City of Port St. Lucie

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

Meeting Agenda

Tuesday, December 2, 2025

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, Alternate
Douglas Harvey, 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 - November 4, 2025 **2025-1151**

6. Consent Agenda

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.

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.

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).

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.

8. Public Hearing - Quasi-Judicial

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.

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.

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.

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.

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.

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.

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.

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.

9. New Business

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

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

2025-1151

Agenda Date: 12/2/2025 **Agenda Item No.:** 5.a

Placement: Minutes

Action Requested: Motion / Vote

Approval of Minutes - November 4, 2025

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

Executive Summary: November 4, 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 direction.

Background: N/A

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments: November 4, 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, November 4, 2025 6:00 PM Community Center, 2195 SE Airoso Blvd.

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 November 4, 2025, at Community Center, 2195 SE Airoso Blvd.

2. Roll Call

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

   Members Not Present:
   John Doughney
   Doug Harvey, Alternate

3. Determination of a Quorum

   Acting Chair Norton confirmed that there was a quorum.

4. Pledge of Allegiance

   Acting Chair Norton led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

5.a Approval of Minutes - October 7, 2025 **2025-1039**

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 P25-120 MedSquare at Becker Road - Small-Scale Comprehensive Plan Amendment **2025-1035**

Location: 190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace
Legal Description: Lots 1, 2 and 3, Becker Commons, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida
This is a request for a small-scale future land use map amendment to change the future land use designation from Limited Commercial (CL) to Commercial General (CG) for the 5.8-acre property.

Carly Fabien, Deputy City Attorney, stated that Item 7a was related to Item 8d which was quasi-judicial, therefore she requested anyone speaking on Item 8d be sworn in at this time. the Deputy City Clerk provided the Oath of Testimony to staff and the applicants.

Acting Chair Norton inquired if there were any ex-parte communications, to which Acting Vice Chair Previte, Chair Norton and Mr. Reikenis replied in the affirmative.

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Senior Planner, explained that the applicant was requesting a small-scale future land use map amendment to change the future land use designation from Limited Commercial (CL) to Commercial General (CG) to allow for a Freestanding Emergency Department (FSED) operated by Cleveland Clinic. She informed the Board that the site plan was approved in 2024, to construct a two-story medical office which is a permitted office. The land use designation is needed to allow the FSED to operate alongside the medical office services in a single location. She explained that the request was being processed concurrently with a PUD rezoning (Item 8d). She clarified that shifting the land-use designation to CG would allow for a broader array of potential future uses. If the amendment was approved, the property could be developed in the future for any use permitted under the CG category, not only the emergency medical facility currently being proposed. She noted that in 2006 and 2008 the property requested a land use change from CL to CG but was denied both times.

Mr. Reikenis inquired about the land use in the area and what consistencies with the City's Comprehensive Plan staff had found, to which Ms. Grubbs explained the surrounding areas and stated that there were adequate traffic analysis and public facilities availability as well as land use and zoning consistency. Acting Vice Chair Previte stated that a focus of the City was healthcare, to which Ms. Grubbs replied that there was a policy in the Comp Plan which encouraged medical offices for future sightings.

(Clerk's Note: A PowerPoint was shown at this time.) Tod Mowry, Redtail Design, gave a brief history of the property. He explained that the free-standing emergency department was separated from the hospital. He explained that the patients could not stay overnight at the FSED and there were no Code 3 (ambulance with sirens/no trauma) calls. He added that going to the FSED would be a trip reduction compared to what was already approved. He gave statistics of the nearby fire stations and described all the public outreach that had been carried out. Mr. Reikenis inquired about the lighting in the parking lot, to which Mr. Mowry replied that the lighting was approved in the Site Plan. Mr. Pettibon inquired if an economic analysis was completed to explain property values near hospital facilities, to which Kellie Hensley, Senior Regional Director of Marketing/Community Relations Florida Market at Cleveland Clinic, replied that she did not have that information. Mary Savage Dunham said that the change from CL to CG would allow for broader and intensity of uses.

Acting Chair Norton opened the Public Hearing.

Jesse Cooke voiced concerns over traffic and said that a brand-new HCA hospital was built 1.4 miles down the street.

