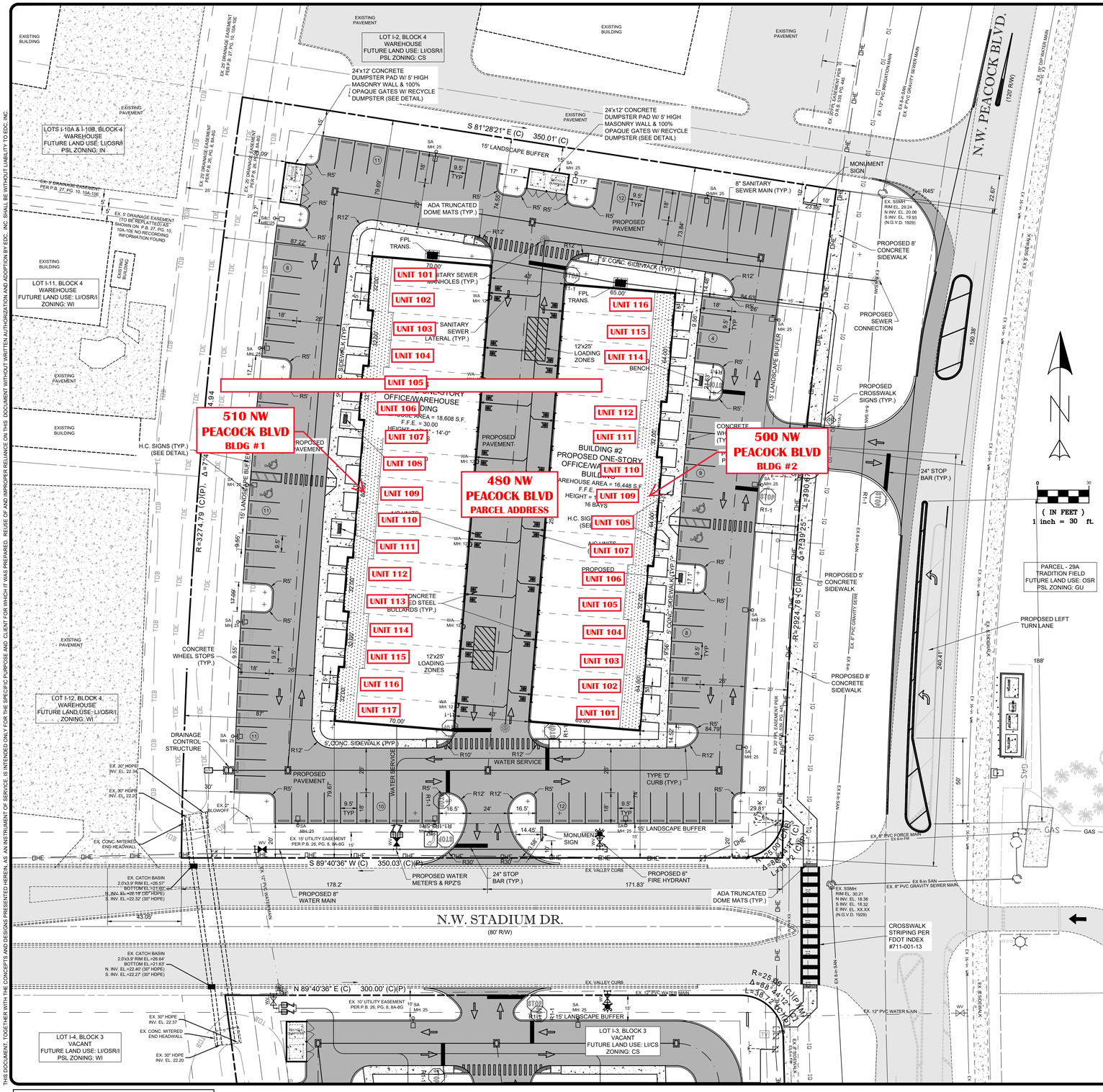
ON THE DATE ADJACENT TO THE SEAL

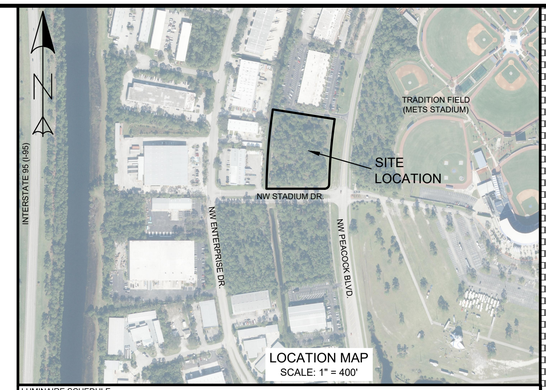
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3725 SE OCEAN BOULEVARD, SUITE 201
SEWALL'S POINT, FLORIDA 34996
CERTIFICATE OF AUTHORIZATION CA-30024
JAMES LEE KEMP, P.E. NO. 101278

ATTACHMENT 1

Conceptual Master Plan





LUMINAIRE SCHEDULE

SYMBOL	QTY.	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
	6	WA	SINGLE	N/A	0.900	CREE LIGHTING XSPW-B-XX-4ME-6L-40K-UL
	15	SA	SINGLE	N/A	0.900	CREE LIGHTING OSQ-M-B-11L-40K7-3M-UL-NM-XX / OSQ-BLSMF

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE LANES	Illuminance	Fc	1.78	4.9	0.5	3.56	9.80
SPILL	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.

LEGAL DESCRIPTION

LOT I-1, BLOCK 4, PARCEL 28, ST. LUCIE WEST PLAT NUMBER 1, PRIMA VISTA BLVD., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE(S) 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTHERLY 22.67 FEET THEREOF.

CONTAINING 146,138 SQUARE FEET OR 3.35 ACRES, MORE OR LESS.

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST

PARCEL ID #: 3323-500-0027-000-71

PROJECT NAME: 500 STADIUM BUSINESS CENTER

PROPOSED USE: WHOLESALE TRADE

OWNER: 500 STADIUM BUSINESS CENTER LLC
1935 COMMERCE LANE, #5
JUPITER, FL 33458

ARCHITECT: MOREL DE GUIRAMOND ARCHITECTURE LLC
14080 MAHOGANY AVENUE
JACKSONVILLE, FL 32258
(561) 758-8454

DEVELOPER: 500 STADIUM BUSINESS CENTER, LLC
1935 COMMERCE LANE, #5
JUPITER, FL 33458

SURVEYING: BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 SW JACK JAMES DRIVE
STUART, FL 34997
(772) 286-5753

ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC.
CONTACT: R.J. KENNEDY, P.E.
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34987
(772) 462-2455

PLANNING: ENGINEERING DESIGN & CONSTRUCTION INC.
CONTACT: BRADLEY J. CURRIE, AICP
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FL 34987
(772) 462-2455

SITE DATA

FUTURE LAND USE: LI/CS
ZONING: CS

GROSS SITE AREA 146,138 S.F. (3.355 AC) = 100.00%

IMPERVIOUS AREA 104,197 S.F. (2.392 AC) = 71.30%
PROPOSED BUILDING #1 18,608 S.F. (0.427 AC) = 12.73%
PROPOSED BUILDING #2 16,448 S.F. (0.378 AC) = 11.26%
PROPOSED PAVEMENT 61,655 S.F. (1.415 AC) = 42.19%
PROPOSED CONCRETE 7,486 S.F. (0.172 AC) = 5.12%

PERVIOUS AREA: 41,941 S.F. (0.973 AC) = 28.70%
OPEN SPACE AREA 41,941 S.F. (0.973 AC) = 28.70%
DRY DETENTION AREA 0 S.F. (0.000 AC) = 0.00%
UPLAND PRESERVE 0 S.F. (0.000 AC) = 0.00%
WETLANDS 0 S.F. (0.000 AC) = 0.00%
WETLAND BUFFERS 0 S.F. (0.000 AC) = 0.00%

BUILDING SETBACKS:
CS (SERVICE COMMERCIAL)
FRONT BUILDING SETBACK (25')
SIDE BUILDING SETBACK (10')
REAR BUILDING SETBACK (10')

BUILDING DATA:
BUILDING #1
WAREHOUSE AREA = 15,344 S.F.
OFFICE AREA = 3,264 S.F.
BUILDING #2
WAREHOUSE AREA = 13,376 S.F.
OFFICE AREA = 3,072 S.F.
GROSS FLOOR AREA = 35,056 S.F.

PROVIDER OF UTILITIES:
WATER: SLWSD
WASTEWATER: SLWSD
IRRIGATION: SLWSD

BUILDING HEIGHT:
PROPOSED BUILDING #1 (35' MAX.)
FRONT HIGHEST POINT = 18'-8", REAR LOWEST POINT = 14'-0"
PROPOSED BUILDING #2 (35' MAX.)
FRONT HIGHEST POINT = 18'-8", REAR LOWEST POINT = 14'-0"

PARKING CALCULATIONS:
PARKING REQUIRED:

28,720 S.F. WAREHOUSE AREA
28,720 S.F. / 500 S.F. = 58 SPACES

6,336 S.F. OFFICE AREA
6,336 S.F. / 200 S.F. = 32 SPACES

PARKING REQUIRED = 90 SPACES (4 HC)
PARKING PROVIDED = 96 SPACES (4 HC)

LEGEND

M E	EXISTING METER
M E	PROPOSED METER
	PROPOSED SIGN
7	BLOCK NUMBER
	MITERED END SECTION
	HANDICAP STALL
S1 MH: 17'	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

PSL PROJECT NO. P21-136

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SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	LAYOUT	SCALE	DATE
RWF	RWF	21-251 (11-05-2021).dwg	21-251 SITE PLAN - 1	1" = 30'	01 JUNE 2021

DATE	REVISION COMMENTS
11-10-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-27-2021)
11-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (11-10-2021)
09-28-2021	REVISED SITE DATA PER PMZ DEPT. COMMENTS (09-28-2021)
09-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (09-03-2021)
08-06-2021	REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)
07-14-2021	REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)

500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
PORT ST. LUCIE FLORIDA
SITE PLAN

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-251

1 OF 2

APPROVED BY CITY OF PORT ST. LUCIE CITY COUNCIL
CONDITIONS: YES ☐ NO ☑
DATE: 12/13/2021

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC 2021\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWGs\21-251 (11-05-2021).dwg, 21-251 SITE PLAN - 1, 11/10/2021 10:45:36 AM, Bob Frost, EDC, Inc.

Rent Roll
Property = 500 Stadium Property, LLC
As Of = 11/13/2025
Month = 11/2025

Unit	Unit SqFt	Tenant Name
Current/Notice/Vacant Tenants		
500101	1,040.00	Solare, LLC
500102	1,040.00	Fratelli Contractors Corporation
500107	1,040.00	Stormtroopers Roofing LLC
500108	1,040.00	Supreme Window Tints LLC
500111	992	Liberty Pools North, LLC
500115	1,040.00	N2 Contracting, LLC
500116	1,040.00	Stonelight Roofing LLC
510103	1,072.00	VACANT
510104	1,072.00	VACANT
510105	1,120.00	VACANT
510106	1,120.00	VACANT
510109	1,072.00	VACANT
510110	1,072.00	VACANT
510111	1,072.00	East CP Management, LLC
510112	1,120.00	Powerplant Service Provider LLC
510113	1,120.00	VACANT
510114	1,072.00	VACANT
510115	1,072.00	VACANT
510116	1,120.00	VACANT
510117	1,120.00	P2 Pro LLC
50010310	2,080.00	JJ WP, LLC d/b/a Fyzical Therapy & Balance Centers
50010510	1,984.00	Bright Futures Lab, LLC
50010911	2,080.00	Nutritional Health Group Inc DBA Doctors Weight Loss
51010710	2,144.00	VACANT
51101102	2,240.00	Narcissafit Corporation
51121314	3,072.00	VACANT
Future Tenants/Applicants		
51121314	3,072.00	The Back Nine Golf PSL, LLC D/B/A The Back Nine Golf
Total		500 Stadium Property, LLC

ATTACHMENT 2

ITE Parking Generation Data

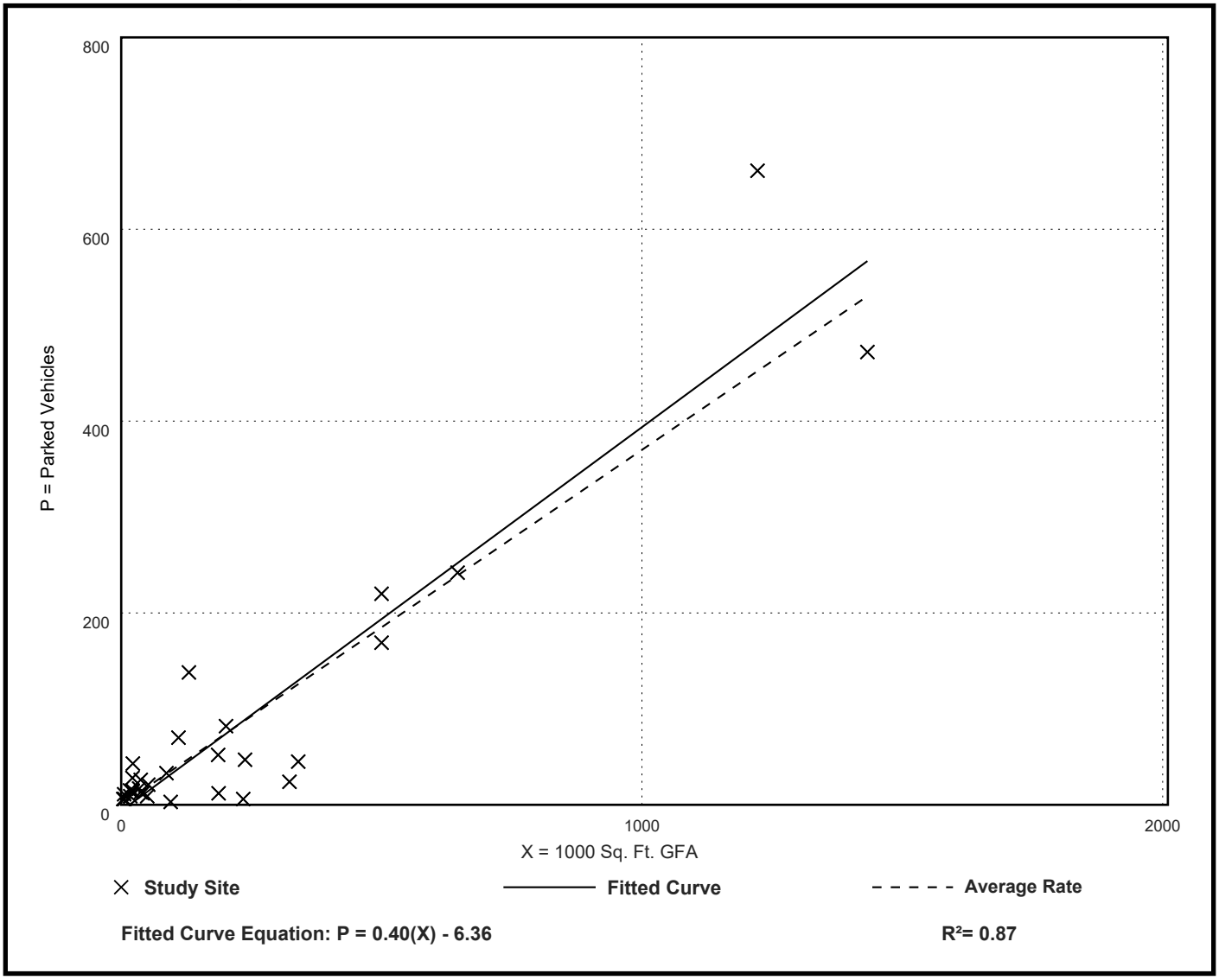
Warehousing
(150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Fitted Curve Equation: P = 0.40(X) - 6.36

