

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

PLANNED UNIT DEVELOPMENT APPLICATION

ST. LUCIE TRAIL PUD AMENDMENT

For

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

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

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

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

ST. LUCIE TRAIL PUD AMENDMENT

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PROJECT PROFESSIONALS

APPLICANT:

CGI St. Lucie, LLC
4225 S.W. Bimini Circle South
Palm City, FL 34990
(561) 713-2094

dperic@jhrjpa.com

951 SW Country Club Drive
Port St. Lucie, FL 34986
(772) 286-6818

mrboyd@stlucietrail.com

Quick Family Catering, LLC

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

St. Lucie Trail Owners' Association, Inc.

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

SURVEYING:

Engineering Design & Construction, Inc.
Michael T. Owen, PSM
10250 SW Village Parkway, Suite 201
Port St. Lucie, Florida 34987
(772) 462-2455

mikeowen@edc-inc.com

ENGINEERING:

Engineering Design & Construction, Inc.
~~R.J. Kennedy, P.E.~~
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(772) 462-2455

~~rodkenedy@edc-inc.com~~

jaysonharrison@edc-inc.com

PLANNING & SITE PLANNING:

Engineering Design & Construction, Inc.
Bradley J. Currie, AICP
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
(772) 462-2455

bradcurrie@edc-inc.com

INTRODUCTION

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

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

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

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

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

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

EXHIBIT 1

APPLICATION FOR PUD AMENDMENT

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

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

Refer to "Fee Schedule" for application fee. Make checks payable to the "City of Port St. Lucie." Fee is nonrefundable unless application is withdrawn prior to the Planning and Zoning Board meeting. All items on this application should be addressed, otherwise it cannot be processed. Attach proof of ownership: two copies of deed. Please type or print clearly in **BLACK** ink.

PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER: Quick Family Catering, LLC

Name: Nancy Huszar
Address: 951 SW Country Club Drive, Port St. Lucie, FL 34986
Telephone No. 772-336-2507 Email _____

AGENT OF OWNER (if any)

Name: Bradley J. Currie, Engineering Design & Construction Inc.
Address: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987
Telephone No. 772-462-2455 Email bradcurrie@edc-inc.com

PROPERTY INFORMATION

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

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

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

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

Reason for amendment request:
Incorporation of two (2) additional parcels to allow for the addition of a 12 unit, 2-story condominium building and 2-story fitness center.

- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
- 2) All proposed additions must be underlined and deleted text must have a ~~strikethrough~~.
- 3) Where there are conflicts between the requirements of the general provisions of this chapter or other applicable codes of the city and the requirements established by official action upon a specific PUD, the latter requirements shall govern.



Signature of Owner

Bradley J. Currie, Auth. Agent

Hand Print Name

September 18, 2023

Date

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

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

PUD AMENDMENT APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
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PRIMARY CONTACT EMAIL ADDRESS: _____

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

Name: Donald Luneburg _____

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

Telephone No. 516-361-7283 _____ Email _____

AGENT OF OWNER (if any)

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

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

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

PROPERTY INFORMATION

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

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

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Bradley J. Currie, Auth. Agent

Hand Print Name

September 18, 2023

Date

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PUD AMENDMENT APPLICATION

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

FOR OFFICE USE ONLY

Planning Dept. _____
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PRIMARY CONTACT EMAIL ADDRESS: _____

PROPERTY OWNER: CGI St. Lucie, LLC

Name: Donald Luneburg, Manager

Address: 4225 SW Bimini Circle South

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

AGENT OF OWNER (if any)

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

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

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

PROPERTY INFORMATION

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

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

Reason for amendment request: _____
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- 1) Applicant must list on the first page of the attached amendment all proposed changes with corresponding page number(s).
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September 18, 2023

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EXHIBIT 2

PUD APPLICATION CHECKLIST

1. Statement of Unified Control of the entire area within the proposed PUD Amendment is attached as Exhibit 3.
2. ~~St. Lucie Trails is a proposed commercial building which will allow for restaurant and catering services to the public in Port St. Lucie and its surroundings.~~ Applicant is proposing a condominium building along with a fitness center to serve members of the Club.
3. The Conceptual Plan for St. Lucie Trail PUD Map is attached as Exhibit 10 of this submittal package.
4. Please see Exhibit 4 for the General Standards established for this Planned Unit Development. Proposed development uses are shown in Exhibit 6.
5. This development is within the corporate limits of Port St. Lucie with underlying land uses to support the intended uses.