Samantha Smigelski voiced concerns over traffic and safety and said that an ER facility, Florida Coast, was built across from the fire station.

Wes McCurry, Senior VP at the Economic Development Council of St. Lucie County, stated that the FSED aligned with the community's goals.

Tyler Sherrill, CEO of Florida Coast Medical Center, stated that the HCA hospital was not near capaCity. He felt that his hospital was satisfying the need of an ER in the area.

Acting Chair Norton closed the Public Hearing.

Mr. Mowry and the Board discussed traffic issues and turn-lanes in the

area. Mr. Mowry explained that urgent care, which was an allowable usage, could be a 24-hour facility.

Mr. Reikenis moved to recommend approval of P25-120, MedSquare at Becker Road, Small-Scale Comprehensive Plan Amendment, to the City Council. Acting Vice Chair Previte seconded the motion, which passed with Acting Chair Norton, Acting Vice Chair Previte, Mr. Spatara and Mr. Reikenis voting in favor and Mr. Pettibon voting against.

7.b P25-162 City of Port St. Lucie - Public Works Small- Scale Future Land Use Map Amendment **2025-1042**

Location: The property is generally located on the northeast corner of SW Crosstown Parkway and SW Cameo Boulevard.
Legal Description: The property is legally described as Crosstown Parkway, Parcel 1 (PB 63, PG 34).
This is a request to change the future land use designation for approximately 38.93 acres of property from Utility (U) to Institutional (I).

(Clerk's Note: This item was heard after Item 8d.)

(Clerk's Note: A PowerPoint was shown at this time.) Francis Foreman, Planner III, informed the Board that this item was a City initiated Small-Scale Future Land Use Amendment to be consistent with all City owned properties. He stated that the area was currently the City's solid waste drop-off center which would be closing in January. He explained the Future Land Use and Zoning in the area.

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

Acting Vice Chair Previte moved to recommend approval of P25-162, City of Port St. Lucie, Public Works Small Scale Future Land Use Map Amendment, to the City Council. Mr. Reikenis seconded the motion, which passed unanimously by voice vote.

7.c P25-176 City of Port St. Lucie - Zoning Text Amendment - Chapter 153: Definitions and Chapter 158: Zoning Code **2025-1045**

This is a request to amend Chapter 153 "Definitions" to modify the definition for Microbrewery and to add a definition for Craft Distillery, and to modify Subsections 158.135 and 158.136 of the Zoning Code to add Craft Distillery as a permitted use.

(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 153 "Definitions" and Chapter 158

"Zoning Code" to expand the definition of microbrewery and to add the definition of craft distillery. She added that it would also conform to state statute.

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

Acting Chair Previte moved to recommend approval of P25-176, City of Port St. Lucie, Zoning Text Amendment, Chapter 153: Definitions and Chapter 158: Zoning Code, to the City Council. Mr. Reikenis 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 f.) and the Deputy City Clerk provided the Oath of Testimony to staff and the applicants.

8.a P17-066-A1 Gatlin Plaza - Master Sign Program Amendment No. 4 **2025-1007**

Location: The property is located just east of the I-95 Interstate along Gatlin Boulevard.

Legal Description: All of the Gatlin Plaza Plat. (PB 54, PG 18)

This is a request for the 4th amendment of the Gatlin Plaza Master Sign Program.

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 proposing to amend the Master Sign Program for Gatlin Plaza. He showed the Concept Plan with the proposed updates.

Dennis Murphy, Culpepper and Terpening stated that he agreed with staff's presentation.

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 P17-066-A1, Gatlin Plaza Master Sign Program Amendment No. 4, to the City Council. Mr. Spatara seconded the motion which passed unanimously by voice vote.