R^2= 0.87

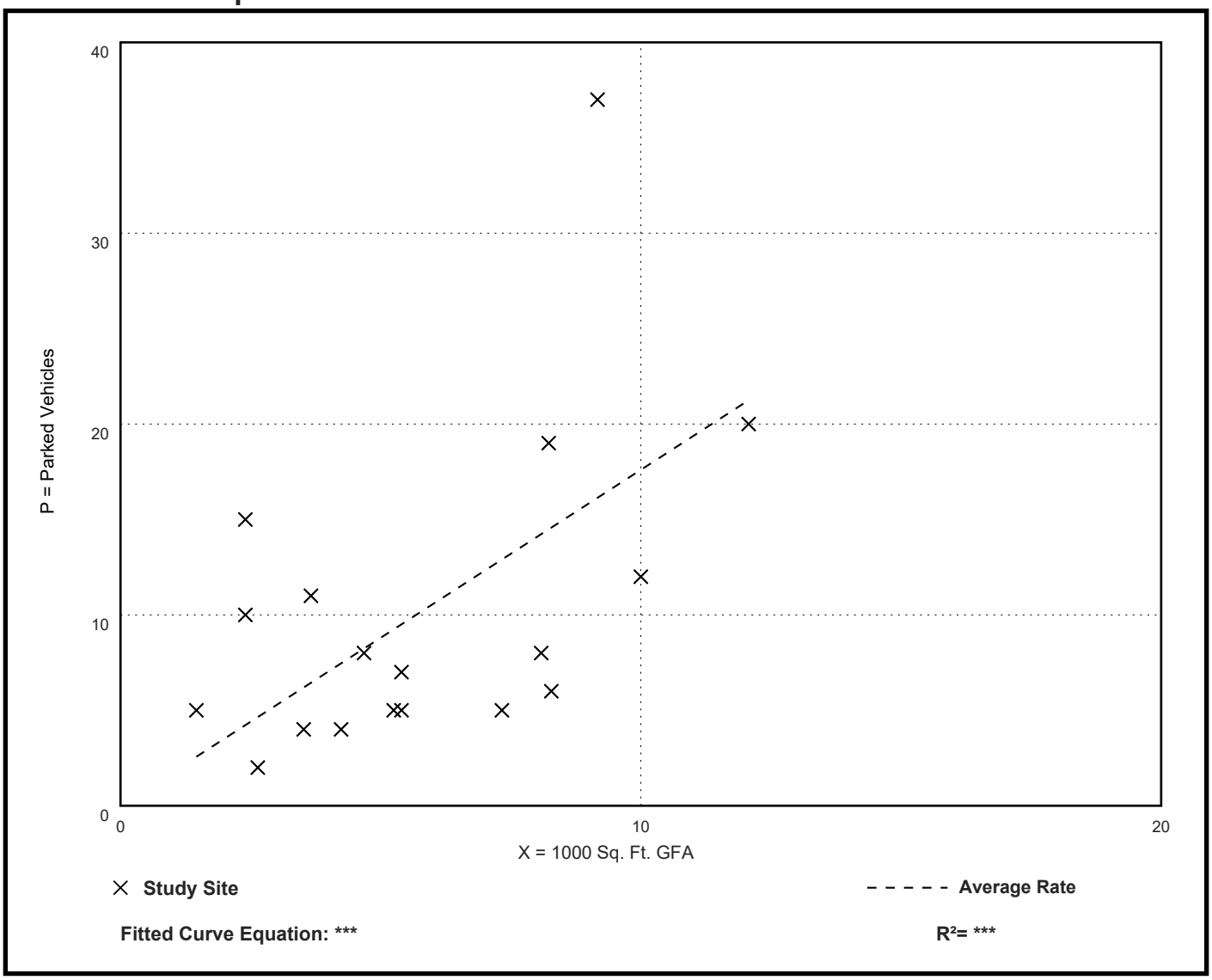
Specialty Trade Contractor
(180)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 5.8

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.76	0.68 - 6.25	0.96 / 4.06	***	1.29 (73%)

Data Plot and Equation



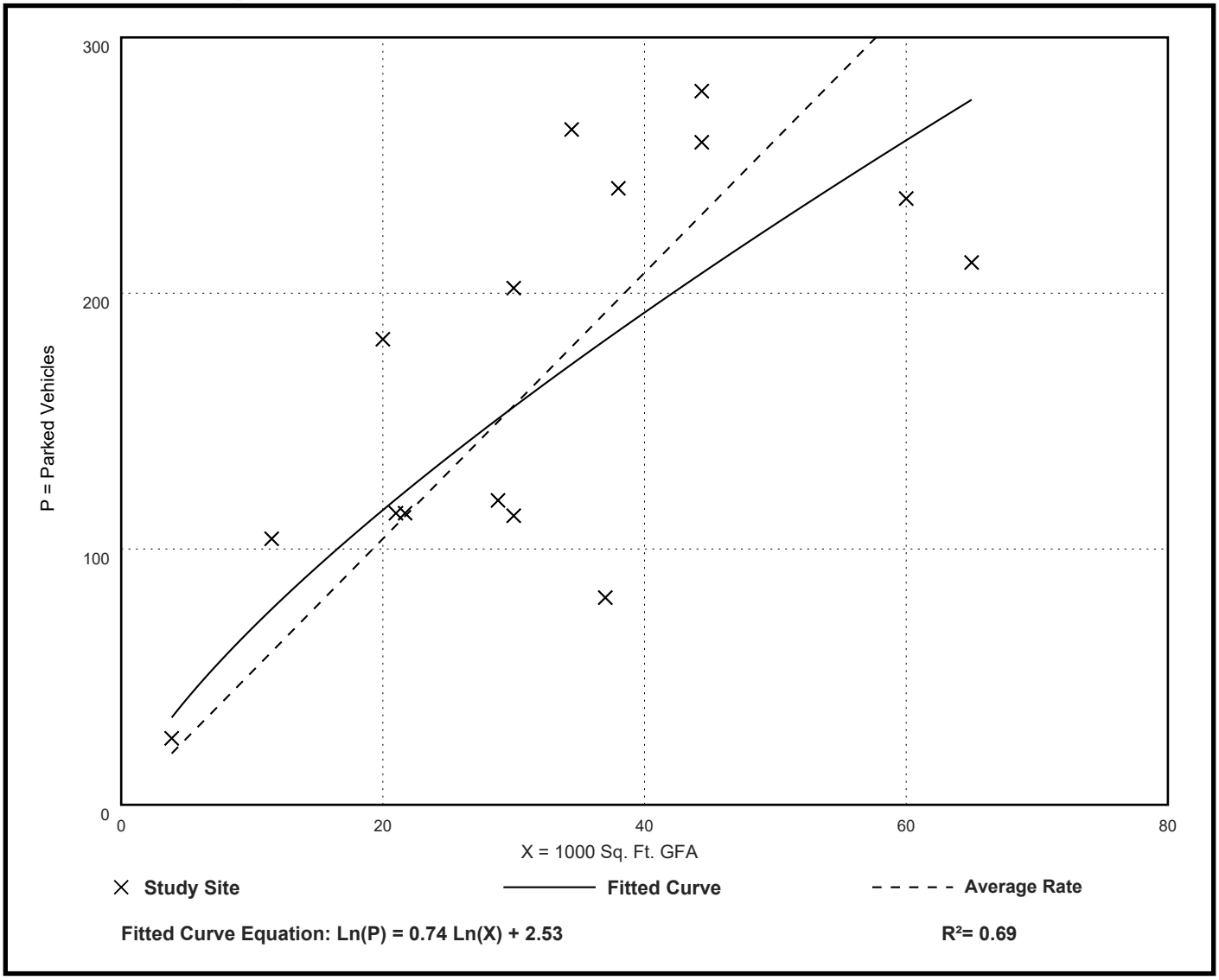
Health/Fitness Club
(492)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 33

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.20	2.19 - 9.10	4.45 / 8.49	***	1.90 (37%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.74 Ln(X) + 2.53

R^2= 0.69

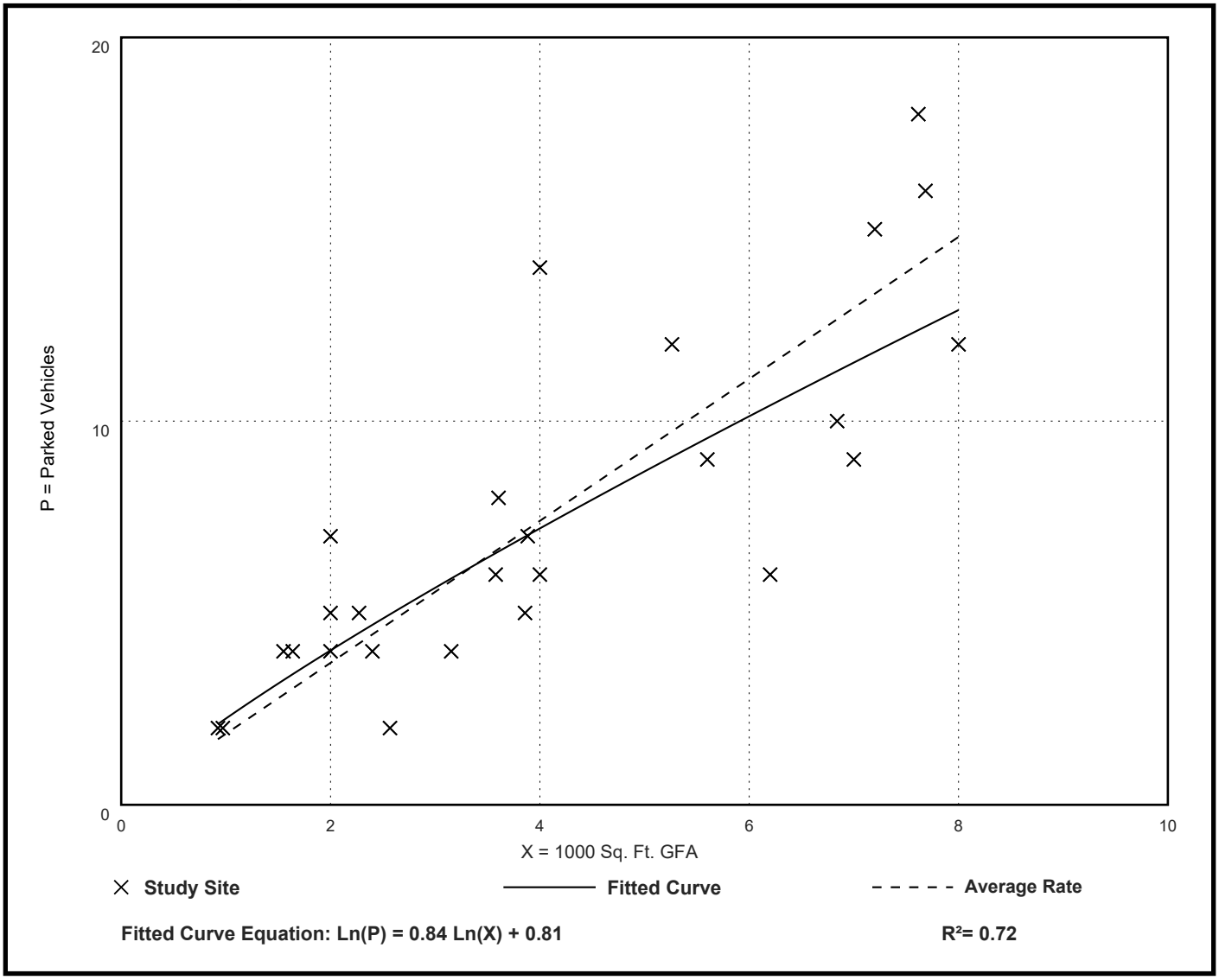
Small Office Building
(712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 4.1

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.85	0.78 - 3.50	1.60 / 2.50	1.61 - 2.09	0.62 (34%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.84 Ln(X) + 0.81

R^2= 0.72

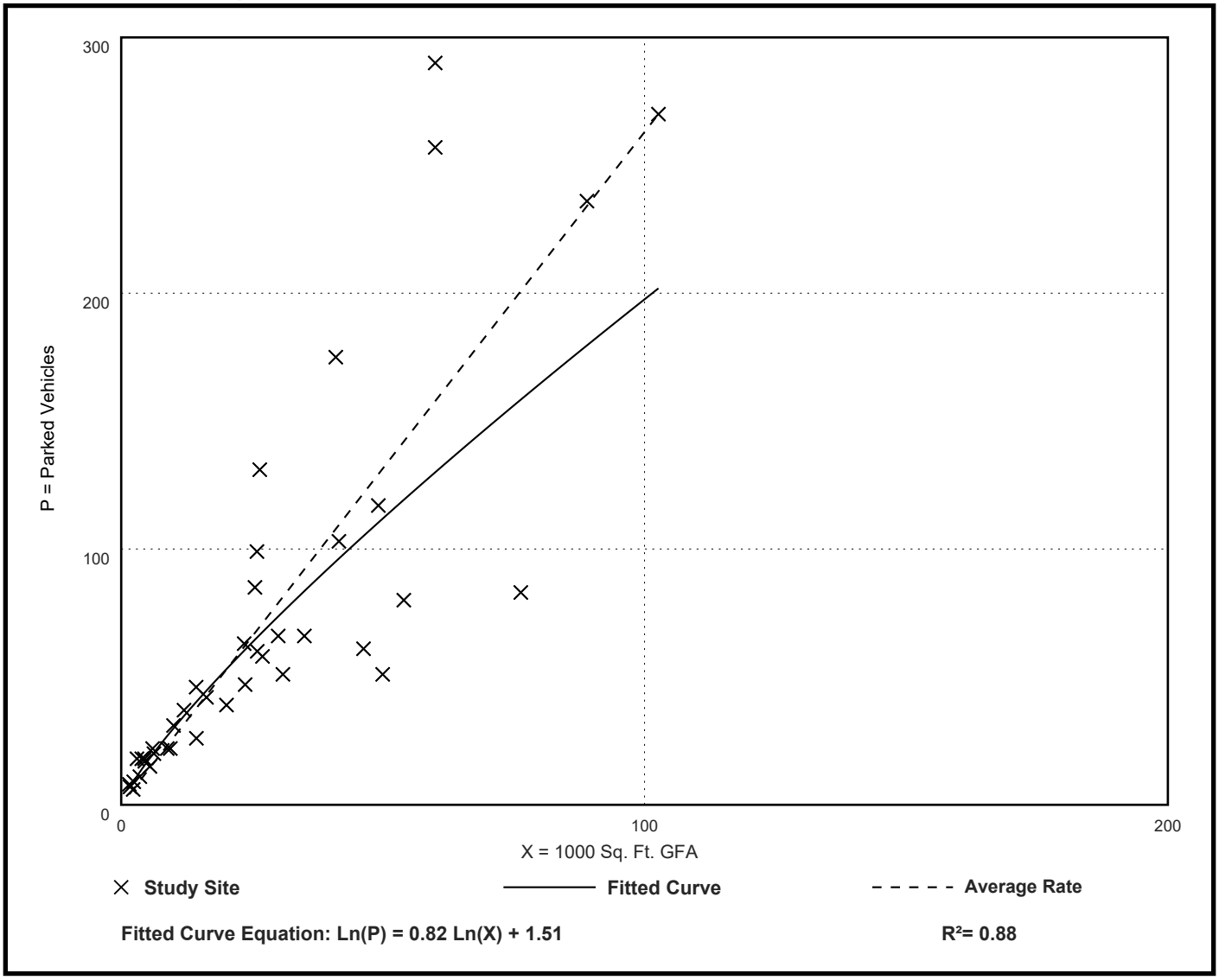
Medical-Dental Office Building - Standalone (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 27