EXHIBIT 3

LETTER OF UNIFIED CONTROL

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

July 5, 2023

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

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

Dear Assigned Planner:

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

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

Sincerely,

CGI St. Lucie, LLC

Donald Luneburg
Manager

EXHIBIT 3

LETTER OF UNIFIED CONTROL

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

July 5, 2023

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

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

Dear Assigned Planner:

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

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

Sincerely,

Quick Family Catering, LLC

Nancy Huszar
Manager

EXHIBIT 3

LETTER OF UNIFIED CONTROL

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

July 5, 2023

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

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

Dear Assigned Planner:

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

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

Sincerely,

St. Lucie Trail Owners' Association, Inc.

Donald Luneburg
Manager

EXHIBIT 4

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

1. St. Lucie Trail PUD is comprised of ~~7.705~~ 11.76 +/- acres, exceeding the 2-acre minimum for the establishment of a PUD within the City of Port St. Lucie.
2. St. Lucie Trail is located east of SW Country Club Drive and west of St. Lucie West Boulevard in the City of Port St. Lucie. Access to the property will be from SW Country Club Drive Avenue.
3. The St. Lucie Trail PUD has an existing storm water management provided by a master storm water management system operated by the St. Lucie West Services District. ~~The project is constructed. Due to this, no additional South Florida Water Management permits or modifications will be required.~~ The majority of the project is constructed. A South Florida Water Management permit or modifications may be required for the proposed expansion.
4. The St. Lucie Trail PUD is supplied with water and wastewater services by the St. Lucie West Services District and abides by and complies with all applicable governmental ordinances, policies, specifications and regulatory agencies governing such service.
4. The physical characteristics of the St. Lucie Trail PUD can be described as approximately ~~7.705~~ 11.76 +/- acres of developed property.
5. This PUD application is consistent with the City of Port St. Lucie Comprehensive Land Use Plan.
6. The majority of the site is fully developed. Due to this, the exact building footprint, parking lot and internal driveway configurations, along with other detailed site improvements are outlined on the attached plan.

EXHIBIT 5

SITE INFORMATION

I. TOTAL ACREAGE

~~7.705~~ 11.76 +/- Acres

II. WETLANDS IMPACTS

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

III. NATIVE HABITAT

There is no native habitat on site.

IV. PROPOSED USE

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

EXHIBIT 6

PROPOSED DEVELOPMENT STANDARDS

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

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

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

The following principal uses and structures are permitted:

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

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

The following principal uses and structures are permitted:

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

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

The following principal uses and structures are permitted:

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

Section 4. Common Area Tracts

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

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

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

Section 5. Condominium Tract

The following principal uses and structures are permitted:

1. 12 unit, 2-story condominium building.

Section 6. Fitness Center

The following principal uses and structures are permitted:

2. Fitness center and other permitted recreational uses.

- (C) **Special Exception Uses.** No special exception uses are allowed.
- (D) **Accessory Uses.** Accessory Uses and structures allowed as set forth within section 158.217.
- (E) **Minimum Lot Requirements.** The overall PUD is approximately ~~7.705~~ 11.76 acres. There are ~~five (5)~~ seven (7) tracts associated with this PUD Amendment. The minimum lot size for tracts within the PUD is 20,000 square foot. The tracts are identified below:

- (1) Tract A (Common Area) – Access, Ingress, Egress, Drainage, Utilities, Trash Collection, Parking and Other Permitted Uses
- (2) Tract B (Common Area) – Pedestrian, Golf Cart Parking, Golf Cart Travel, Access, Ingress, Egress, Utilities and other Permitted Uses
- (3) Clubhouse ~~Parcel~~ Tract – Commercial
- (4) Tennis ~~Parcel~~ Tract– Recreation and Fitness Center
- (5) Pool ~~Parcel~~ Tract– Recreation
- (6) Fitness Tract – Recreation
- (7) Residential Tract

- (F) **Maximum Building Coverage.** Forty (40) percent, provided that the maximum impervious surface area does not exceed eighty (80) percent.
- (G) **Maximum Building Height.** Thirty-five (35) feet.
- (H) **Minimum Setbacks (from perimeter PUD property line).**

Tract “B” - Open Space (Common Area)

- (1) **Front Yard.** Lot shall have a front yard setback line of twenty (20) front.
- (2) **Side Yards.** Five (5) foot setback.
- (3) **Rear Yard.** Five (5) foot setback.

Clubhouse ~~Parcel~~ Tract - Commercial

- (1) **Front Yard.** Lot shall have a front yard with a building setback line of twenty (20) feet.
- (2) **Side Yards.** Each lot shall have two (2) side yards, each of which shall have a building setback line of five (5) feet.

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

Tennis / Fitness Parcel Tract- Recreation

- (1) **Front Yard.** Lot shall have a front yard setback line of twenty (20) front.
(2) **Side Yards.** Five (5) foot setback.
(3) **Rear Yard.** Five (5) foot setback.