8.b P24-131 FPL Savannah Substation - Cell Tower - Special **2025-1036**

Exception Use
Location: North of SE Veterans Memorial Parkway and west of US Highway 1
Legal Description: A tract or parcel of land lying in Section 35, Township 36 South, Range 40 East, St. Lucie County, Florida
The request is for a Special Exception Use (SEU) to allow a 150-foot-tall monopole wireless communication tower on a 2.52-acre developed parcel within the General Use (GU) 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.) Sofia Trail, Planner I, 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 stated that the applicant was requesting a 150-foot monopole tower within the General Use Zoning District on the Savannah Substation. She explained the Future Land Use of the surrounding areas, she showed a site area map, a site coverage map, a concept plan and an aerial. She explained that there were conditions of approval, 1.) in accordance with Section 158.213 of the Code of Ordinances, interference with the use of radio, television, or telephone broadcasting and reception, as a result of any approved tower or antennae shall be considered a violation of the special exception approving the tower and may result in the revocation of the special exception. Such interference may further be considered a public nuisance, and the City may order abatement of the same including but not limited to, requiring removal of the tower. 2.) Any obsolete or unused tower shall be removed after twelve (12) months of non-use. A removal bond or irrevocable letter of credit equal to Fifteen thousand dollars ($15,000.00) shall be required prior to obtaining final site development permits.

Ms. Mocerino inquired as to whom was responsible if the tower collapsed, to which James Johnston, Shutts and Bowen, replied that FPL owned and maintained the pole and Verizon was the anchor licensee (antennas) on the pole.

Acting Chair Norton opened the Public Hearing, there being no one to speak, he closed the Public Hearing. Chair Pro Tem added that a public comment was added to the record.

Mr. Reikenis moved to recommend approval of P24-131, FPL Savannah Substation, Cell Tower, Special Exception Use, to the City Council with the conditions. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

8.c P25-099 Cashmere Townhomes PUD - Amendment No. 1 - Planned Unit Development (PUD) Amendment **2025-1018**

Location: The property is located at the southeast corner of Cashmere Boulevard and Old Inlet Drive.

Legal description: A portion of St. Lucie West Plat No. 178 (PB 49, PG 3)

This is a request to amend the Cashmere Townhomes Planned Unit Development (PUD) to revise the PUD concept plan, permitted uses, maximum building height, and setback and parking requirements.

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.) Daniel 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 the updates that the applicant intended to introduce through the amendment. He added that the City Council would need to approve the Site Plan.

(Clerk's Note: A PowerPoint was shown at this time.) Pete Hofheinz, Cotleur and Hearing, gave a brief history of the project, and explained the proposed changes to the PUD.

Acting Chair Norton opened the Public Hearing.

Edward Demirgian voiced his concerns about the increase in canal water and drainage.

The Deputy City Clerk administered the oath of testimony to Daniel McHenry who voiced his concern over the setback changes.

Acting Chair Norton inquired if there were drainage issues in the area, to which Clyde Cuffy, Public Works, replied in the negative but added that he would bring the concern to the drainage department's attention.

There being no one else to speak, Acting Chair Norton closed the Public Hearing.

Mr. Reikenis moved to recommend approval of P25-099, Cashmere Townhomes PUD Amendment No. 1, Planned Unit Development (PUD) Amendment, to the City Council. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

8.d P25-121 MedSquare Becker Road - Planned Unit **2025-1043**

Development (PUD)
Location: 190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace
Legal Description: Lots 1, 2 and 3, BECKER COMMONS, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida
This is a request to rezone 5.8 acres of land from Professional (P) to Planned Unit Development (PUD) for a medical facility which will include a freestanding emergency department.

(Clerk's Note: This item was heard after Item 7 a. and ex-parte information was heard under that item.)

(Clerk's Note: A PowerPoint was shown at this time.) Bethany Grubbs, Senior Planner, 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 item was the companion for Item 7a. She informed the Board that the applicant was requesting to rezone the property from Professional (P) to Planned Unit Development (PUD) to allow for the development of a medical office complex including a Freestanding Emergency Department (FSED). She explained the surrounding uses and showed the proposed PUD Concept Plan.

Tod Mowry, Redtail Design Group, entered his presentation from Item 7a into the record.

Deputy City Attorney Fabien informed the public that the comments submitted under Item 7a would be included in the record for that item, but that they were also permitted to speak again.

Acting Chair Norton opened the Public Hearing.

Samantha Smigelski stated that the U-turn lane was narrow.

Acting Chair Norton closed the Public Hearing.