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.82 Ln(X) + 1.51

R^2= 0.88

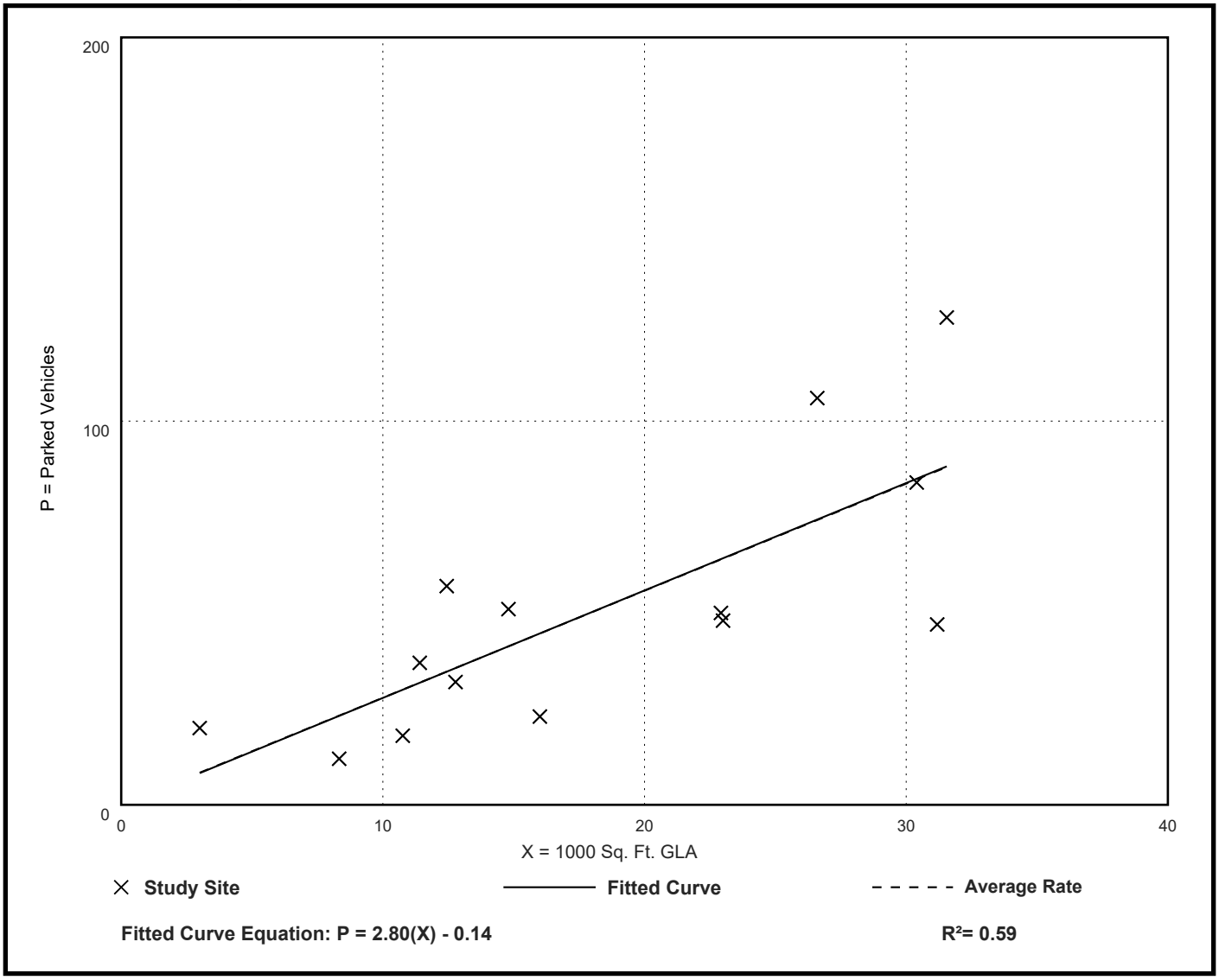
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Fitted Curve Equation: P = 2.80(X) - 0.14

R^2= 0.59

ATTACHMENT 3

ITE Time of Day Distributions

Land Use: 150 Warehousing

Description

A warehouse is a large building primarily devoted to the storage of goods and materials, but it may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

Land Use: 180 Specialty Trade Contractor

Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning. Small office building (Land Use 712) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00-4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	5
7:00 a.m.	39
8:00 a.m.	83
9:00 a.m.	97
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	91
1:00 p.m.	94
2:00 p.m.	90
3:00 p.m.	92
4:00 p.m.	88
5:00 p.m.	64
6:00 p.m.	—
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 492 Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickleball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (five study sites) and a Saturday (four study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	—	—
8:00 a.m.	—	76
9:00 a.m.	—	99
10:00 a.m.	65	100
11:00 a.m.	56	92
12:00 p.m.	48	78
1:00 p.m.	47	79
2:00 p.m.	43	71
3:00 p.m.	50	70
4:00 p.m.	72	67
5:00 p.m.	93	60
6:00 p.m.	100	56
7:00 p.m.	88	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 712 Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	22
9:00 a.m.	66
10:00 a.m.	89
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	77
2:00 p.m.	79
3:00 p.m.	84
4:00 p.m.	84
5:00 p.m.	71
6:00 p.m.	16
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 720 Medical-Dental Office Building

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 14 standalone study sites and five study sites located within or adjacent to a hospital campus.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	Standalone	Hospital Campus
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	17	—
8:00 a.m.	47	65
9:00 a.m.	82	79
10:00 a.m.	96	100
11:00 a.m.	100	73
12:00 p.m.	88	48
1:00 p.m.	87	71
2:00 p.m.	92	98
3:00 p.m.	90	90
4:00 p.m.	86	81
5:00 p.m.	55	65
6:00 p.m.	—	—
7:00 p.m.	—	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

MEMORANDUM

November 19, 2025

Re: **500 Stadium**
Parking Demand Analysis
City of Port St. Lucie, Florida
Project № 25267.02.03

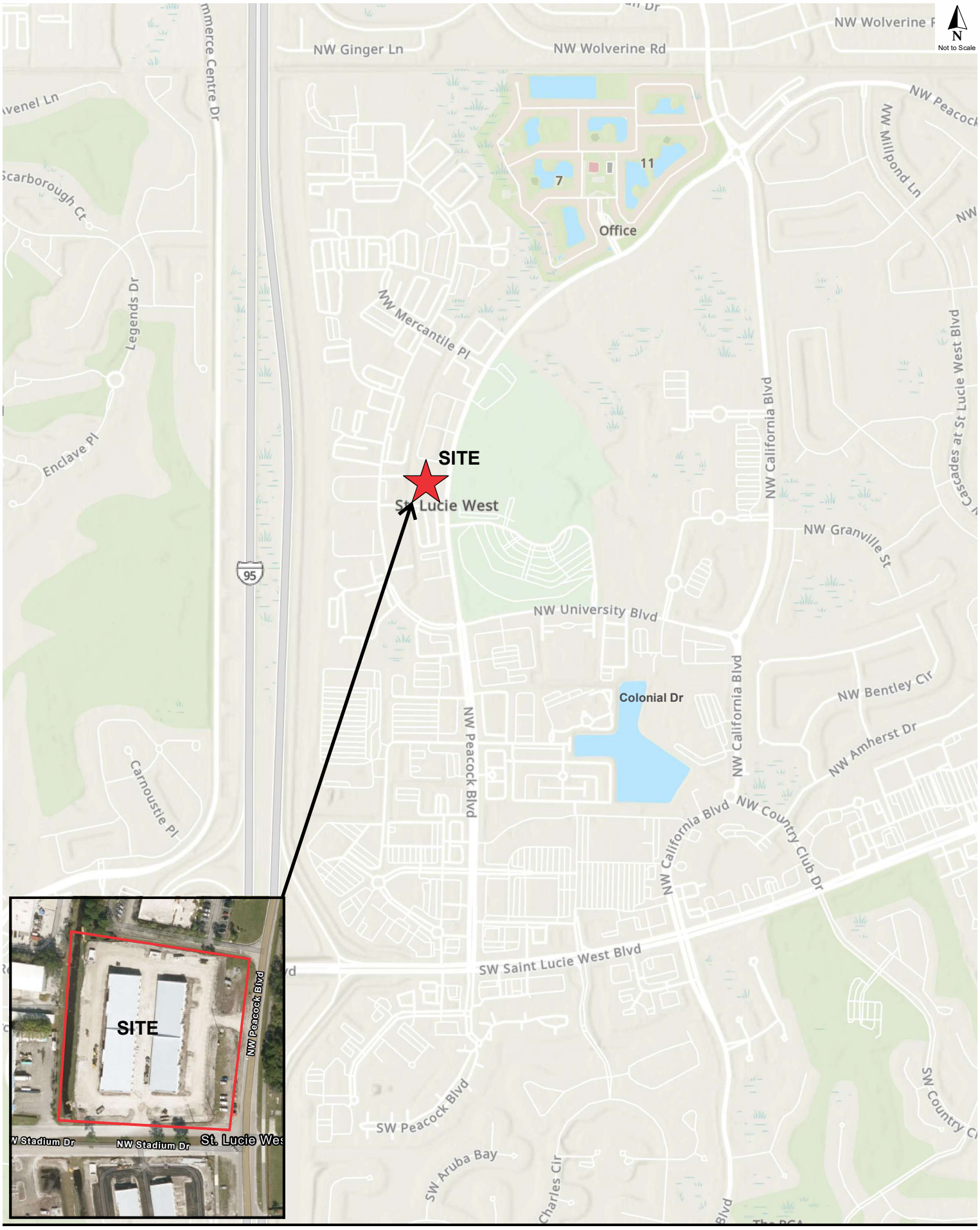
Introduction

This Parking Demand Analysis was conducted in support of the proposed change in use of the existing warehouse building, located north of Stadium Drive and west of Peacock Boulevard in the City of Port St. Lucie, Florida, as shown in **Figure 1**. This analysis was conducted in support of the parking reduction for the proposed change in use.

The existing development is comprised of two (2) buildings with a combined total of 35,056 square feet, with a total of 96 parking spaces, that includes four (4) accessible parking spaces. The original use of the buildings consisted of Warehousing. The proposed use would consist of a mix of office, medical office, warehouse, and recreational uses within the existing buildings. The original site plan and the proposed uses are included in **Attachment 1**.

Proposed Uses

Tenants have been identified for a total of 22,000 square feet of the total buildings leaving an additional 13,056 square feet available for lease. The confirmed uses consist of a total of 3,056 square feet of office space, 2,080 square feet of medical office space, 3,200 square feet of warehousing, 7,232 square feet of trade contractors, and 6,432 square feet of health/fitness club.


N
Not to Scale
NW Ginger Ln
NW Wolverine Rd
NW Wolverine
Commerce Centre Dr
Avenel Ln
Scarborough Ct
Legends Dr
Enclave Pl
NW Mercantile Pl
7
11
Office
NW Millpond Ln
NW Peacock
NW
Cascades at St Lucie West Blvd
NW California Blvd
SITE
St Lucie West
95
NW Granville St
NW University Blvd
Colonial Dr
NW Bentley Cir
NW Amherst Dr
NW Peacock Blvd
NW California Blvd
NW Country Club Dr
Carnoustie Pl
SW Saint Lucie West Blvd
SW Peacock Blvd
SW Aruba Bay
Charles Cir
SW Country Cl
SITE
NW Peacock Blvd
NW Stadium Dr
NW Stadium Dr
St. Lucie Wes

City of Port St. Lucie Code Requirement

In accordance with *Section 158.221* of the *City of Port St. Lucie Land Development Code (LDC)*, the minimum number of off-street parking spaces for the proposed uses are as follows. Recreational, entertainment, and office uses is one (1) space per 200 square feet. Service Establishments/Wholesale Trade is one (1) space per 300 square feet. Warehousing use is one (1) space per 500 square feet. The remaining available space was calculated using the worst-case scenario. The City's standard parking supply requirement for the site is calculated as follows:

LDC Parking Calculation
24,624 x 1 Parking Space/200 SF = 123 Parking Spaces
7,232 x 1 Parking Space/300 SF = 24 Parking Spaces
3,200 x 1 Parking Space/500 SF = 6 Parking Spaces
Total = 35,068 = 168 Parking Spaces

Based on the City's *LDC,* the development would be required to provide 168 parking spaces.

ITE Parking Generation

A review of the parking generation information published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual, 6th Edition* was conducted.

Based on the published ITE parking generation information for LUC 491, the parking demand was calculated using the average rate based on the total square feet of the proposed uses. Application of the average rate for the proposed uses was used to determine the total number of parking spaces required for the individual uses. **Table 1** summarizes the Parking Generation. The ITE parking generation sheets are included in **Attachment 2**.

Table 1

Parking Generation

ITE Code	Land Use	Ref Size	Spaces per unit	Parking Demand
180	Specialty Trade Contractor	7.232 KSF	1.76	13
492	Health/Fitness Club	6.432 KSF	5.20	33
712	Small Office Building	3.056 KSF	1.85	6
822	Strip Retail Plaza	0.000 KSF	2.79	0
720	Medical/Dental Office	2.080 KSF	2.63	5
150	Warehousing	3.200 KSF	0.37	1
	Remaining (Retail)	13.056 KSF	2.79	36
	Total	35.056 KSF		
				94

Parking space analysis based on ITE Parking Generation Manual, 6th Edition

Using the ITE parking demand ratio, and assuming the remaining uses as retail, the development would require 94 parking spaces.

Shared Parking Analysis

A shared parking analysis was conducted to determine the availability of shared parking between the proposed uses. Time of day distribution curves for each land use were obtained from the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 6th Edition.* The time of day distributions were applied to the net parking demand for each land use to determine the peak demand throughout the day. **Table 2** summarizes the time-of-day distribution for the proposed uses. As shown, the highest demand occurs from 1:00 PM to 2:00 PM with a peak demand of 74 parking spaces. The ITE Time of Day distribution sheets are included in **Attachment 3**.

Table 2

Shared Parking Analysis

Time of Day	Specialty Trade Contractor		Health/Fitness Club		Small Office Building		Medical Office Building		Strip Retail Plaza (<40k)		Warehouse		Total Hourly Demand	Total Parking Supply	Remaining Parking Supply
	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces			
12:00–4:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
5:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	3%	0.03	1	96	95
6:00 a.m.	5%	0.65	0%	0	0%	0	0%	0	0%	0	8%	0.08	1	96	95
7:00 a.m.	39%	5.07	0%	0	0%	0	17%	0.85	0%	0	27%	0.27	7	96	89
8:00 a.m.	83%	10.79	0%	0	22%	1.32	47%	2.35	19%	6.84	57%	0.57	22	96	74
9:00 a.m.	97%	12.61	0%	0	66%	3.96	82%	4.1	33%	11.88	79%	0.79	34	96	62
10:00 a.m.	99%	12.87	65%	21.45	89%	5.34	96%	4.8	47%	16.92	83%	0.83	63	96	33
11:00 a.m.	100%	13	56%	18.48	100%	6	100%	5	55%	19.8	87%	0.87	64	96	32
12:00 p.m.	91%	11.83	48%	15.84	87%	5.22	88%	4.4	89%	32.04	91%	0.91	71	96	25
1:00 p.m.	94%	12.22	47%	15.51	77%	4.62	87%	4.35	100%	36	91%	0.91	**74**	96	**22**
2:00 p.m.	90%	11.7	43%	14.19	79%	4.74	92%	4.6	73%	26.28	97%	0.97	63	96	33
3:00 p.m.	92%	11.96	50%	16.5	84%	5.04	90%	4.5	73%	26.28	100%	1	66	96	30
4:00 p.m.	88%	11.44	72%	23.76	84%	5.04	86%	4.3	66%	23.76	91%	0.91	70	96	26
5:00 p.m.	64%	8.32	93%	30.69	71%	4.26	55%	2.75	70%	25.2	74%	0.74	72	96	24
6:00 p.m.	0%	0	100%	33	16%	0.96	0%	0	75%	27	47%	0.47	62	96	34
7:00 p.m.	0%	0	88%	29.04	0%	0	0%	0	70%	25.2	26%	0.26	55	96	41
8:00 p.m.	0%	0	0%	0	0%	0	0%	0	54%	19.44	20%	0.2	20	96	76
9:00 p.m.	0%	0	0%	0	0%	0	0%	0	48%	17.28	17%	0.17	18	96	78
10:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
11:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95

Conclusions and Recommendations

Based on this parking analysis, the maximum parking demand for the site was determined to be 74 parking spaces for the proposed uses. The peak demand assumes the unleased units would be occupied with retail uses. The site contains a total of 96 parking spaces. Therefore, sufficient parking will be available at all times of the day with an excess of 22 parking spaces on site.

Based on ADA, the development would be required to provide three (3) accessible parking spaces for 74 parking spaces. The site plan reflects a proposed parking supply of 96 parking spaces including four (4) accessible parking spaces. Therefore, the development satisfies the required parking based on the ITE Parking Generation rates and is adequate to serve the proposed uses totaling 35,056 square feet.