Pool Parcel Tract- Recreation

- (1) **Front Yard.** Lot shall have a front yard setback line of five (5) feet.
(2) **Side Yards.** Zero (0) foot setback.
(3) **Rear Yard.** Zero (0) foot setback.

Condominium Tract - Residential

- (1) **Front Yard.** Lot shall have a front yard setback line of five (5) feet.
(2) **Side Yards.** Zero (0) foot setback.
(3) **Rear Yard.** Zero (0) foot setback.

- (I) **Provision for Vehicular and Pedestrian Circulation.** The street and roadway pattern within a PUD is currently developed to allow for pedestrian circulation throughout the site.
- (J) **Internal Lots and Frontage.** Minimum lot size is identified in section E as noted above. Frontage is provided for all parcels along SW Country Club Drive. All lots will be subject to a cross access and shared parking agreement as established in the Declaration of Covenants.
- (K) **Minimum Living Area.** ~~1,000 sf No living area is allowed within this PUD.~~
- (L) **Off-Street Parking and Service Requirement.** Recreational Use: One (1) space per 200 square foot of building area. Condominiums: 2 spaces per dwelling and 1 guest space every 5 spaces. Shared access and parking is provided to serve all five (5) parcels as established in the Declaration and Covenants. One loading space is provided to serve the proposed tracts.
- (M) **Landscaping & Buffering.** The landscaping requirements shall be in accordance with the approved landscape plan for Project P87-146 St. Lucie West Clubhouse Site Plan. Any changes in use would require a new landscape plan in accordance with the City of Port St. Lucie Code of Ordinances. Revised typical sections in reference to the condominium and fitness tracts are depicted on the PUD plan, Exhibit 10.
- (N) **Storm Water System.** The site is served by a master storm water system which will comply with all applicable provisions of the City's Land Development Regulations. A South Florida Water Management District permit for the master system is in place and is maintenance, operation and responsibility of St. Lucie West Services District.
- (O) **Roadways.** The applicant is not proposing any off-site roadway improvement associated with this PUD.
- (P) **Utilities.** Existing utilities shall be maintained by the St. Lucie West Services District. Any future utilities within this PUD including telephone, television cable, and electrical systems shall be installed underground. Appurtenances to these systems which require above-ground installation shall be effectively screened and, thereby, may be exempted from this requirement. Primary facilities providing services to the site of the PUD may be exempted.
- (Q) **Refuse:** There is a refuse and recycling dumpster enclosure located at the southeast corner of the Clubhouse tract. This is a shared dumpster enclosure for use by all tracts within this PUD.

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

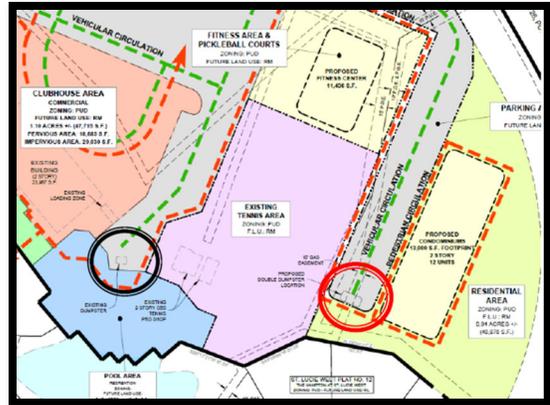


EXHIBIT 7

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACTS A, B, C, D, TENNIS PARCEL, POOL PARCEL AND CLUBHOUSE PARCEL OF THE PLAT OF ST. LUCIE WEST PLAT NO. 197, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 512,381.82 SQUARE FEET (11.763 ACRES), MORE OR LESS.
LEGAL DESCRIPTION: ST. LUCIE TRAIL P.U.D.

Commencing at the Northeast corner of Tract S, St Lucie West Plat No. 42, according to the plat thereof, recorded in Plat Book 34, pages 11 and 11A through 11V, Public Records of St. Lucie County, Florida; thence along the West line of S.W. Country Club Drive (100' wide) per St. Lucie West Plat No. 2, according to the plat thereof, recorded in Plat Book 26, pages 9 and 9A through 9G, said Public Records, North 51°30'00" West, a distance of 330.07 feet to a point of curve to the left having a radius of 35.00 feet and a central angle of 90°00'00"; thence Westerly along the arc a distance of 54.98 feet; thence South 38°30'00" West, a distance of 14.98 feet to the POINT OF BEGINNING;