Mr. Reikenis moved to recommend approval of P25-121, MedSquare Becker Road Planned Unit Development (PUD), to the City Council. Acting Vice Chair Previte seconded the motion which passed unanimously by voice vote.

A break was called at 7:09 p.m., and the meeting resumed at 7:18 p.m.

8.e P25-153 Verano South - School Access Road to Legacy Lion **2025-1012**

Drive and North-South A Road to Sundance Vista Boulevard - Street Name Changes
Location: North of Crosstown Parkway
Legal Descriptions: Portion of the Verano South - Pod H - Plat No. 1 and the North-South "A" Roadway Plat
This is a request to change the street names of School Access Road to Legacy Lion Drive and of North-South A Road to Sundance Vista Boulevard.

(Clerk's Note: This item was heard after Item 8c.)

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.) Daniel 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 proposing to change two street names within the Verano DRI (Verano South Pod H Plat No. 1 plat to Legacy Lion Drive and North-South A Road to Sundance Vista Boulevard.) He informed the Board that the St. Lucie County Commissioners had to approve the changes via resolution. The Board and staff discussed whether it was meant to be Lion or Lions, to which Nicole Fogarty replied that it should be Legacy Lions.

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

Mr. Reikenis moved to recommend that the City Council approve P25-153, Verano South, School Access Road, with the name selected by St. Lucie County. Mr. Spatara seconded the motion which passed unanimously by voice vote.

8.f P25-159 Shoppes at the Heart-Amore Façade Sign - Variance **2025-1040**
Location: Southwest corner of SW Village Parkway and Discovery Way
Legal Description: SG-3 Commercial Shoppes at the Heart (PB 133-4) Parcel A
This is a request to grant a variance to allow 315.52 SF more façade signage than allowed by the Tradition Master Sign Program. The increased square footage will be dispersed among three façade signs.

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, 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 signage was the subject of this variance was located on the building at the northeast corner of the property, adjacent to the Heart in the Park public art feature. She showed an aerial, a map of the signage location, and a picture of the sign.

(Clerk's Note: A PowerPoint was shown at this time.) Steve Garett, Lucido and Associates, explained the issues with addressing all sides of the building as well as the other bays of users.

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

Mr. Pettibon moved to approve P25-159, Shoppes at the Heart-Amore Façade Sign Variance. Mr. Reikenis seconded the motion which passed unanimously by voice vote.

9. New Business

9.a Approval of 2026 Planning & Zoning Board Meeting Schedule **2025-1047**

Acting Vice Chair Previte moved to approve the 2026 Planning and Zoning Board meeting schedule. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

10. Old Business

There was nothing scheduled 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 8:21 p.m.

_____

James Norton, Acting Chair

_____

Shanna Donleavy, Deputy City Clerk

Agenda Summary

2025-1073

Agenda Date: 12/2/2025 **Agenda Item No.:** 7.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-145 City of PSL Luca Bay - Small Scale Future Land Use Map Amendment

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.

Submitted By: Cody Sisk, Planner III

Executive Summary: This is a city initiated small- scale future land use map amendment to amend the Future Land Use to change the designation of approximately 41.73 acres of property from the Low Density Residential (RL) and 4.20 acres of property from the Utility (U) future land use designations to approximately 45.93 acres of Open Space Recreation/Institutional (OSR/I) future land use designation. The subject property is generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike. The future land use is being changed to accommodate the future development of the site for park and recreation purposes.

Presentation Information: Staff will provide a presentation.

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the proposed future land use map amendment.
2. Move that the Board recommend denial of the future land use map amendment.

Background: There are no proposed uses currently.

Issues/Analysis: See attached staff report.