PROFESSIONAL ENGINEERING CERTIFICATION

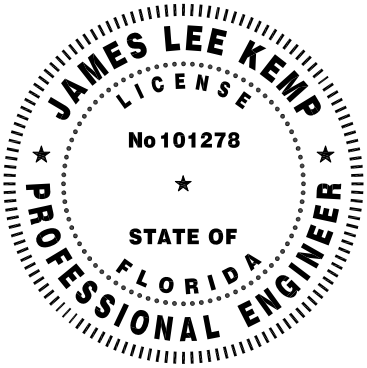
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: 500 Stadium

LOCATION: City of Port St. Lucie, Florida

CLIENT: GNGJ77 International Investments, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

James L Kemp

Digitally signed by James L Kemp
DN: CN=James L Kemp, dnQualifier=A01410D00000197318B38140008FD6D, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2025.11.20 16:43:05-05'00'

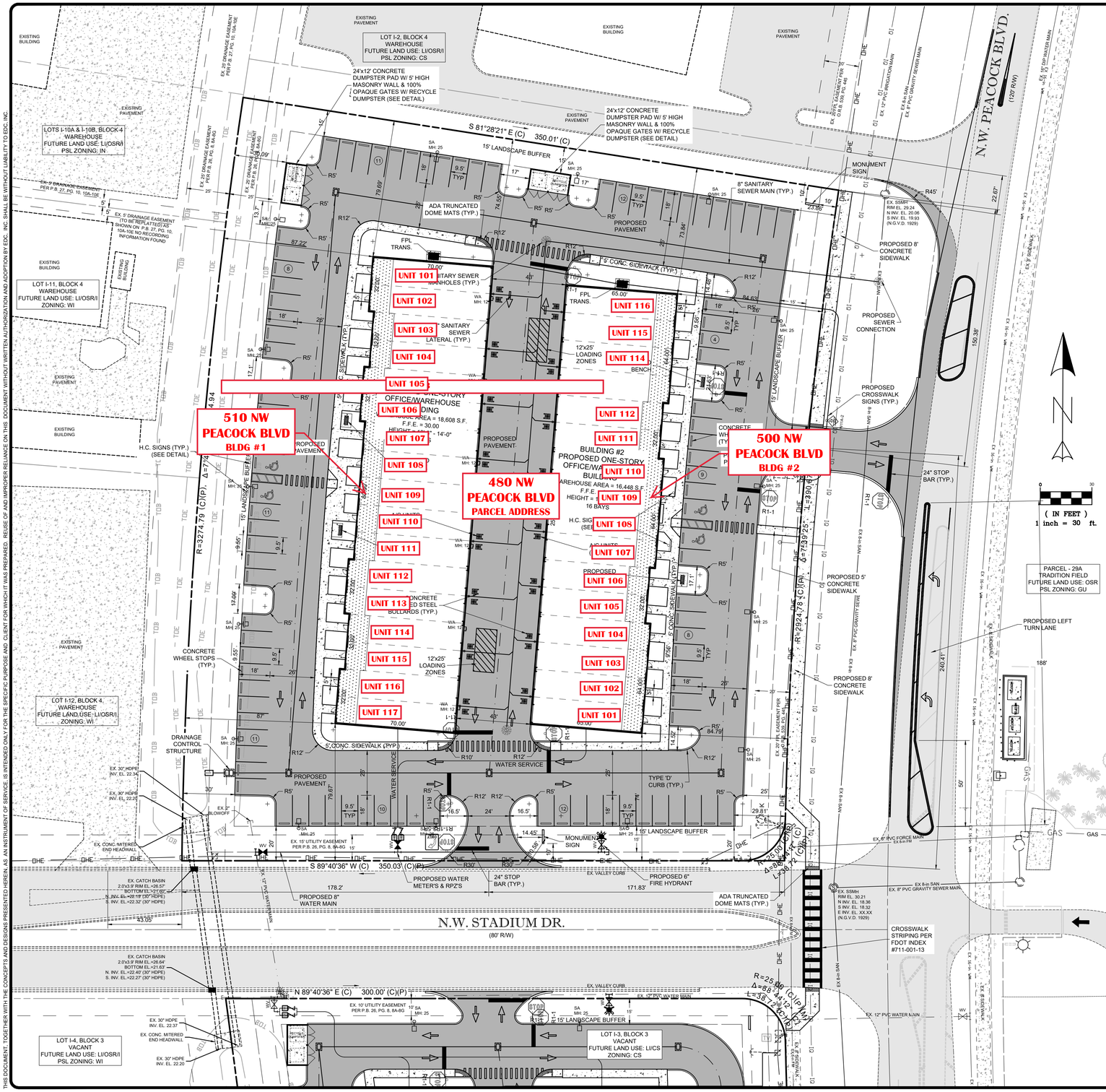
ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3725 SE OCEAN BOULEVARD, SUITE 201
SEWALL'S POINT, FLORIDA 34996
CERTIFICATE OF AUTHORIZATION CA-30024
JAMES LEE KEMP, P.E. NO. 101278

ATTACHMENT 1

Conceptual Master Plan



LUMINAIRE SCHEDULE						
SYMBOL	QTY.	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
	6	WA	SINGLE	N/A	0.900	CREE LIGHTING XSPW-B-XX-4ME-6L-40K-UL
	15	SA	SINGLE	N/A	0.900	CREE LIGHTING OSQ-M-B-11L-40K7-3M-UL-NM-XX / OSQ-BLSMF

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE LANES	Illuminance	Fc	1.78	4.9	0.5	3.56	9.80
SPILL	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.

LEGAL DESCRIPTION

LOT I-1, BLOCK 4, PARCEL 28, ST. LUCIE WEST PLAT NUMBER 1, PRIMA VISTA BLVD., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE(S) 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTHERLY 22.67 FEET THEREOF.

CONTAINING 146,138 SQUARE FEET OR 3.35 ACRES, MORE OR LESS.

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST

PARCEL ID #:	3323-500-0027-000-71
PROJECT NAME:	500 STADIUM BUSINESS CENTER
PROPOSED USE:	WHOLESALE TRADE
OWNER:	500 STADIUM BUSINESS CENTER LLC 1935 COMMERCE LANE, #5 JUPITER, FL 33458
ARCHITECT:	MOREL DE GUIRAMOND ARCHITECTURE LLC 14080 MAHOGANY AVENUE JACKSONVILLE, FL 32258 (561) 758-8454
DEVELOPER:	500 STADIUM BUSINESS CENTER, LLC 1935 COMMERCE LANE, #5 JUPITER, FL 33458
SURVEYING:	BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 SW JACK JAMES DRIVE STUART, FL 34997 (772) 286-5753
ENGINEERING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: R.J. KENNEDY, P.E. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455
PLANNING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: BRADLEY J. CURRIE, AICP 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

SITE DATA

FUTURE LAND USE:	LI/CS
ZONING:	CS
GROSS SITE AREA	146,138 S.F. (3.355 AC) = 100.00%
IMPERVIOUS AREA	104,197 S.F. (2.392 AC) = 71.30%
PROPOSED BUILDING #1	18,608 S.F. (0.427 AC) = 12.73%
PROPOSED BUILDING #2	16,448 S.F. (0.378 AC) = 11.26%
PROPOSED PAVEMENT	61,655 S.F. (1.415 AC) = 42.19%
PROPOSED CONCRETE	7,486 S.F. (0.172 AC) = 5.12%
PERVIOUS AREA:	41,941 S.F. (0.973 AC) = 28.70%
OPEN SPACE AREA	41,941 S.F. (0.973 AC) = 28.70%
DRY DETENTION AREA	0 S.F. (0.000 AC) = 0.00%
UPLAND PRESERVE	0 S.F. (0.000 AC) = 0.00%
WETLANDS	0 S.F. (0.000 AC) = 0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC) = 0.00%

BUILDING SETBACKS:

CS (SERVICE COMMERCIAL)	
FRONT BUILDING SETBACK	(25')
SIDE BUILDING SETBACK	(10')
REAR BUILDING SETBACK	(10')

BUILDING DATA:

BUILDING #1	
WAREHOUSE AREA	= 15,344 S.F.
OFFICE AREA	= 3,264 S.F.
BUILDING #2	
WAREHOUSE AREA	= 13,376 S.F.
OFFICE AREA	= 3,072 S.F.
GROSS FLOOR AREA	= 35,056 S.F.

PROVIDER OF UTILITIES:

WATER:	SLWSD
WASTEWATER:	SLWSD
IRRIGATION:	SLWSD

BUILDING HEIGHT:
PROPOSED BUILDING #1 (35' MAX.)
FRONT HIGHEST POINT = 18'-8", REAR LOWEST POINT = 14'-0"
PROPOSED BUILDING #2 (35' MAX.)
FRONT HIGHEST POINT = 18'-8", REAR LOWEST POINT = 14'-0"

PARKING CALCULATIONS:
PARKING REQUIRED:

28,720 S.F. WAREHOUSE AREA
28,720 S.F. / 500 S.F. = 58 SPACES

6,336 S.F. OFFICE AREA
6,336 S.F. / 200 S.F. = 32 SPACES

PARKING REQUIRED	= 90 SPACES (4 HC)
PARKING PROVIDED	= 96 SPACES (4 HC)

LEGEND

M E	EXISTING METER
M E	PROPOSED METER
	PROPOSED SIGN
7	BLOCK NUMBER
	MITERED END SECTION
	HANDICAP STALL
S1 MH: 17'	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

PSL PROJECT NO. P21-136

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10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	LAYOUT	SCALE	DATE
RWF	RWF	21-251 (11-05-2021).dwg	21-251 SITE PLAN - 1	1" = 30'	01 JUNE 2021

DATE	REVISION COMMENTS
11-10-2021	REVISED SITE PLAN PER SPRC COMMENTS (10-27-2021)
11-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (11-10-2021)
09-28-2021	REVISED SITE DATA PER PMZ DEPT. COMMENTS (09-28-2021)
09-15-2021	REVISED SITE PLAN PER SPRC COMMENTS (09-23-2021)
08-16-2021	REVISED SITE PLAN PER SPRC COMMENTS (08-06-2021)
07-19-2021	REVISED SITE PLAN PER SPRC COMMENTS (07-14-2021)

500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
PORT ST. LUCIE FLORIDA
SITE PLAN

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-251

1 OF 2

APPROVED BY CITY OF PORT ST. LUCIE CITY COUNCIL
CONDITIONS: YES ☐ NO ☑
DATE: 12/13/2021

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC 2021\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWGs\21-251 (11-05-2021).dwg, 21-251 SITE PLAN - 1, 11/10/2021 10:45:36 AM, Bob Frost, EDC, Inc.

Rent Roll
Property = 500 Stadium Property, LLC
As Of = 11/13/2025
Month = 11/2025

Unit	Unit SqFt	Tenant Name
Current/Notice/Vacant Tenants		
500101	1,040.00	Solare, LLC
500102	1,040.00	Fratelli Contractors Corporation
500107	1,040.00	Stormtroopers Roofing LLC
500108	1,040.00	Supreme Window Tints LLC
500111	992	Liberty Pools North, LLC
500115	1,040.00	N2 Contracting, LLC
500116	1,040.00	Stonelight Roofing LLC
510103	1,072.00	VACANT
510104	1,072.00	VACANT
510105	1,120.00	VACANT
510106	1,120.00	VACANT
510109	1,072.00	VACANT
510110	1,072.00	VACANT
510111	1,072.00	East CP Management, LLC
510112	1,120.00	Powerplant Service Provider LLC
510113	1,120.00	VACANT
510114	1,072.00	VACANT
510115	1,072.00	VACANT
510116	1,120.00	VACANT
510117	1,120.00	P2 Pro LLC
50010310	2,080.00	JJ WP, LLC d/b/a Fyzical Therapy & Balance Centers
50010510	1,984.00	Bright Futures Lab, LLC
50010911	2,080.00	Nutritional Health Group Inc DBA Doctors Weight Loss
51010710	2,144.00	VACANT
51101102	2,240.00	Narcissafit Corporation
51121314	3,072.00	VACANT
Future Tenants/Applicants		
51121314	3,072.00	The Back Nine Golf PSL, LLC D/B/A The Back Nine Golf
Total		500 Stadium Property, LLC

ATTACHMENT 2

ITE Parking Generation Data

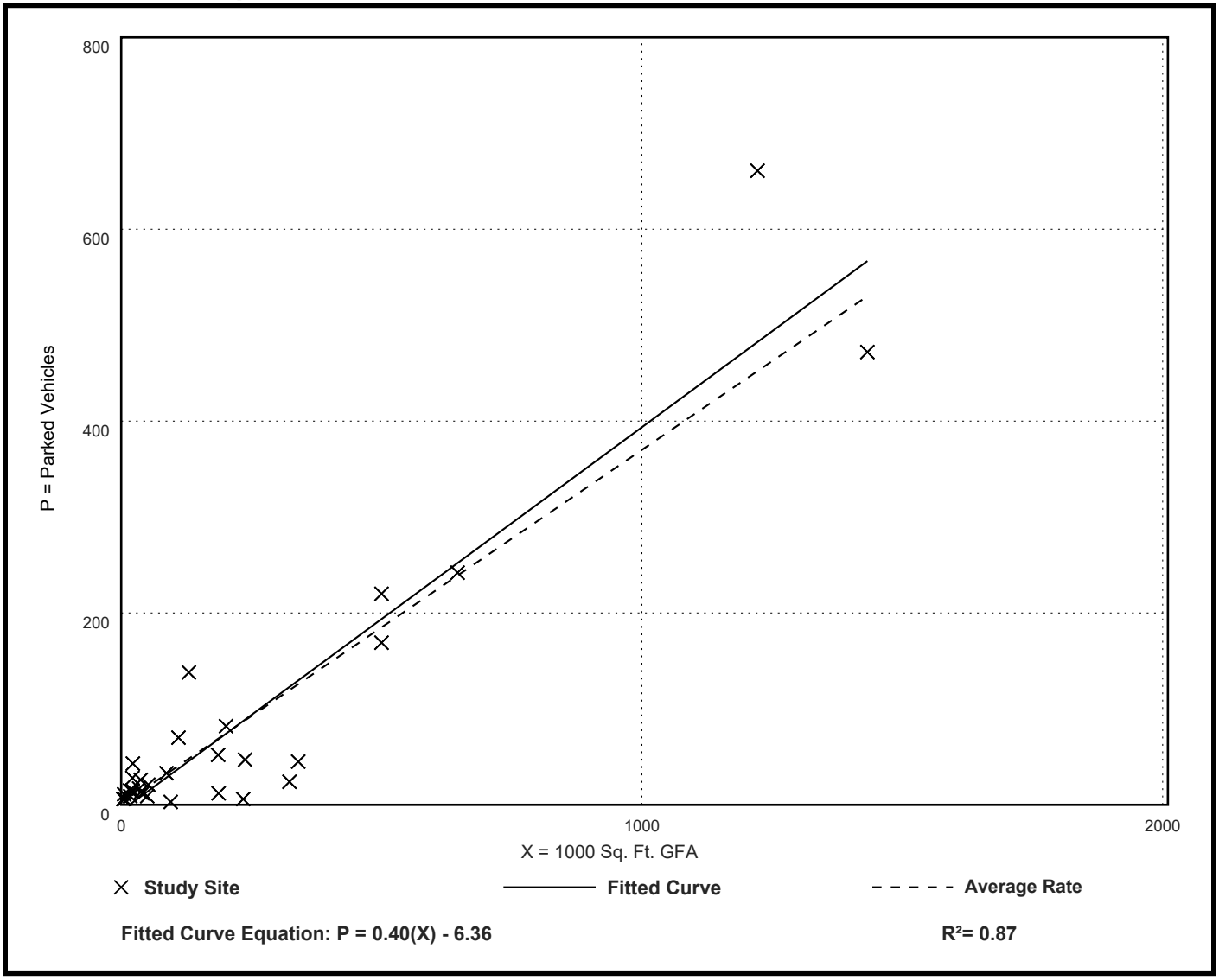
Warehousing
(150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Fitted Curve Equation: P = 0.40(X) - 6.36

R^2= 0.87

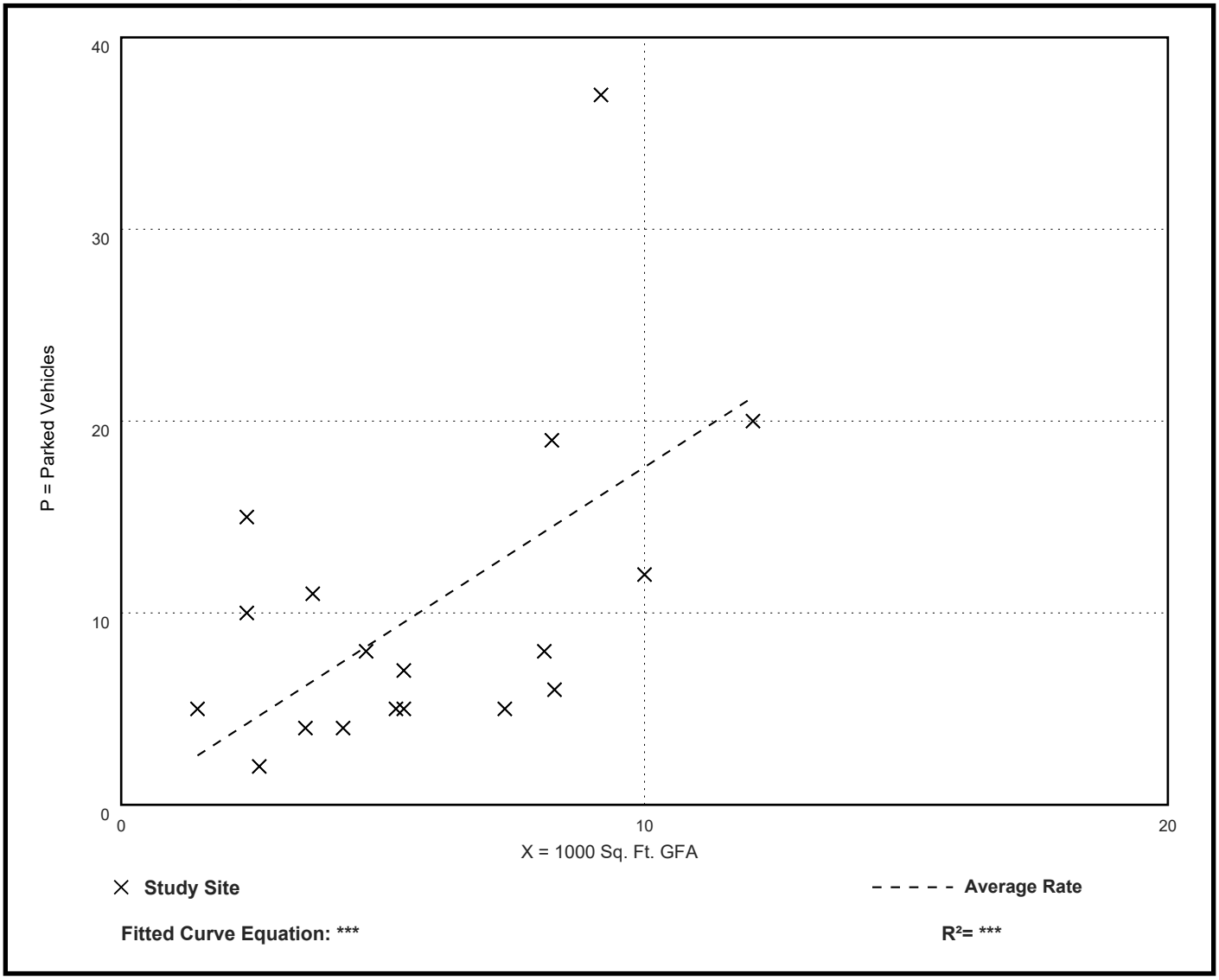
Specialty Trade Contractor
(180)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 5.8