Thence depart said right-of-way line, South 38°28'54" West, a distance of 125.20 feet to a point of curve to the left having a radius of 193.00 feet and a central angle of 26°53'44"; thence Southwesterly along the arc a distance of 90.60 feet; thence South 88°38'52" East, a distance of 216.56 feet; thence South 00°53'26" West, a distance of 81.74 feet; thence South 88°38'52" East, a distance of 152.59 feet; thence South 38°30'00" West, a distance of 20.41 feet; thence South 11°41'20" East, a distance of 190.00 feet; thence South 03°35'01" West, a distance of 190.00 feet; thence South 43°09'44" West, a distance of 81.08 feet; thence South 89°17'21" West, a distance of 81.61 feet; thence South 27°55'08" West, a distance of 29.66 feet; thence North 62°04'52" West, a distance of 15.00 feet; thence South 27°55'08" West, a distance of 30.00 feet; thence North 62°04'52" West, a distance of 15.00 feet; thence South 27°55'08" West, a distance of 13.00 feet; thence North 62°04'52" West, a distance of 15.00 feet; thence South 27°55'08" West, a distance of 13.00 feet; thence North 62°04'52" West, a distance of 45.00 feet; thence South 27°55'08" West, a distance of 13.00 feet; thence North 62°04'52" West, a distance of 57.03 feet; thence North 27°55'08" East, a distance of 18.70 feet; thence North 58°07'47" West, a distance of 240.03 feet; thence North 70°32'00" West, a distance of 52.59 feet; thence North 17°31'41" West, a distance of 139.56 feet; thence North 01°11'06" East, a distance of 236.34 feet to a point of curve to the right having a radius of 402.44 feet and a central angle of 37°17'47"; thence Northerly along the arc a distance of 261.97 feet; thence North 38°28'54" East, a distance of 61.82 feet; thence South 51°28'23" East, a distance of 149.44 feet; thence North 38°28'54" East, a distance of 63.50 feet back to the aforesaid West right-of-way line; thence South 51°31'06" East, a distance of 60.00 feet back to the POINT OF BEGINNING.

Containing 335,650.89 square feet or 7.705 acres, more or less.

For the purpose of this description bearings are Florida State Plane Grid based upon the North American Datum of 1983 (NAD83)

EXHIBIT 8

WARRANTY DEED

Prepared by:

Elizabeth M. Jones, Esquire
Shutts & Bowen LLP
1100 CityPlace Tower
525 Okeechobee Boulevard
West Palm Beach, FL 33401
(561) 835-8500

When recorded return to:

Richard D. Percic, Esquire
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408
(561) 746-1002

Property Appraisers Parcel
Identification (Folio) Numbers:
3325-423-0026-000-4
3323-785-0003-000-4
3323-785-0002-000-7
3323-785-0001-000-0
3323-785-0004-000-1
3323-785-0005-000-8
3323-650-0009-000-1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”), executed as of the 29th day of March, 2018, by PGA ST. LUCIE, INC., a Florida corporation (the “**Grantor**”), whose mailing address is 100 Avenue of the Champions, Palm Beach Gardens, Florida 33418, to CGI ST. LUCIE, LLC, a Florida limited liability company (the “**Grantee**”), whose mailing address is 4225 S.W. Bimini Circle South, Palm City, Florida 34990.

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described real property situate, lying, and being in St. Lucie County, Florida, and described in **EXHIBIT “A”** attached to this Deed (the “**Property**”).

SUBJECT TO real property taxes and assessments for the year 2018 and subsequent years; all matters of record, including, but not limited to, all rights of way, restrictions, reservations, covenants, conditions, and easement, if any, without, by this reference intending to reimpose the same; all facts that would be shown by an accurate, current survey; and applicable zoning and other land use laws, ordinances, regulations, and restrictions.

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1 (Golf Course):

Country Club Parcels 1, 2, 3 and 4 and Tract "S", ST. LUCIE WEST PLAT NO. 42, ST. LUCIE WEST COUNTRY CLUB, according to the Plat thereof, recorded in Plat Book 34, Page 11 and Pages 11 A through 11 V, of the Public Records of Saint Lucie County, Florida.

Tract 2 (Maintenance Parcel):

A portion of Section 25, Township 36 South, Range 39 East, Saint Lucie County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of Tract "B", as shown on ST. LUCIE WEST PLAT NO. 15, COMMERCIAL SITES - PHASE ONE, recorded in Plat Book 27, Pages 22 and Pages 22A through 22F, of the Public Records of Saint Lucie County, Florida; thence North 74°24'50" East, along the South line of said Tract "B", a distance of 234.00 feet; thence South 15°35'10" East, a distance of 253.55 feet; thence South 70°25'35" West, a distance of 126.90 feet; thence North 22°05'10" West, a distance of 60.32 feet; thence North 66°35'22" West, a distance of 36.57 feet; thence South 68°24'38" West, a distance of 53.00 feet to the East line of Tract "B" as shown on ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATES, PARCEL 8 - PHASE 1, recorded in Plat Book 26, Pages 9 and Pages 9A through 9G, of the Public Records of Saint Lucie County, Florida; thence North 21°35'22" West, along said East line of said Tract "B", ST. LUCIE WEST PLAT NUMBER 2, COUNTRY CLUB ESTATES, PARCEL 8 - PHASE 1, a distance of 186.00 feet to the POINT OF BEGINNING.