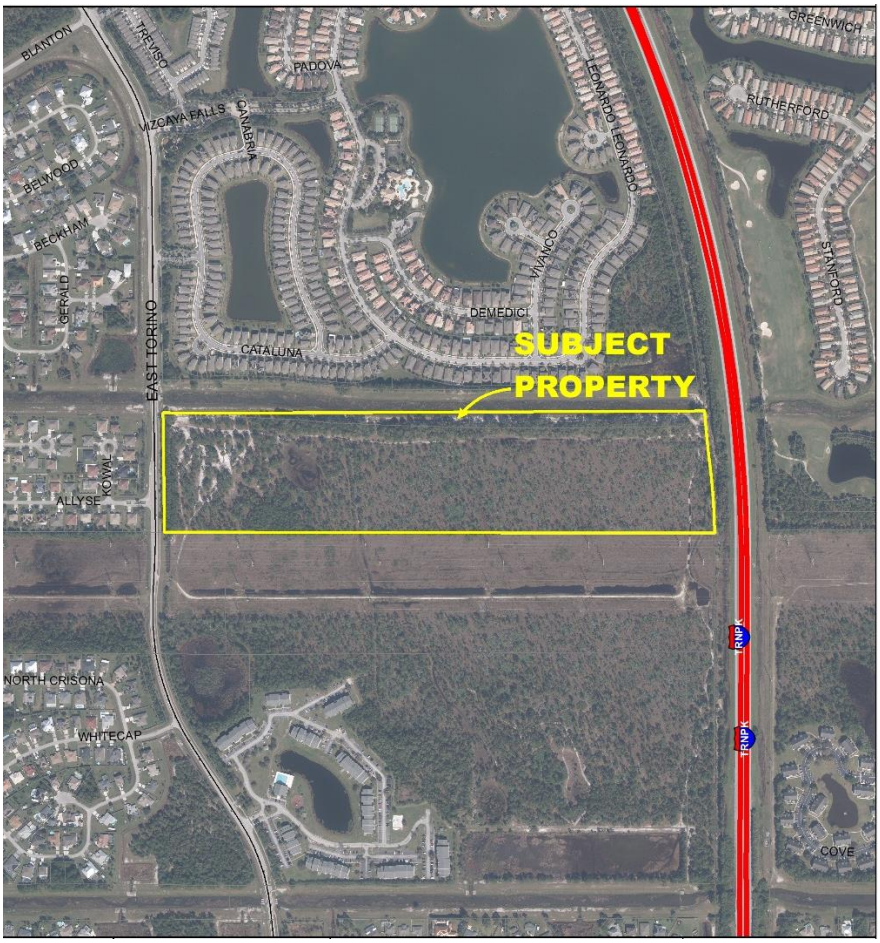
Special Consideration: N/A

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

Attachments:

1. Staff Report
2. Ordinance
3. Exhibit "A" - Legal Description
4. Exhibit "B" - Proposed Land Use Map
5. Application
6. Traffic Study
7. Staff Presentation

City of PSL-Luca Bay
Small-Scale Future Land Use Map Amendment
P25-145



SUMMARY

Applicant's Request:	Future land use map amendment for approximately 45.93 acres of property from the RL (Low Density Residential) and U (Utility) future land use designations to the OSR/I (Open Space Recreation)/(Institutional) future land use designation.
Applicant:	City of Port St. Lucie
Property Owners:	City of Port St. Lucie
Location:	The subject property is generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike
Address:	N/A
Project Planner:	Cody Sisk, Planner III

Project Description

This is a city initiated small- scale future land use map amendment to amend the Future Land Use on 45.93 acres, more or less, of city owned land from the future land use designation of Low Density Residential (RL), and Utility (U) future land use classification to the Open Space Recreation (OSR)/Institutional (I) future land use designation. The subject property is generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike. The subject property was acquired by the City for park and recreation purposes. The future land use is being changed to accommodate the future development of the site for park and recreation purposes.

Public Notice Requirements

Public notices were mailed to landowners within 750 feet of the parcel, and the item was included in the advertisement for the December 2, 2025, Planning & Zoning Board Meeting.