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.76	0.68 - 6.25	0.96 / 4.06	***	1.29 (73%)

Data Plot and Equation



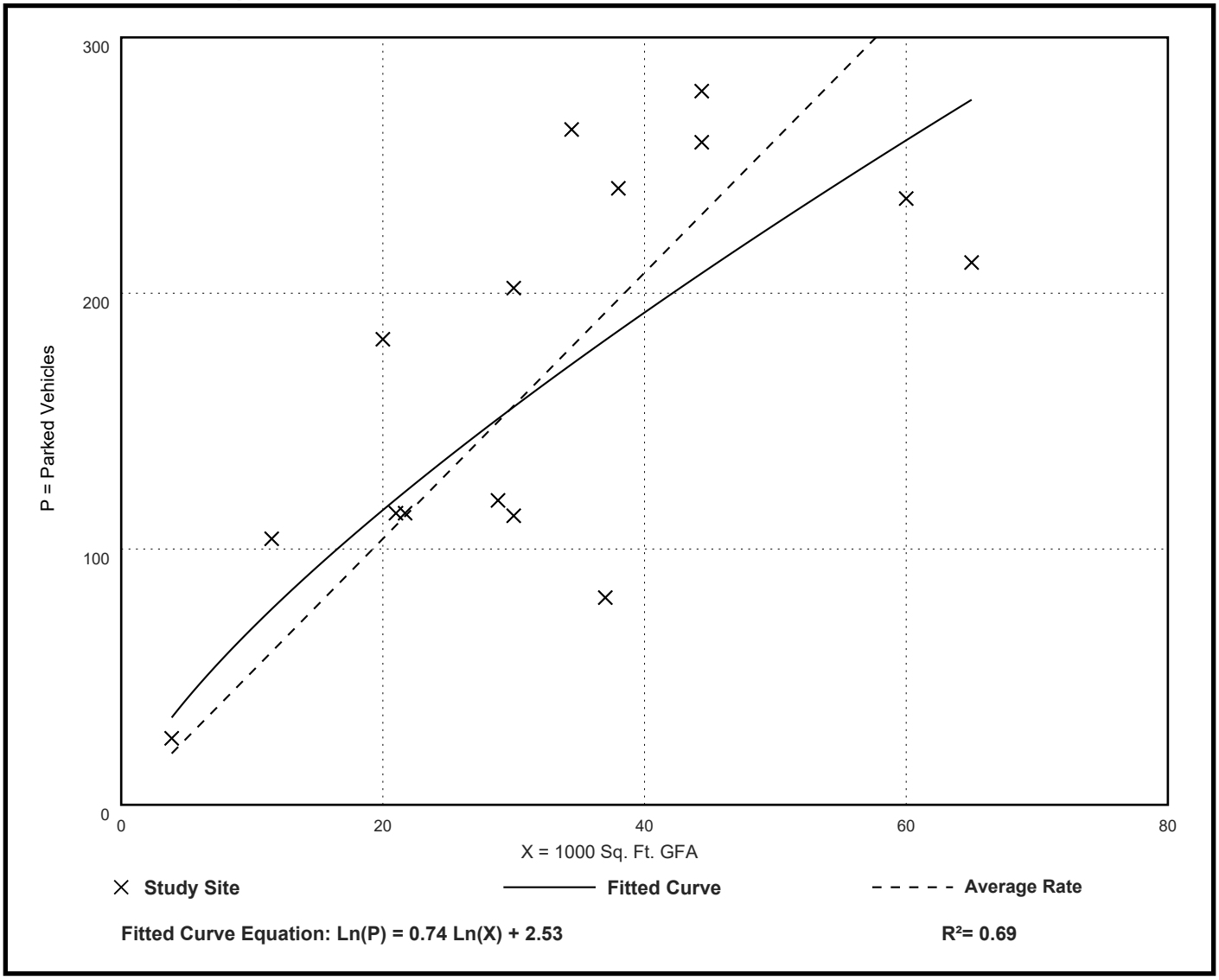
Health/Fitness Club
(492)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 33

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.20	2.19 - 9.10	4.45 / 8.49	***	1.90 (37%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.74 Ln(X) + 2.53

R^2= 0.69

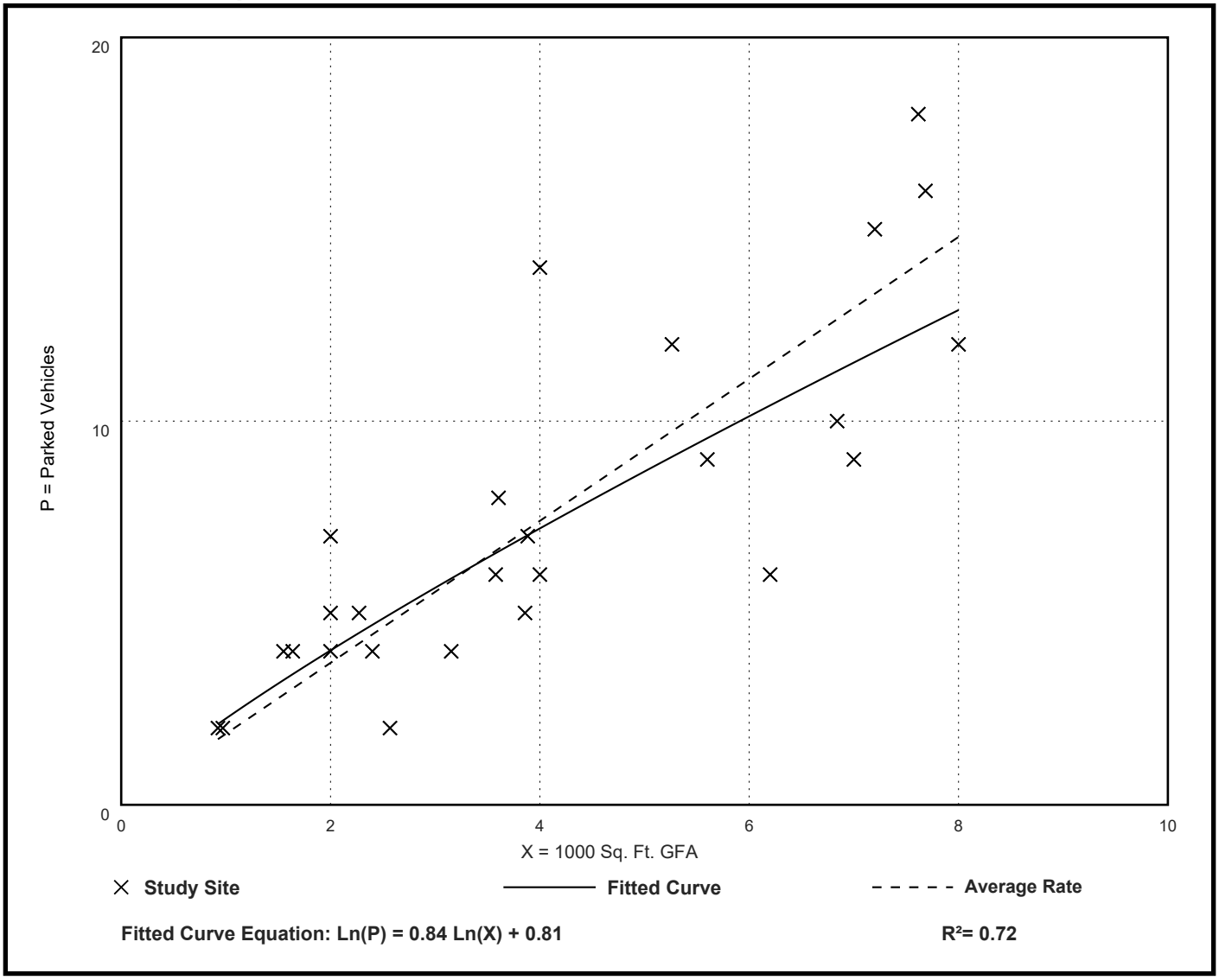
Small Office Building
(712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 4.1

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.85	0.78 - 3.50	1.60 / 2.50	1.61 - 2.09	0.62 (34%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.84 Ln(X) + 0.81

R^2= 0.72

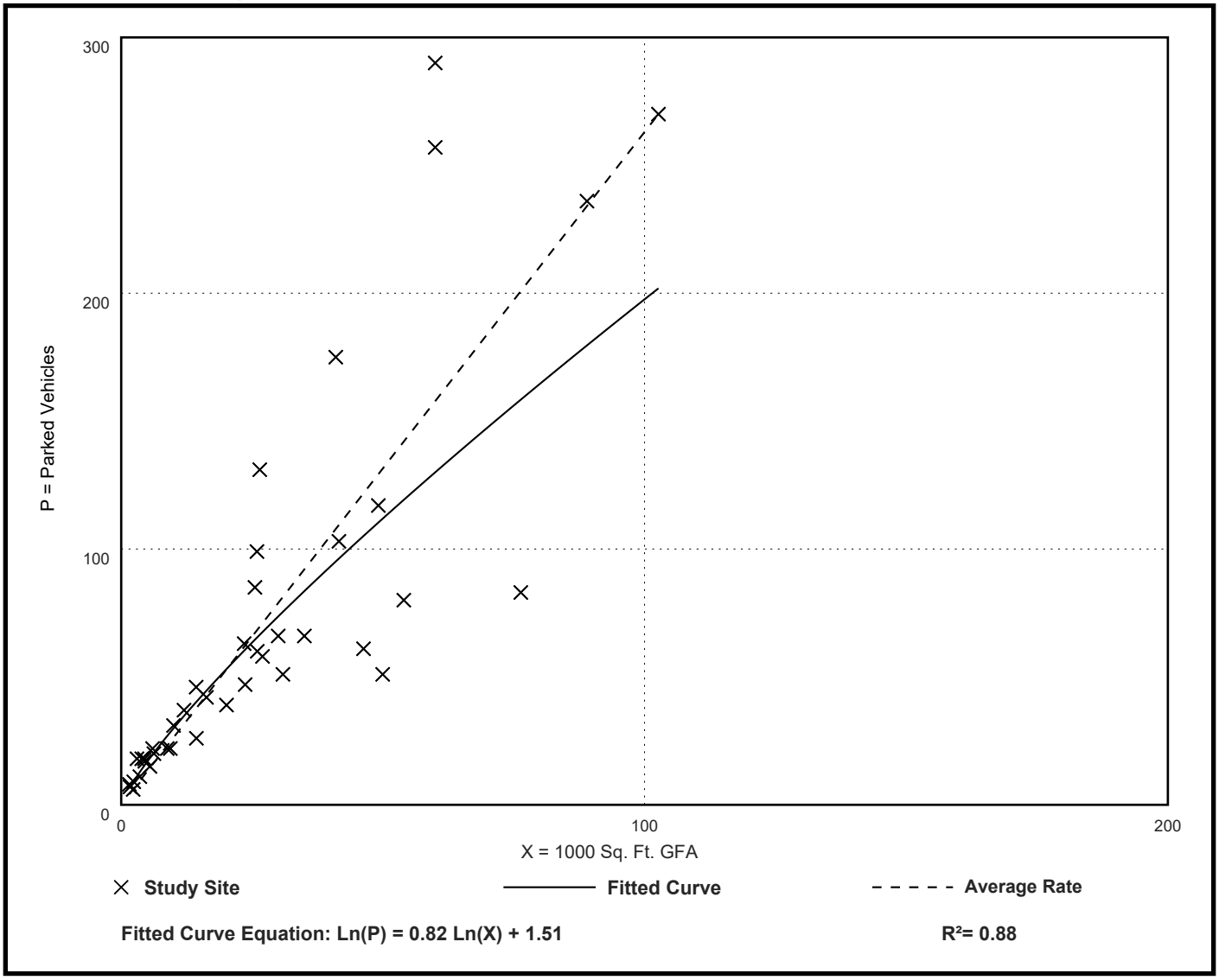
Medical-Dental Office Building - Standalone (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 27

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.82 Ln(X) + 1.51

R^2= 0.88

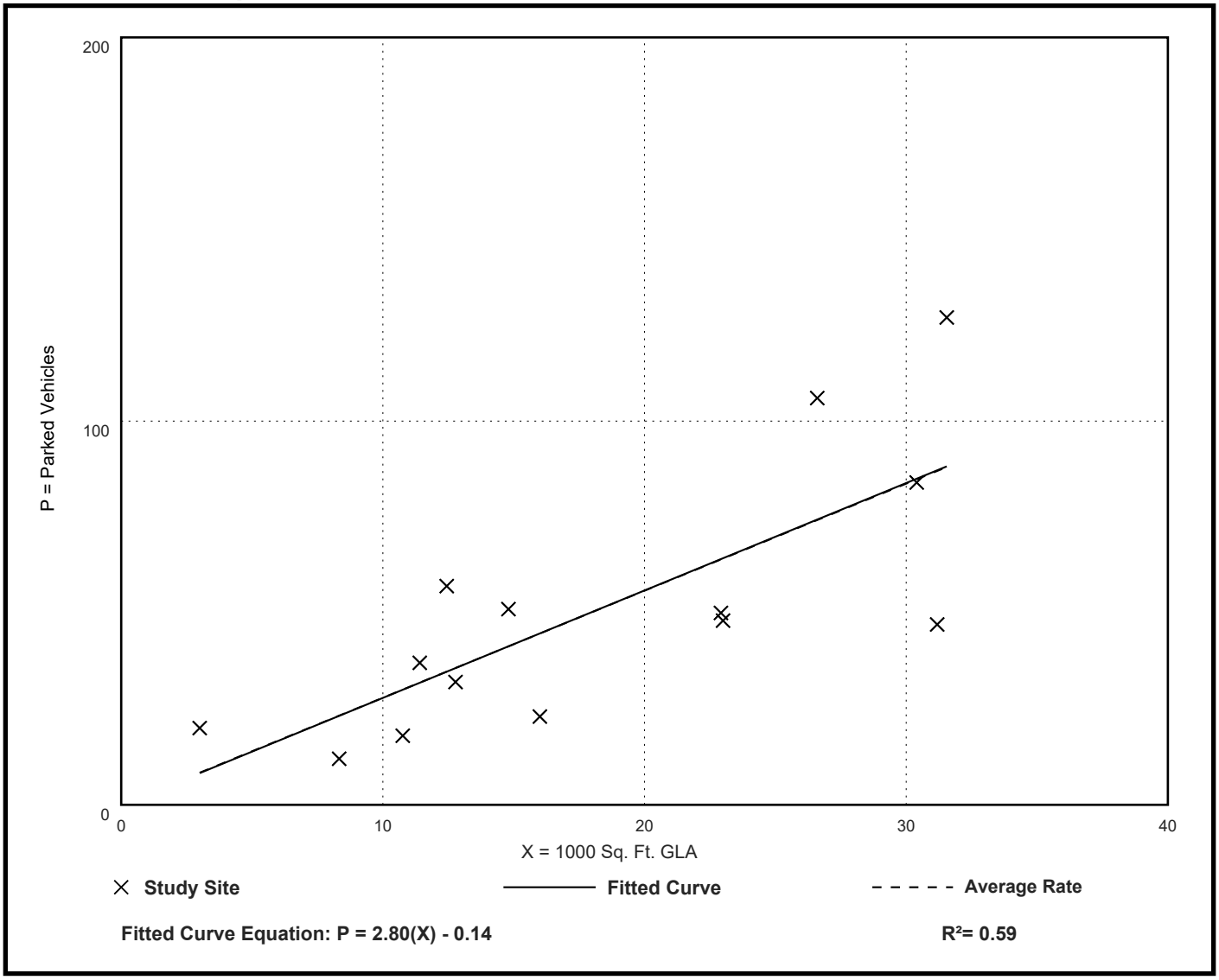
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Fitted Curve Equation: P = 2.80(X) - 0.14