Tract 3 (Roadway adjacent to Maintenance Parcel):

Tract "B", ST LUCIE WEST PLAT NO. 15, COMMERCIAL SITES - PHASE ONE, according to the Plat thereof, recorded in Plat Book 27, Page 22 and Pages 22A through 22F, of the Public Records of Saint Lucie County, Florida.

Prepared by and return to:

Richard D. Percie, Esquire
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121

Telephone: (561) 713-2094

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed is made this 18th day of June, 2019, between CGI ST. LUCIE, LLC, a Florida limited liability company, whose post office address is 951 S.W. Country Club Drive, Port Saint Lucie, FL 34986, "**Grantor**", and QUICK FAMILY CATERING, LLC, a Florida limited liability company, whose post office address is 951 S.W. Country Club Drive, Port Saint Lucie, FL 34986, "**Grantee**":

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit (the "**Property**"):

CLUBHOUSE PARCEL, ST. LUCIE WEST PLAT NO. 197, according to the Plat thereof, recorded in Plat Book 81, Page 1, of the Public Records of Saint Lucie County, Florida.

Tax Account Number: Cutout from Tax Account Number 3323-785-0004-000/1.

Subject to: (a) property taxes for the year of closing; (b) covenants, restrictions and public utility easements of record; (c) existing zoning and governmental regulations; and (d) Long-Term Lease between Grantee, as Lessor, and Grantor, as Lessee.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; (c) Grantor hereby fully warrants title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor; and (d) the Property is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, a duly authorized Manager of Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

CGI ST. LUCIE, LLC, a Florida limited liability company



Signature of Witness #1

Jeremy D. Bowerman

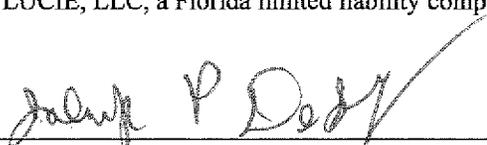
Printed Name of Witness #1



Signature of Witness #2

STEVE HENDERSON

Printed Name of Witness #2

By: 

Printed Name: TALMADGE P. DESHAZO

Title: Manager

Address: 951 S.W. Country Club Drive

Port Saint Lucie, FL 34986

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing Warranty Deed was acknowledged before me this 13th day of June, 2019, by TALMADGE P. DESHAZO as Manager of CGI ST. LUCIE, LLC, a Florida limited liability company, on behalf of the Company. TALMADGE P. DESHAZO is personally known to me or produced a driver's license as identification.

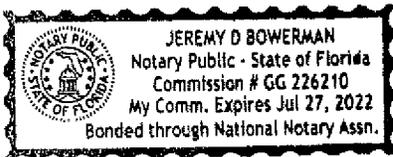
[Notary Seal]



Notary Public – State of Florida

Printed Name: Jeremy D. Bowerman

My Commission Expires: _____



Prepared by and return to:

Richard D. Percic, Esquire
Jeck, Harris, Raynor & Jones, P.A.
790 Juno Ocean Walk, Suite 600
Juno Beach, FL 33408-1121

Telephone: (561) 713-2094

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed is made this 22nd day of May, 2019, between CGI ST. LUCIE, LLC, a Florida limited liability company, whose post office address is 951 S.W. Country Club Drive, Port Saint Lucie, FL 34986, "Grantor", and St. Lucie Trail Owners' Association, Inc., a Florida corporation not for profit, whose post office address is 915 S.W. Country Club Drive, Port Saint Lucie, FL 34986, "Grantee":

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

Witnesseth, that Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit (the "Property"):

Tract A and Tract B, ST. LUCIE WEST PLAT NO. 197, according to the Plat thereof, recorded in Plat Book 81, Page 1, of the Public Records of Saint Lucie County, Florida, less and except all Association Easements and Association Easement Improvements located in, on or about said Tract A and Tract B.

Cutout from 3323-785-0004-000/1.

ABTRACTOR'S NOTES:

- 1. This Special Warranty Deed is given by Grantee to Grantor in order to: (a) comply with the requirement set forth in Section 4.4 of the Declaration of Covenants, Conditions, Restrictions and Easements for St. Lucie Trail Commercial/Recreational Community recorded May 24, 2019, in Official Records Book 4274, Page 419; and (b) to confirm for the purposes of notice in the Public Records those Dedications 1 and 2 set forth on ST. LUCIE WEST PLAT NO. 197, recorded in Plat Book 81, Page 1, both of the Public Records of Saint Lucie County, Florida.**
- 2. No consideration was paid for this conveyance.**

Subject to: (a) the terms and provisions of the Governing Documents; (b) real estate taxes for the year 2019; (c) all applicable zoning ordinances; (d) such facts as an accurate survey would show; and (e) all covenants, easements, restrictions and reservations agreed to by Grantor recorded in the Public Records or common to the Community.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with Grantee that: (a) Grantor is lawfully seized of the Property in fee simple; (b) Grantor has good right and lawful authority to sell and convey the Property; and (c) Grantor hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by, through or under Grantor.