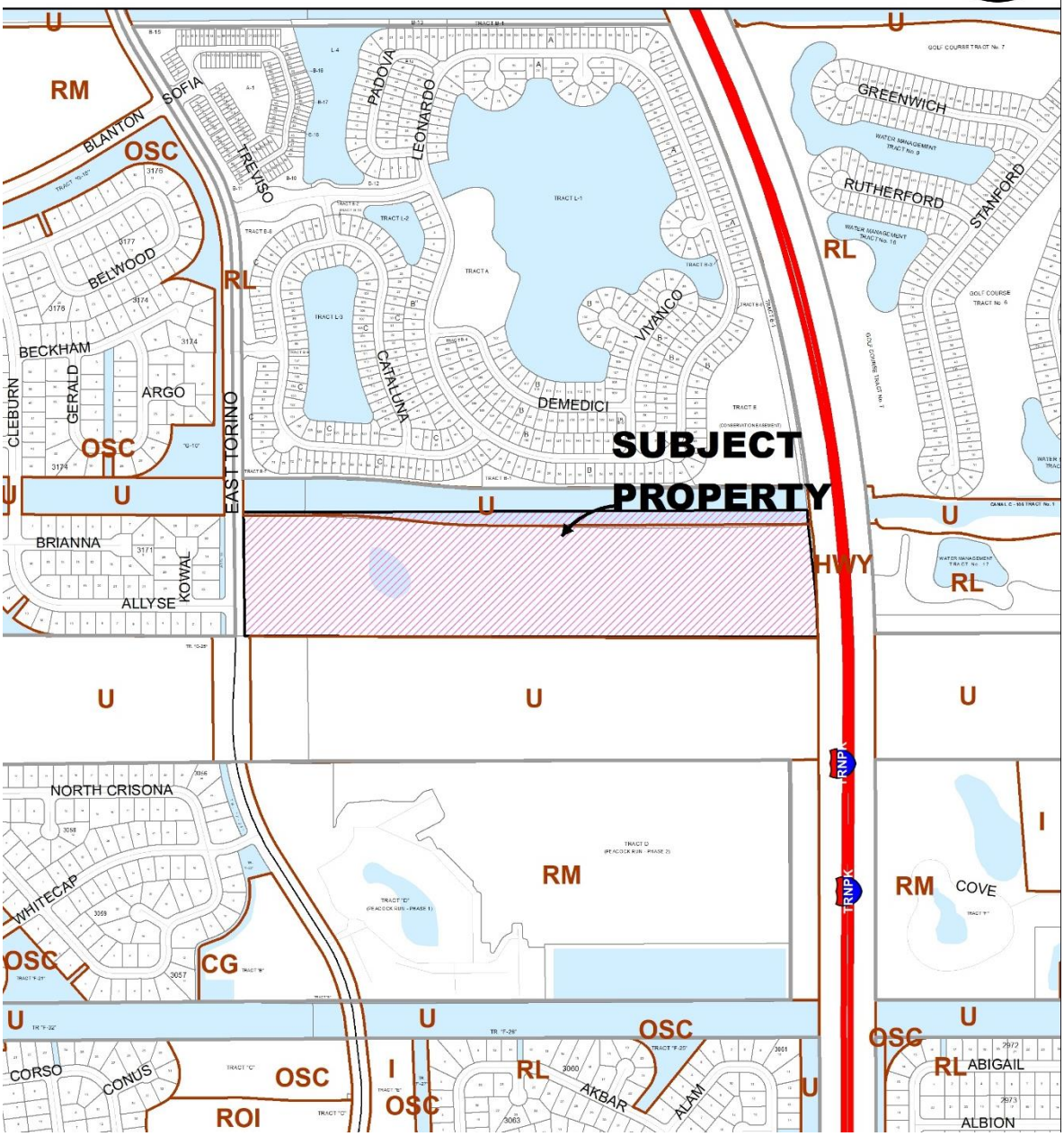
Location and Site Information

Parcel Number(s):	3313-111-0001-010-1; 3428-211-0001-000-7; 3313-111-0001-000-8
Property Size:	Approximately 45.93 acres (2,000,710.8 square feet)
Legal Description:	Being a portion 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. The full legal description is attached as Exhibit A.
Existing Future Land Use:	Low Density Residential (RL) and Utility (U)
Proposed Future Land Use	Open Space Recreation (OSR)/Institutional (I)
Existing Use:	Vacant