R^2= 0.59

ATTACHMENT 3

ITE Time of Day Distributions

Land Use: 150 Warehousing

Description

A warehouse is a large building primarily devoted to the storage of goods and materials, but it may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

Land Use: 180 Specialty Trade Contractor

Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning. Small office building (Land Use 712) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00-4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	5
7:00 a.m.	39
8:00 a.m.	83
9:00 a.m.	97
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	91
1:00 p.m.	94
2:00 p.m.	90
3:00 p.m.	92
4:00 p.m.	88
5:00 p.m.	64
6:00 p.m.	—
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 492 Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickleball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (five study sites) and a Saturday (four study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	—	—
8:00 a.m.	—	76
9:00 a.m.	—	99
10:00 a.m.	65	100
11:00 a.m.	56	92
12:00 p.m.	48	78
1:00 p.m.	47	79
2:00 p.m.	43	71
3:00 p.m.	50	70
4:00 p.m.	72	67
5:00 p.m.	93	60
6:00 p.m.	100	56
7:00 p.m.	88	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 712 Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	22
9:00 a.m.	66
10:00 a.m.	89
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	77
2:00 p.m.	79
3:00 p.m.	84
4:00 p.m.	84
5:00 p.m.	71
6:00 p.m.	16
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 720 Medical-Dental Office Building

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 14 standalone study sites and five study sites located within or adjacent to a hospital campus.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	Standalone	Hospital Campus
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	17	—
8:00 a.m.	47	65
9:00 a.m.	82	79
10:00 a.m.	96	100
11:00 a.m.	100	73
12:00 p.m.	88	48
1:00 p.m.	87	71
2:00 p.m.	92	98
3:00 p.m.	90	90
4:00 p.m.	86	81
5:00 p.m.	55	65
6:00 p.m.	—	—
7:00 p.m.	—	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

MEMORANDUM

November 19, 2025

Re: **500 Stadium**
Parking Demand Analysis
City of Port St. Lucie, Florida
Project № 25267.02.03

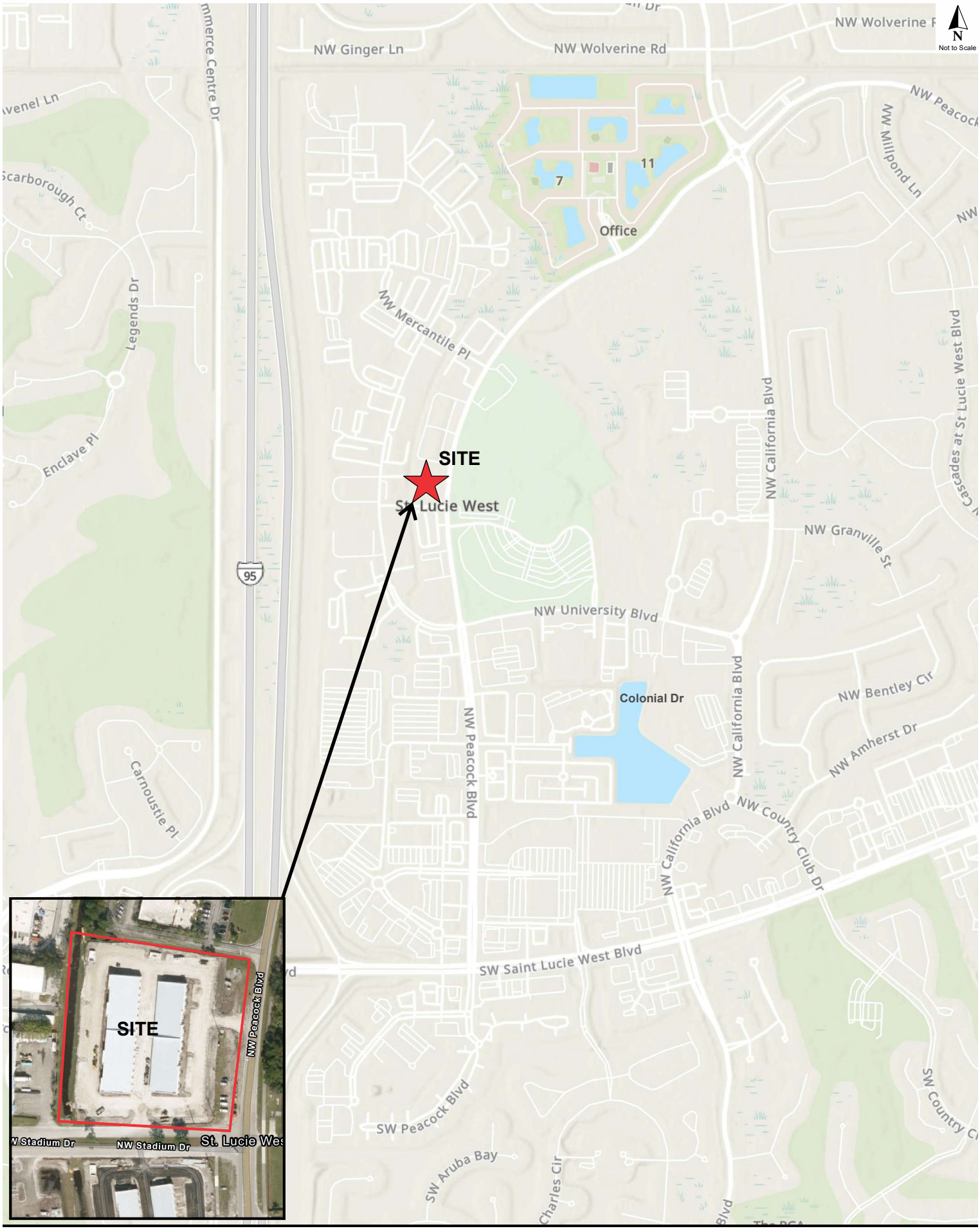
Introduction

This Parking Demand Analysis was conducted in support of the proposed change in use of the existing warehouse building, located north of Stadium Drive and west of Peacock Boulevard in the City of Port St. Lucie, Florida, as shown in **Figure 1**. This analysis was conducted in support of the parking reduction for the proposed change in use.

The existing development is comprised of two (2) buildings with a combined total of 35,056 square feet, with a total of 96 parking spaces, that includes four (4) accessible parking spaces. The original use of the buildings consisted of Warehousing. The proposed use would consist of a mix of office, medical office, warehouse, and recreational uses within the existing buildings. The original site plan and the proposed uses are included in **Attachment 1**.

Proposed Uses

Tenants have been identified for a total of 22,000 square feet of the total buildings leaving an additional 13,056 square feet available for lease. The confirmed uses consist of a total of 3,056 square feet of office space, 2,080 square feet of medical office space, 3,200 square feet of warehousing, 7,232 square feet of trade contractors, and 6,432 square feet of health/fitness club.


N
Not to Scale
NW Ginger Ln
NW Wolverine Rd
NW Wolverine P
Commerce Centre Dr
Avenel Ln
Scarborough Ct
NW Peacock
NW Millpond Ln
7
11
Office
Legends Dr
NW Mercantile Pl
Enclave Pl
SITE
St Lucie West
NW California Blvd
Cascades at St Lucie West Blvd
95
NW Granville St
NW University Blvd
Colonial Dr
NW Bentley Cir
NW Amherst Dr
Carnoustie Pl
NW Peacock Blvd
NW California Blvd
NW Country Club Dr
SW Saint Lucie West Blvd
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SW Aruba Bay
Charles Cir
SW Country Cl

City of Port St. Lucie Code Requirement

In accordance with *Section 158.221* of the *City of Port St. Lucie Land Development Code (LDC)*, the minimum number of off-street parking spaces for the proposed uses are as follows. Recreational, entertainment, and office uses is one (1) space per 200 square feet. Service Establishments/Wholesale Trade is one (1) space per 300 square feet. Warehousing use is one (1) space per 500 square feet. The remaining available space was calculated using the worst-case scenario. The City's standard parking supply requirement for the site is calculated as follows:

LDC Parking Calculation
24,624 x 1 Parking Space/200 SF = 123 Parking Spaces
7,232 x 1 Parking Space/300 SF = 24 Parking Spaces
3,200 x 1 Parking Space/500 SF = 6 Parking Spaces
Total = 35,068 = 168 Parking Spaces

Based on the City's *LDC,* the development would be required to provide 168 parking spaces.

ITE Parking Generation

A review of the parking generation information published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual, 6th Edition* was conducted.

Based on the published ITE parking generation information for LUC 491, the parking demand was calculated using the average rate based on the total square feet of the proposed uses. Application of the average rate for the proposed uses was used to determine the total number of parking spaces required for the individual uses. **Table 1** summarizes the Parking Generation. The ITE parking generation sheets are included in **Attachment 2**.

Table 1

Parking Generation

ITE Code	Land Use	Ref Size	Spaces per unit	Parking Demand
180	Specialty Trade Contractor	7.232 KSF	1.76	13
492	Health/Fitness Club	6.432 KSF	5.20	33
712	Small Office Building	3.056 KSF	1.85	6
822	Strip Retail Plaza	0.000 KSF	2.79	0
720	Medical/Dental Office	2.080 KSF	2.63	5
150	Warehousing	3.200 KSF	0.37	1
	Remaining (Retail)	13.056 KSF	2.79	36
	Total	35.056 KSF		
				94

Parking space analysis based on ITE Parking Generation Manual, 6th Edition

Using the ITE parking demand ratio, and assuming the remaining uses as retail, the development would require 94 parking spaces.

Shared Parking Analysis

A shared parking analysis was conducted to determine the availability of shared parking between the proposed uses. Time of day distribution curves for each land use were obtained from the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 6th Edition.* The time of day distributions were applied to the net parking demand for each land use to determine the peak demand throughout the day. **Table 2** summarizes the time-of-day distribution for the proposed uses. As shown, the highest demand occurs from 1:00 PM to 2:00 PM with a peak demand of 74 parking spaces. The ITE Time of Day distribution sheets are included in **Attachment 3**.

Table 2

Shared Parking Analysis

Time of Day	Specialty Trade Contractor		Health/Fitness Club		Small Office Building		Medical Office Building		Strip Retail Plaza (<40k)		Warehouse		Total Hourly Demand	Total Parking Supply	Remaining Parking Supply
	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces	Distribution	Spaces			
12:00–4:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
5:00 a.m.	0%	0	0%	0	0%	0	0%	0	0%	0	3%	0.03	1	96	95
6:00 a.m.	5%	0.65	0%	0	0%	0	0%	0	0%	0	8%	0.08	1	96	95
7:00 a.m.	39%	5.07	0%	0	0%	0	17%	0.85	0%	0	27%	0.27	7	96	89
8:00 a.m.	83%	10.79	0%	0	22%	1.32	47%	2.35	19%	6.84	57%	0.57	22	96	74
9:00 a.m.	97%	12.61	0%	0	66%	3.96	82%	4.1	33%	11.88	79%	0.79	34	96	62
10:00 a.m.	99%	12.87	65%	21.45	89%	5.34	96%	4.8	47%	16.92	83%	0.83	63	96	33
11:00 a.m.	100%	13	56%	18.48	100%	6	100%	5	55%	19.8	87%	0.87	64	96	32
12:00 p.m.	91%	11.83	48%	15.84	87%	5.22	88%	4.4	89%	32.04	91%	0.91	71	96	25
1:00 p.m.	94%	12.22	47%	15.51	77%	4.62	87%	4.35	100%	36	91%	0.91	**74**	96	**22**
2:00 p.m.	90%	11.7	43%	14.19	79%	4.74	92%	4.6	73%	26.28	97%	0.97	63	96	33
3:00 p.m.	92%	11.96	50%	16.5	84%	5.04	90%	4.5	73%	26.28	100%	1	66	96	30
4:00 p.m.	88%	11.44	72%	23.76	84%	5.04	86%	4.3	66%	23.76	91%	0.91	70	96	26
5:00 p.m.	64%	8.32	93%	30.69	71%	4.26	55%	2.75	70%	25.2	74%	0.74	72	96	24
6:00 p.m.	0%	0	100%	33	16%	0.96	0%	0	75%	27	47%	0.47	62	96	34
7:00 p.m.	0%	0	88%	29.04	0%	0	0%	0	70%	25.2	26%	0.26	55	96	41
8:00 p.m.	0%	0	0%	0	0%	0	0%	0	54%	19.44	20%	0.2	20	96	76
9:00 p.m.	0%	0	0%	0	0%	0	0%	0	48%	17.28	17%	0.17	18	96	78
10:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95
11:00 p.m.	0%	0	0%	0	0%	0	0%	0	0%	0	1%	0.01	1	96	95

Conclusions and Recommendations

Based on this parking analysis, the maximum parking demand for the site was determined to be 74 parking spaces for the proposed uses. The peak demand assumes the unleased units would be occupied with retail uses. The site contains a total of 96 parking spaces. Therefore, sufficient parking will be available at all times of the day with an excess of 22 parking spaces on site.

Based on ADA, the development would be required to provide three (3) accessible parking spaces for 74 parking spaces. The site plan reflects a proposed parking supply of 96 parking spaces including four (4) accessible parking spaces. Therefore, the development satisfies the required parking based on the ITE Parking Generation rates and is adequate to serve the proposed uses totaling 35,056 square feet.

PROFESSIONAL ENGINEERING CERTIFICATION

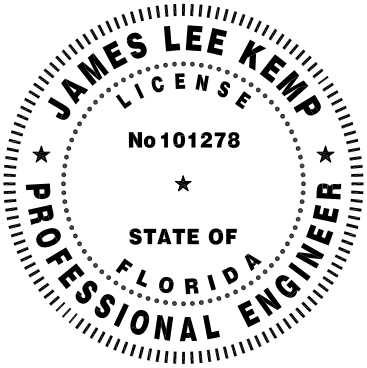
I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: 500 Stadium

LOCATION: City of Port St. Lucie, Florida

CLIENT: GNGJ77 International Investments, Inc.