In Witness Whereof, a duly authorized Manager of Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

CGI ST. LUCIE, LLC, a Florida limited liability company

Richard J. Ferraro
Signature of Witness #1
RICHARD J. FERRARO
Printed Name of Witness #1

By: Talmadge P. DeShazo
Printed Name: Talmadge P. DeShazo
Title: Manager

Address: 951 S.W. Country Club Drive
Port Saint Lucie, FL 34986

Richard D. Percic
Signature of Witness #2
RICHARD D PERCIC
Printed Name of Witness #2

STATE OF FLORIDA
COUNTY OF SAINT LUCIE

The foregoing Special Warranty Deed was acknowledged before me this 22nd day of May, 2019, by Talmadge P. DeShazo as Manager of CGI ST. LUCIE, LLC, a Florida limited liability company, on behalf of the Company. Talmadge P. DeShazo is personally known to me or produced a driver's license as identification.

[Notary Seal]



Richard D. Percic
Notary Public - State of Florida
Printed Name: RICHARD D PERCIC
My Commission Expires: 5/19/2021

EXHIBIT 9

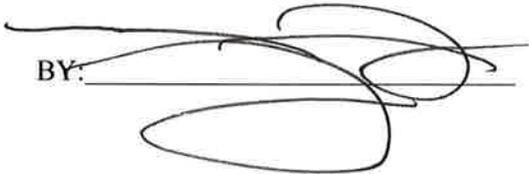
BINDING PUD AGREEMENT

The property described in Exhibit 7 of the Application Package is under the unified control of the undersigned Petitioner who agrees to (1) proceed with the proposed development according to the provision of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning the land to P.U.D. and (2) provide such agreements, contract, deed restrictions, and sureties acceptable to the City of Port St. Lucie for the completion of the development according to the plans approved by the City. In addition, the Petitioner shall be responsible for continuing operation and maintenance of such areas, functions and facilities until such time as a private property owners association agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at the public expense. The petitioner further agrees to bind all successors in title to the commitments herein in the paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and deals this 9th day of August, 2023.

WITNESS:

CGI St. Lucie, LLC

BY: 

BY: Donald Luneburg, MGE.

Donald Luneburg
Manager

BY: 

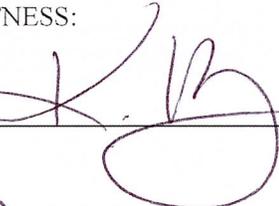
EXHIBIT 9

BINDING PUD AGREEMENT

The property described in Exhibit 7 of the Application Package is under the unified control of the undersigned Petitioner who agrees to (1) proceed with the proposed development according to the provision of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning the land to P.U.D. and (2) provide such agreements, contract, deed restrictions, and sureties acceptable to the City of Port St. Lucie for the completion of the development according to the plans approved by the City. In addition, the Petitioner shall be responsible for continuing operation and maintenance of such areas, functions and facilities until such time as a private property owners association agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at the public expense. The petitioner further agrees to bind all successors in title to the commitments herein in the paragraph made.

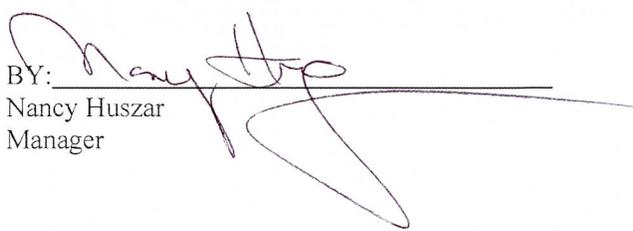
IN WITNESS WHEREOF, we have hereunto set our hands and deals this 9 day of August, 2023.

WITNESS:

BY: 

BY: 

Quick Family Catering, LLC

BY: 

Nancy Huszar
Manager

EXHIBIT 9

BINDING PUD AGREEMENT

The property described in Exhibit 7 of the Application Package is under the unified control of the undersigned Petitioner who agrees to (1) proceed with the proposed development according to the provision of the Port St. Lucie P.U.D. Zoning Regulations and any conditions as may be attached to the rezoning the land to P.U.D. and (2) provide such agreements, contract, deed restrictions, and sureties acceptable to the City of Port St. Lucie for the completion of the development according to the plans approved by the City. In addition, the Petitioner shall be responsible for continuing operation and maintenance of such areas, functions and facilities until such time as a private property owners association agrees to accept the same responsibilities. Such responsibilities are not to be provided or maintained at the public expense. The petitioner further agrees to bind all successors in title to the commitments herein in the paragraph made.