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

James L Kemp

Digitally signed by James L Kemp
DN: CN=James L Kemp, dnQualifier=A01410D00000197318B38140008FD6D, O=Unaffiliated, C=US
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2025.11.20 16:43:05-05'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

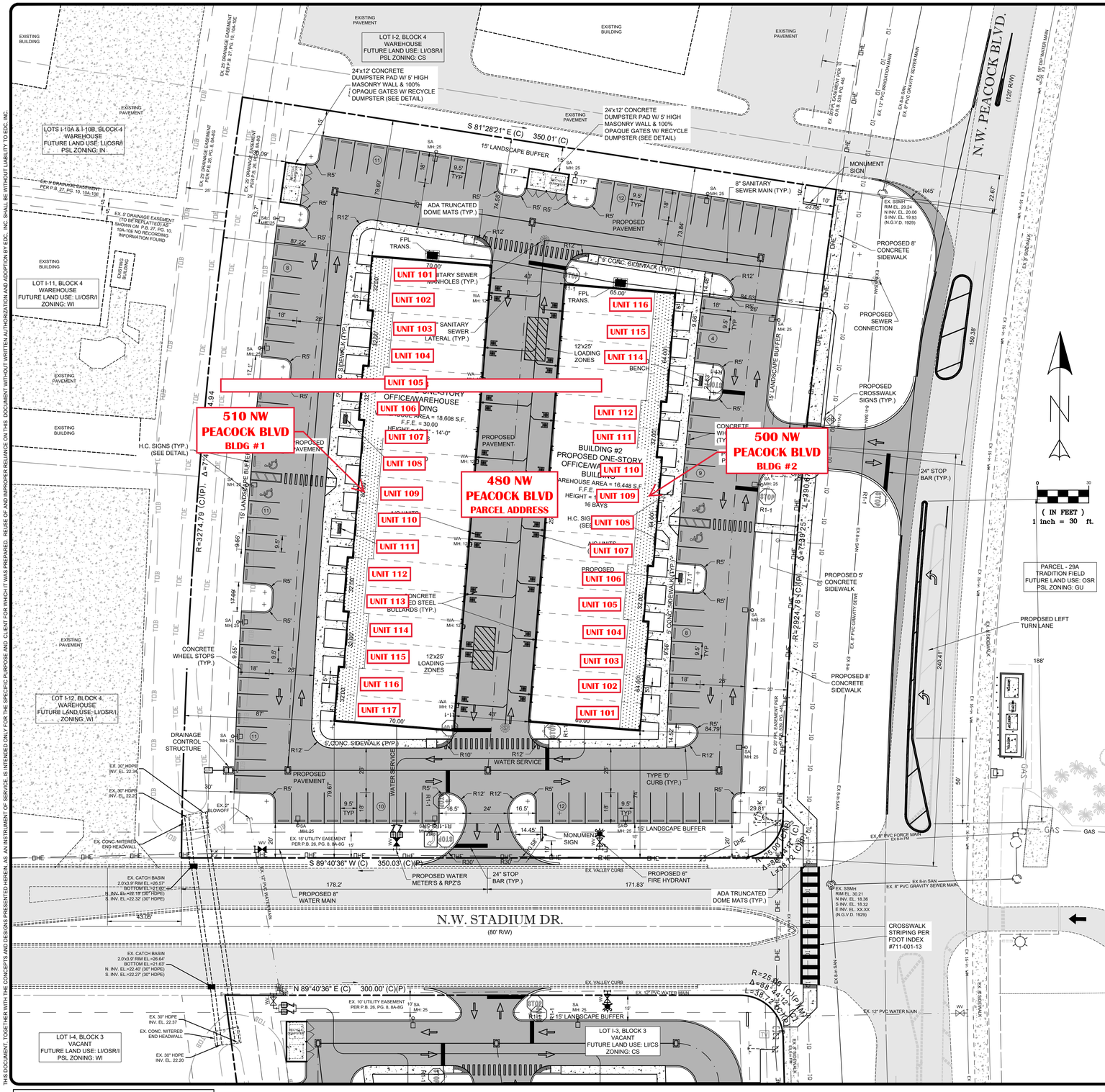
TRAFFIC & MOBILITY CONSULTANTS LLC
3725 SE OCEAN BOULEVARD, SUITE 201
SEWALL'S POINT, FLORIDA 34996
CERTIFICATE OF AUTHORIZATION CA-30024
JAMES LEE KEMP, P.E. NO. 101278

ATTACHMENT 1

Conceptual Master Plan

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC 2021\21-251 - Kelly - 500 Stadium Drive\ENGINEERING\AutoCAD\DWGs\[21-251 (11-05-2021).dwg, 21-251 SITE PLAN - 1, 11/10/2021 10:45:36 AM, Bob Frost, EDC, Inc.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N.W. STADIUM DR. (80' R/W)
S 81°28'21" E (C) 350.01' (C)
S 89°40'36" W (C) 350.03' (C)(P)
N 89°40'36" E (C) 300.00' (C)(P)
R=3274.79' (C)(P), Δ=7°14'
R=2924.78' (C)(P), Δ=7°39'25"
510 NW PEACOCK BLVD BLDG #1
500 NW PEACOCK BLVD BLDG #2
480 NW PEACOCK BLVD PARCEL ADDRESS
UNIT 101
UNIT 102
UNIT 103
UNIT 104
UNIT 105
UNIT 106
UNIT 107
UNIT 108
UNIT 109
UNIT 110
UNIT 111
UNIT 112
UNIT 113
UNIT 114
UNIT 115
UNIT 116
UNIT 117
BUILDING #1 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
BUILDING #2 PROPOSED ONE-STORY OFFICE/WAREHOUSE BUILDING
AREA = 18,608 S.F.
F.F.E. = 30.00
HEIGHT = 14'-0"
16 BAYS
AREA = 16,448 S.F.
F.F.E. = 30.00
HEIGHT = 14'-0"
16 BAYS
PROPOSED PAVEMENT
CONCRETE WHEEL STOPS (TYP.)
12'x25' LOADING ZONES
BENCH
H.C. SIGNS (TYP.) (SEE DETAIL)
24'x12' CONCRETE DUMPSTER PAD W/ 5' HIGH MASONRY WALL & 100% OPAQUE GATES W/ RECYCLE DUMPSTER (SEE DETAIL)
MONUMENT SIGN
PROPOSED 8' CONCRETE SIDEWALK
PROPOSED SEWER CONNECTION
PROPOSED CROSSWALK SIGNS (TYP.)
24" STOP BAR (TYP.)
PROPOSED LEFT TURN LANE
PROPOSED 5' CONCRETE SIDEWALK
8" SANITARY SEWER MAIN (TYP.)
SANITARY SEWER LATERAL (TYP.)
ADA TRUNCATED DOME MATS (TYP.)
5' CONC. SIDEWALK (TYP.)
15' LANDSCAPE BUFFER
PROPOSED WATER METERS & RPZ'S
PROPOSED 8" WATER MAIN
PROPOSED 6" FIRE HYDRANT
DRAINAGE CONTROL STRUCTURE
TYPE 'D' CURB (TYP.)
WATER SERVICE
CROSSWALK STRIPING PER FDOT INDEX #711-001-13
EX. SSMH RIM EL. 29.24 N INV. EL. 20.06 S INV. EL. 19.93 (N.G.V.D. 1929)
EX. SSMH RIM EL. 30.21 N INV. EL. 18.36 S INV. EL. 18.32 E INV. EL. XX.XX (N.G.V.D. 1929)
EX. 8" PVC FORCE MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 12" PVC WATER MAIN
EX. 6" PVC IRRIGATION MAIN
EX. 24" RCP STORM SEWER
EX. 16" DIP WATER MAIN
EX. 12" PVC IRRIGATION MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 8" DIP WATER MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 8" PVC GRAVITY SEWER MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 6" PVC FORCE MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 6" PVC FORCE MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 6" PVC GRAVITY SEWER MAIN
EX. 6" PVC GRAVITY SEWER

Rent Roll
Property = 500 Stadium Property, LLC
As Of = 11/13/2025
Month = 11/2025

Unit	Unit SqFt	Tenant Name
Current/Notice/Vacant Tenants		
500101	1,040.00	Solare, LLC
500102	1,040.00	Fratelli Contractors Corporation
500107	1,040.00	Stormtroopers Roofing LLC
500108	1,040.00	Supreme Window Tints LLC
500111	992	Liberty Pools North, LLC
500115	1,040.00	N2 Contracting, LLC
500116	1,040.00	Stonelight Roofing LLC
510103	1,072.00	VACANT
510104	1,072.00	VACANT
510105	1,120.00	VACANT
510106	1,120.00	VACANT
510109	1,072.00	VACANT
510110	1,072.00	VACANT
510111	1,072.00	East CP Management, LLC
510112	1,120.00	Powerplant Service Provider LLC
510113	1,120.00	VACANT
510114	1,072.00	VACANT
510115	1,072.00	VACANT
510116	1,120.00	VACANT
510117	1,120.00	P2 Pro LLC
50010310	2,080.00	JJ WP, LLC d/b/a Fyzical Therapy & Balance Centers
50010510	1,984.00	Bright Futures Lab, LLC
50010911	2,080.00	Nutritional Health Group Inc DBA Doctors Weight Loss
51010710	2,144.00	VACANT
51101102	2,240.00	Narcissafit Corporation
51121314	3,072.00	VACANT
Future Tenants/Applicants		
51121314	3,072.00	The Back Nine Golf PSL, LLC D/B/A The Back Nine Golf
Total		500 Stadium Property, LLC

ATTACHMENT 2

ITE Parking Generation Data

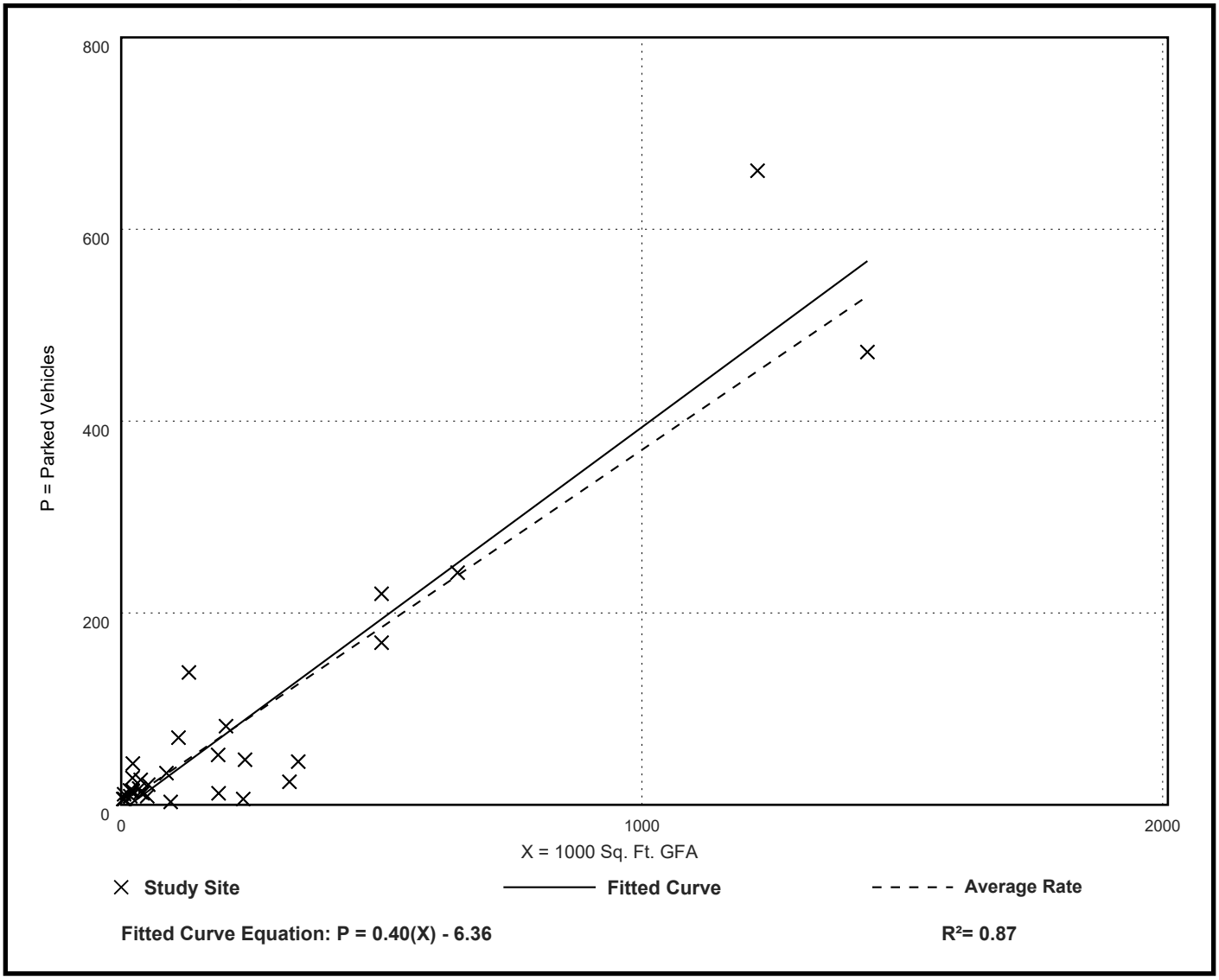
Warehousing
(150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Fitted Curve Equation: P = 0.40(X) - 6.36

R^2= 0.87

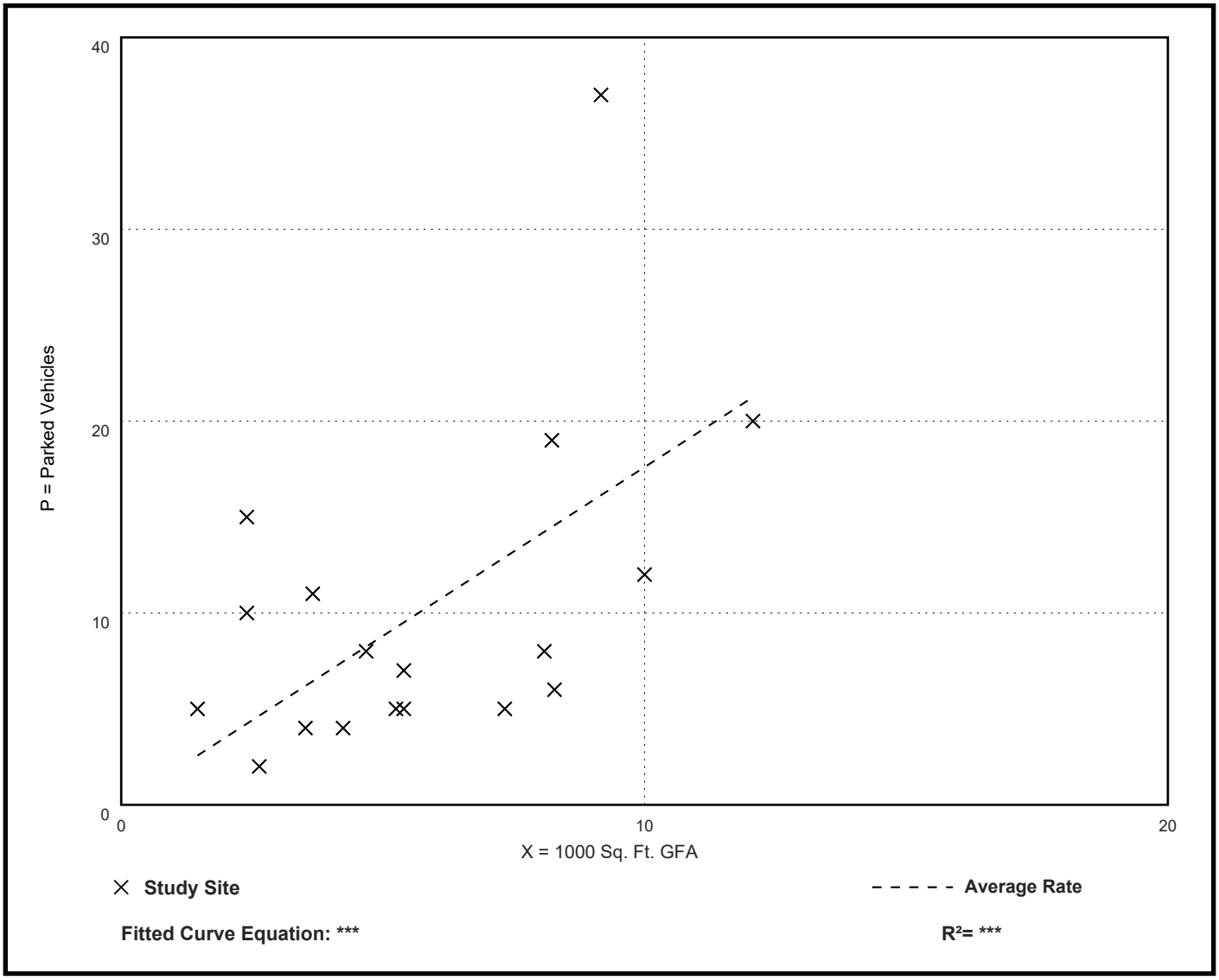
Specialty Trade Contractor
(180)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 5.8

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.76	0.68 - 6.25	0.96 / 4.06	***	1.29 (73%)

Data Plot and Equation



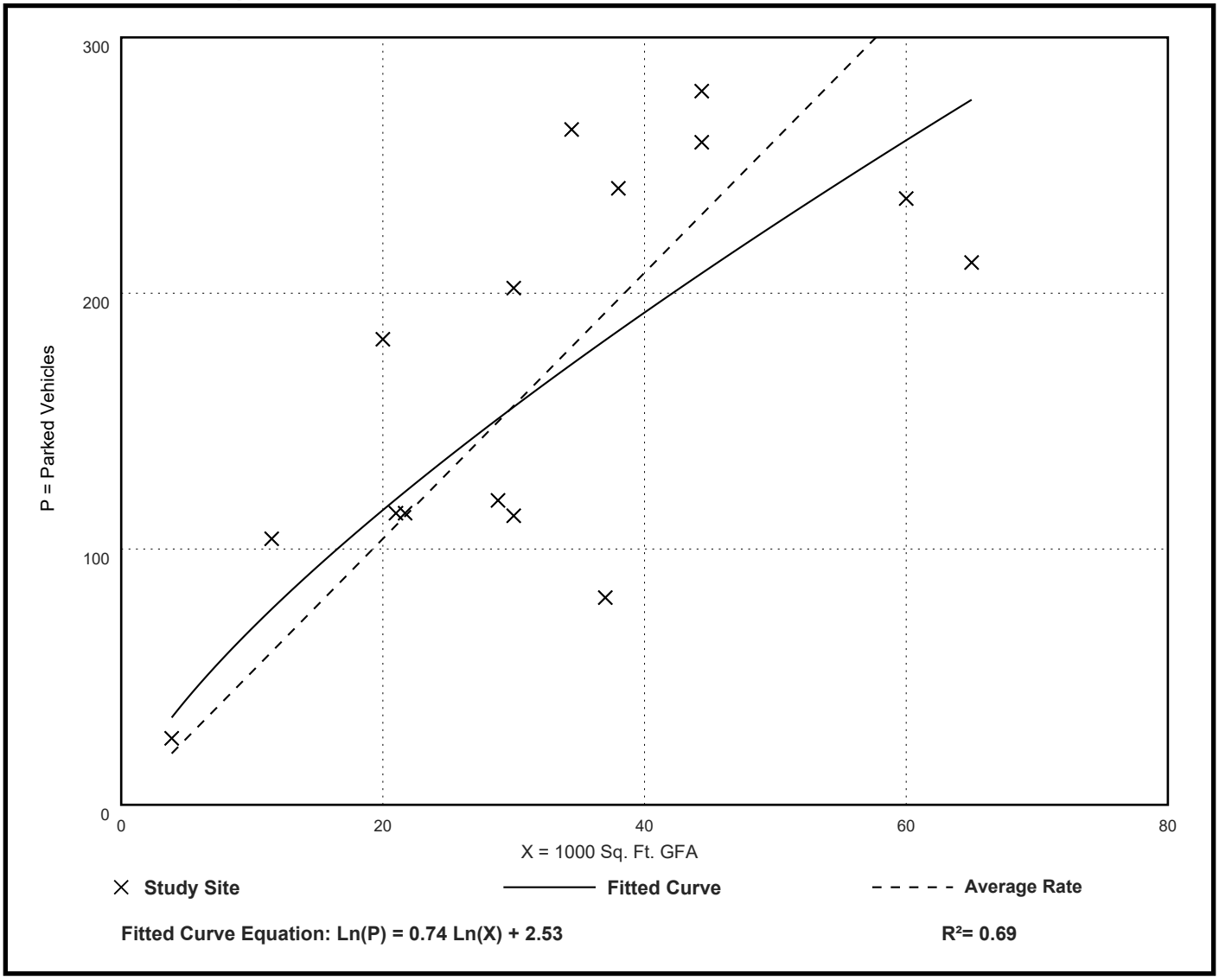
Health/Fitness Club
(492)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 33

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.20	2.19 - 9.10	4.45 / 8.49	***	1.90 (37%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.74 Ln(X) + 2.53

R^2= 0.69

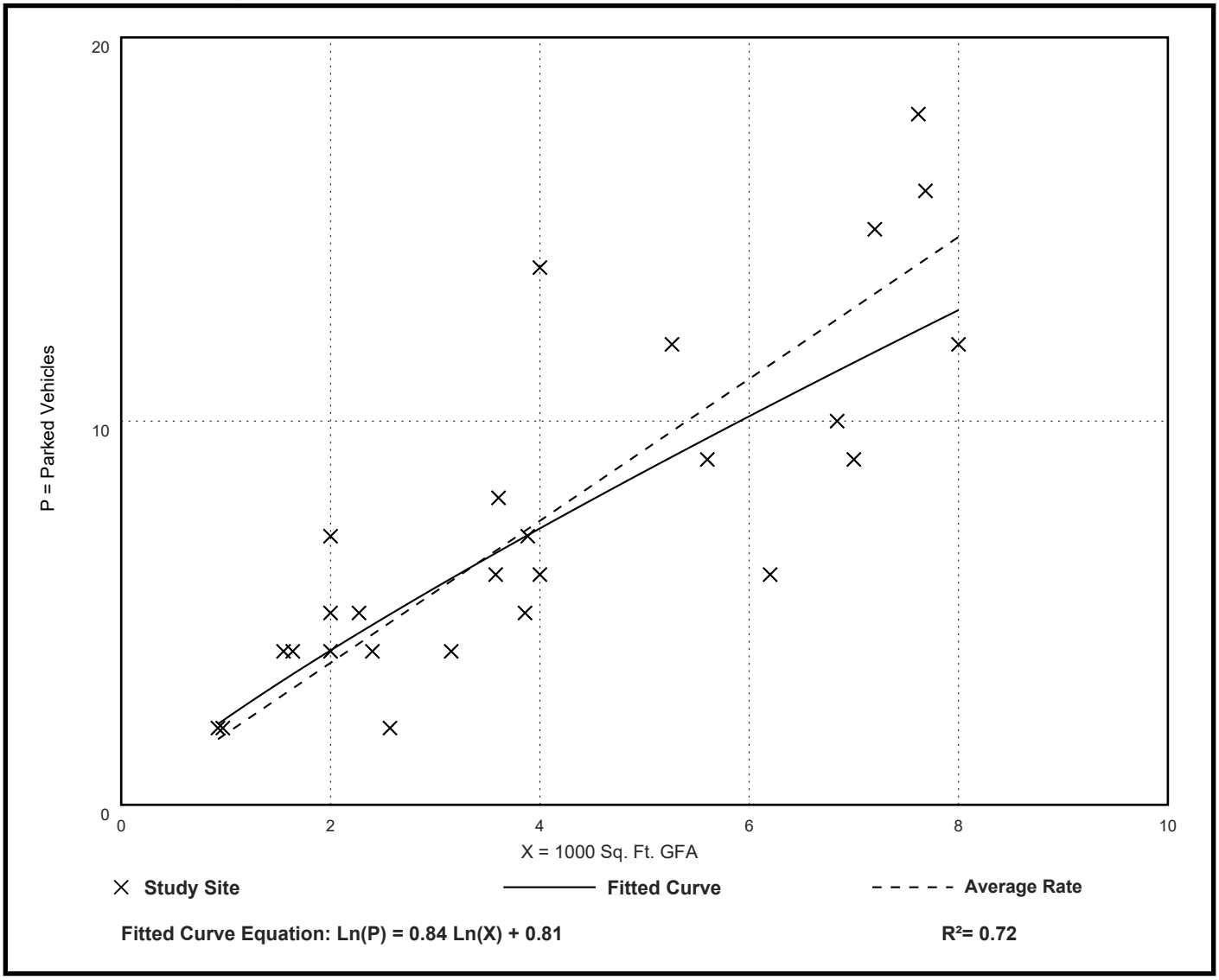
Small Office Building
(712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 26
Avg. 1000 Sq. Ft. GFA: 4.1

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.85	0.78 - 3.50	1.60 / 2.50	1.61 - 2.09	0.62 (34%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.84 Ln(X) + 0.81

R^2= 0.72

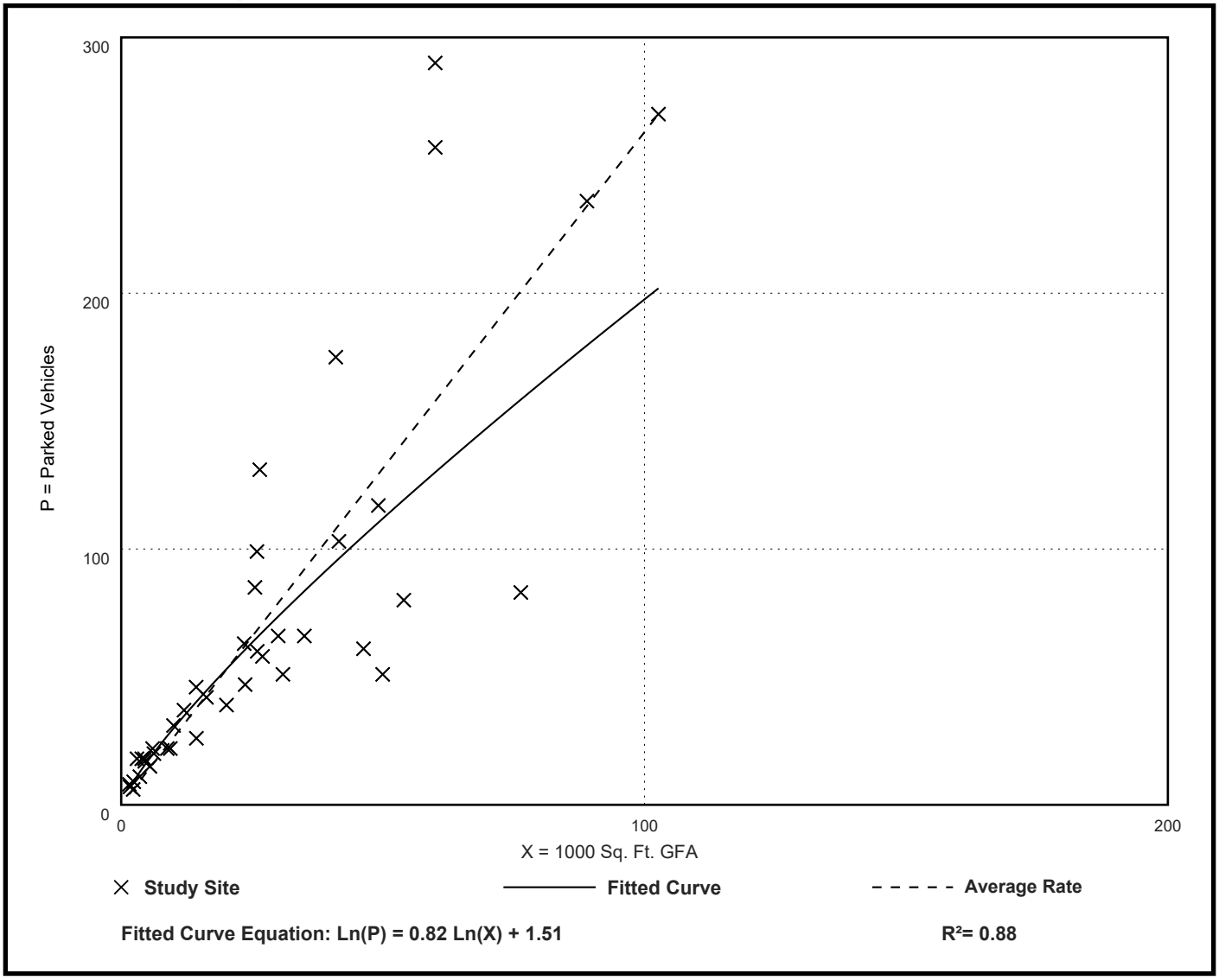
Medical-Dental Office Building - Standalone (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 41
Avg. 1000 Sq. Ft. GFA: 27

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.63	1.02 - 5.97	2.38 / 4.28	2.28 - 2.98	1.15 (44%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.82 Ln(X) + 1.51

R^2= 0.88

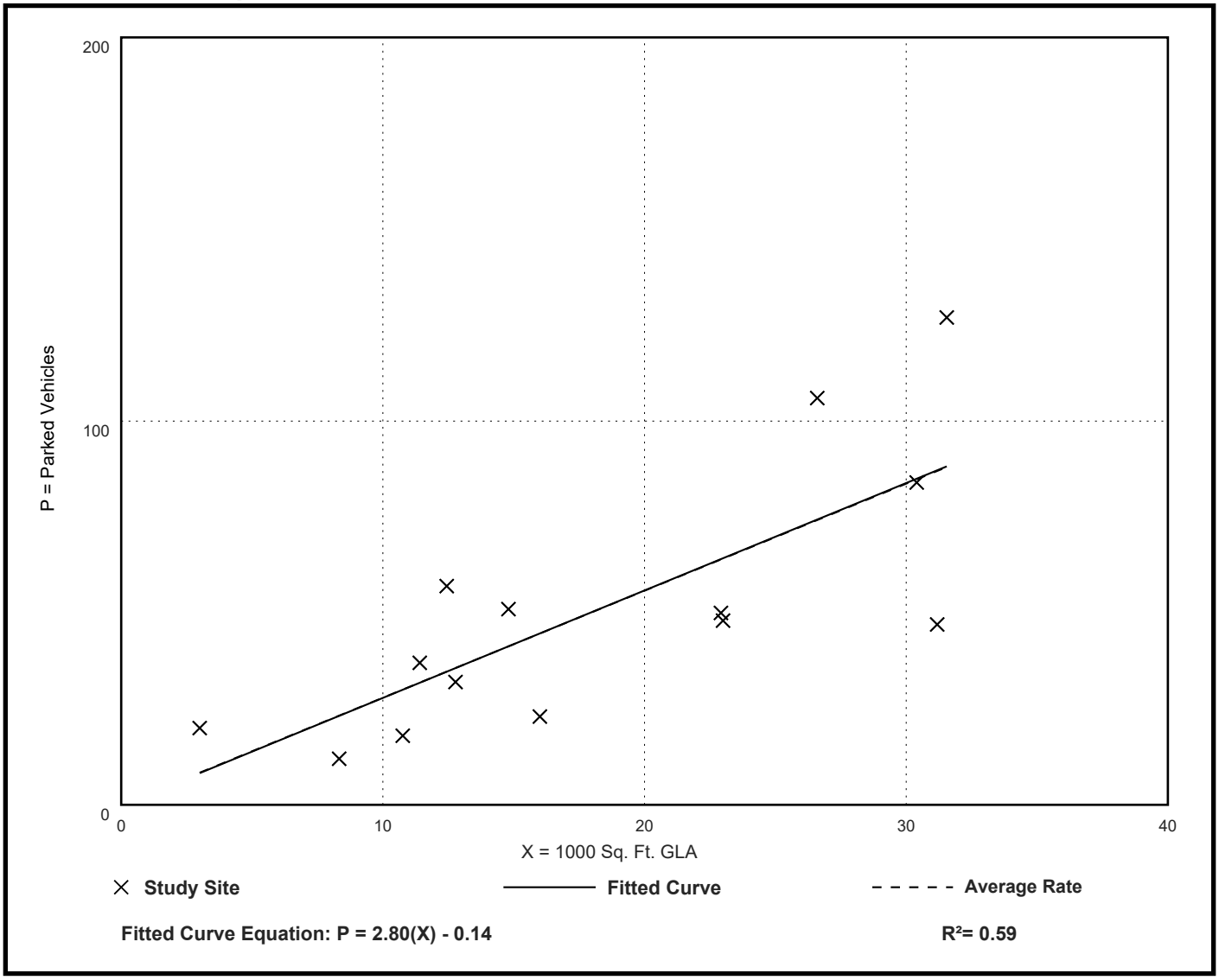
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Fitted Curve Equation: P = 2.80(X) - 0.14

R^2= 0.59

ATTACHMENT 3

ITE Time of Day Distributions

Land Use: 150 Warehousing

Description

A warehouse is a large building primarily devoted to the storage of goods and materials, but it may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

Land Use: 180 Specialty Trade Contractor

Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning. Small office building (Land Use 712) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00-4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	5
7:00 a.m.	39
8:00 a.m.	83
9:00 a.m.	97
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	91
1:00 p.m.	94
2:00 p.m.	90
3:00 p.m.	92
4:00 p.m.	88
5:00 p.m.	64
6:00 p.m.	—
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 492 Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickleball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (five study sites) and a Saturday (four study sites) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	—	—
8:00 a.m.	—	76
9:00 a.m.	—	99
10:00 a.m.	65	100
11:00 a.m.	56	92
12:00 p.m.	48	78
1:00 p.m.	47	79
2:00 p.m.	43	71
3:00 p.m.	50	70
4:00 p.m.	72	67
5:00 p.m.	93	60
6:00 p.m.	100	56
7:00 p.m.	88	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 712 Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	22
9:00 a.m.	66
10:00 a.m.	89
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	77
2:00 p.m.	79
3:00 p.m.	84
4:00 p.m.	84
5:00 p.m.	71
6:00 p.m.	16
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Land Use: 720 Medical-Dental Office Building

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 14 standalone study sites and five study sites located within or adjacent to a hospital campus.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	Standalone	Hospital Campus
12:00–4:00 a.m.	—	—
5:00 a.m.	—	—
6:00 a.m.	—	—
7:00 a.m.	17	—
8:00 a.m.	47	65
9:00 a.m.	82	79
10:00 a.m.	96	100
11:00 a.m.	100	73
12:00 p.m.	88	48
1:00 p.m.	87	71
2:00 p.m.	92	98
3:00 p.m.	90	90
4:00 p.m.	86	81
5:00 p.m.	55	65
6:00 p.m.	—	—
7:00 p.m.	—	—
8:00 p.m.	—	—
9:00 p.m.	—	—
10:00 p.m.	—	—
11:00 p.m.	—	—

Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—