IN WITNESS WHEREOF, we have hereunto set our hands and deals this 9th day of August, 2023.

WITNESS:

St. Lucie Trail Owners' Association, Inc.

BY: 

BY: Donald Luneburg, M.G.F.
Donald Luneburg
Manager

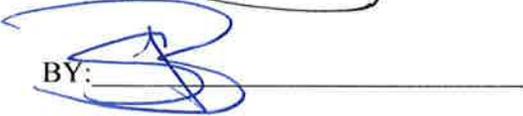
BY: 

EXHIBIT 10

PUD MAP

EXHIBIT 11

SURVEY

NOTE:

DESCRIPTION NOT
VALID WITHOUT
SKETCH.

THIS IS NOT A SURVEY

ABBREVIATION LEGEND

R RADIUS
Δ DELTA
L LENGTH

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WESTERLY RIGHT-OF-WAY LINE OF S.W. COUNTRY CLUB DRIVE AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

DESCRIPTION:

A PARCEL OF LAND BEING ALL OF TRACTS A, B, C, D, TENNIS PARCEL, POOL PARCEL AND CLUBHOUSE PARCEL OF THE PLAT OF ST. LUCIE WEST PLAT NO. 197, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 81, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 512,381.82 SQUARE FEET (11.763 ACRES), MORE OR LESS.

(Handwritten Signature)
 MICHAEL T. OWEN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION #5556

(Circular Seal)
 MICHAEL T. OWEN
 License Number 5556
 STATE OF FLORIDA
 Professional Surveyor and Mapper

SIGNATURE DATE: 6/19/2023

**SKETCH & DESCRIPTION OF:
TRACTS A-D, TENNIS, POOL
& CLUBHOUSE PARCELS**

PREPARED FOR:
CGI-ST. LUCIE TRAILS

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-462-2455
🌐 www.edc-inc.com

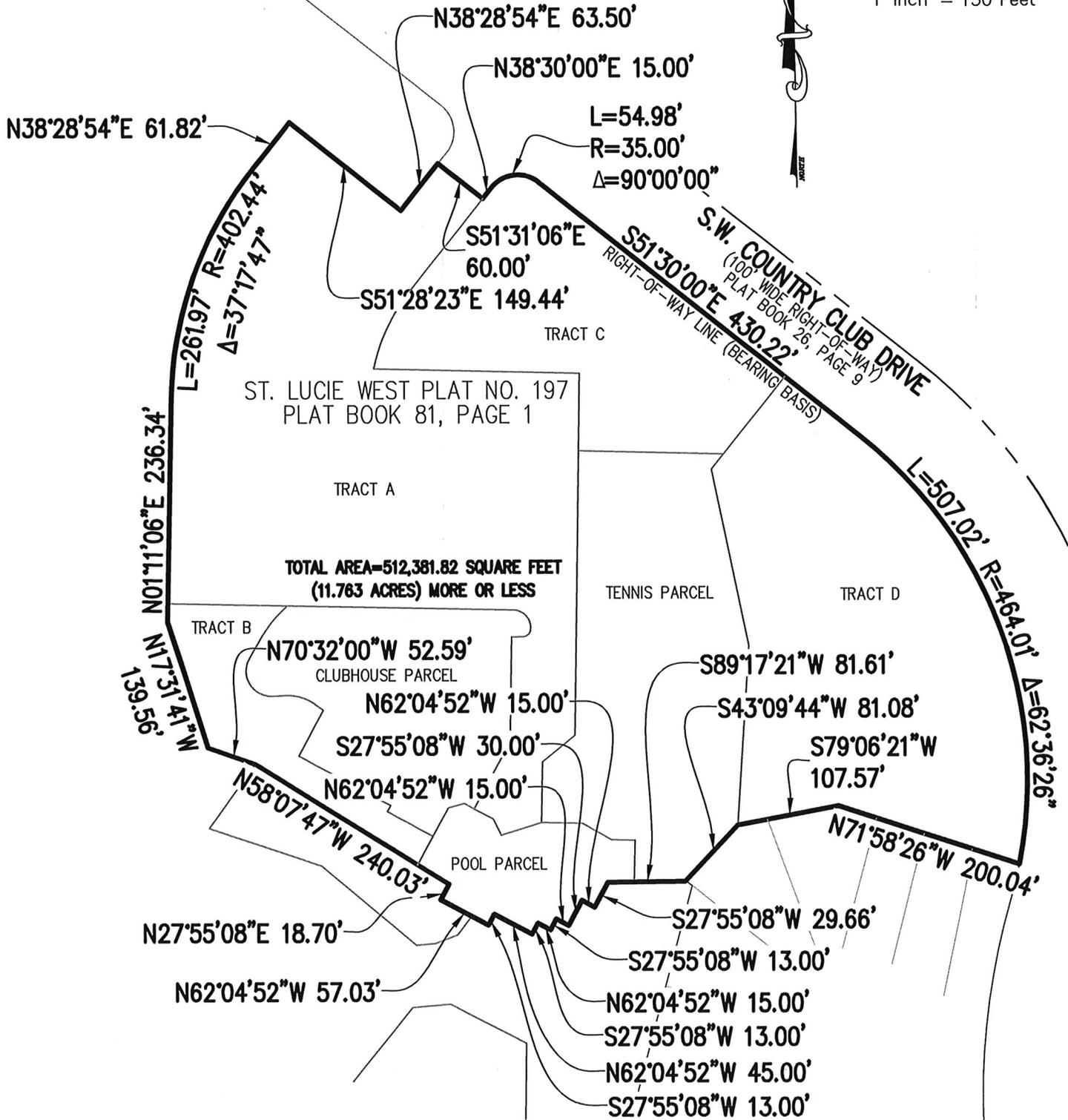
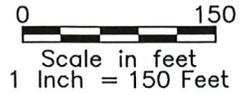


REVISIONS	
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NOTE:
 SKETCH NOT VALID
 WITHOUT DESCRIPTION.

THIS IS NOT A SURVEY

INTENDED DISPLAY SCALE



**SKETCH & DESCRIPTION OF:
 TRACTS A-D, TENNIS, POOL
 & CLUBHOUSE PARCELS**
 PREPARED FOR:
CGI-ST. LUCIE TRAILS

PORT SAINT LUCIE OFFICE
 10250 SW VILLAGE PARKWAY
 SUITE 201
 PORT SAINT LUCIE, FL 34987
 ☎ 772-462-2455
 🌐 www.edc-inc.com

**ENGINEERS & SURVEYORS
 ENVIRONMENTAL**
 F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

EXHIBIT 12

AGENT CONSENT FORM

AGENT CONSENT FORM

Project Name: St. Lucie Trail PUD

Parcel ID: 3325-705-0010-000-4, 3325-705-0011-000-1, 3325-705-0007-000-0

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

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

FURTHER AFFIANT SAYETH NOT.

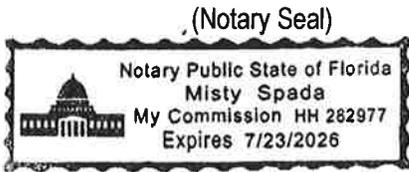
The foregoing instrument was acknowledged before me this 11th day of June, 2023, by Donald Luneburg (Name of Person Acknowledging) who is personally known to me or who has produced Dr. Lic. (type of identification) as identification and who did (did not) take an oath.



Notary Signature

Misty Spada

Printed Name of Notary



My commission expires

Donald Luneburg

Owner's Signature

DONALD LUNEBURG, MGE

Owner's Name

115 St. Edwards PL

Street Address

Palm Beach Gardens FL 33418

City, State, Zip

516 361 7283

Telephone / Email

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

AGENT CONSENT FORM

Project Name: St. Lucie Trail PUD

Parcel ID: 3325-705-0005-000-6

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

I hereby give consent to engineering, design and construction, Inc. to submit, or have submitted applications and all required material and documents for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 11th day of June, 2023, by Nancy Huszar (Name of Person Acknowledging) who is personally known to me or who has produced De. Lic. (type of identification) as identification and who did (did not) take an oath.



Notary Signature



Owner's Signature

Misty Spada

Printed Name of Notary

Nancy Huszar

Owner's Name

(Notary Seal)



951 SW Country Club Dr.

Street Address

Port St. Lucie FL 34986

City, State, Zip

My commission expires

772-336-2507

Telephone / Email

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

AGENT CONSENT FORM

Project Name: St. Lucie Trail PUD

Parcel ID: 3325-705-0008-000-7, 3325-705-0009-000-4

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

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 11th day of June, 2023, by Don Luneburg (Name of Person Acknowledging) who is personally known to me or who has produced DLicense (type of identification) as identification and who did (did not) take an oath.

[Handwritten Signature]
Notary Signature

Donald Luneburg
Owner's Signature

Misty Spada
Printed Name of Notary

DONALD LUNEBURG, MGE
Owner's Name



115 St Edwards PL
Street Address

Palm Beach Gardens FL 33418
City, State, Zip

My commission expires _____

516 361 7283
Telephone / Email