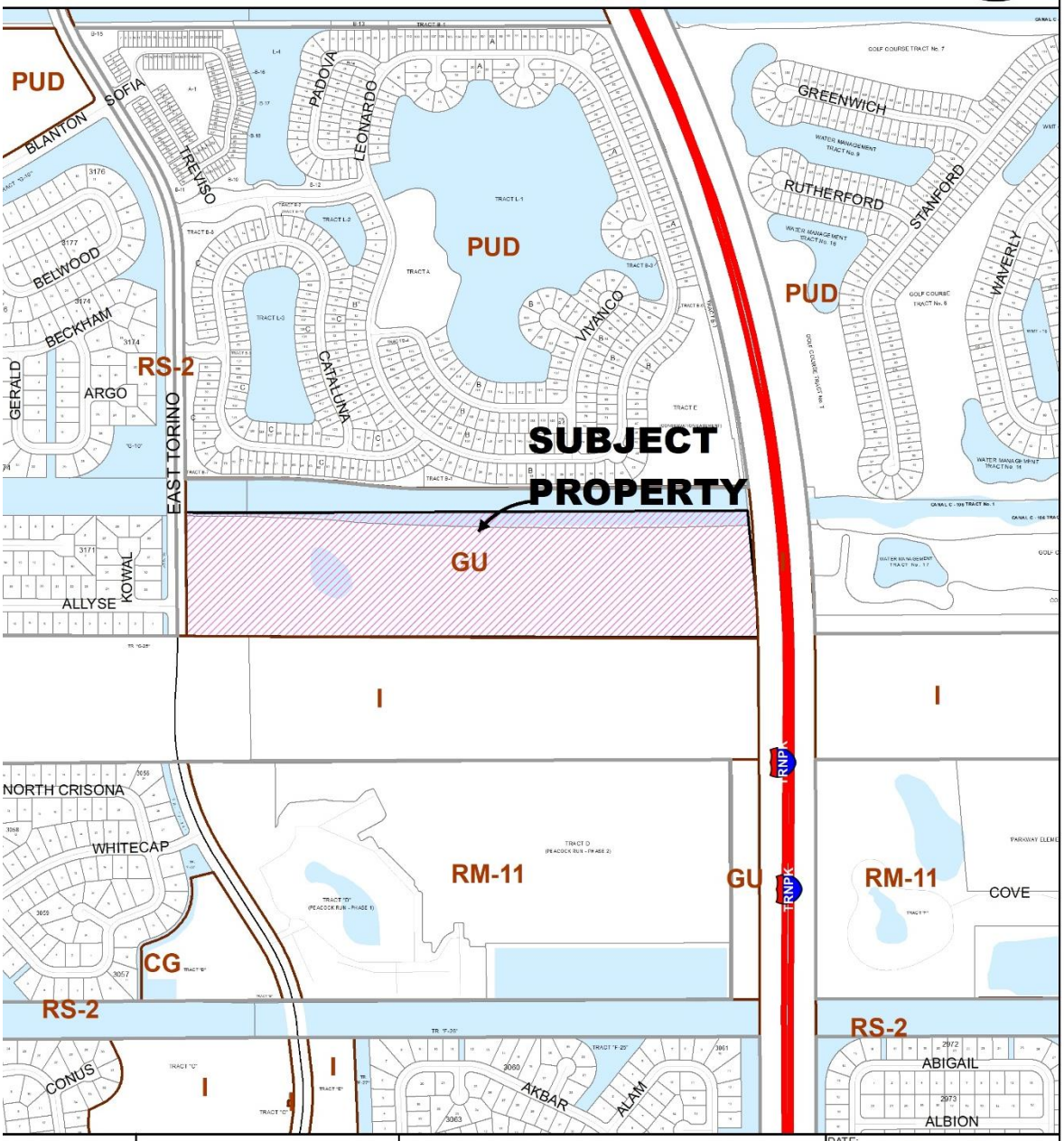
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Low Density Residential (RL) Utility (U)	General Use (GU) Planned Unit Development (PUD)	Single Family Residential
South	Utility (U)	Institutional (I)	FPL Powerlines
East	Florida Turnpike	Florida Turnpike	Florida Turnpike
West	Low Density Residential (RL)	Single-Family Residential (RS-2)	Single Family Residential

FUTURE LAND USE



EXISTING ZONING



PORT ST. LUCIE	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	COMPREHENSIVE PLAN AMENDMENT CITY OF PSL - LUCA BAY	DATE: 11/5/2025 APPLICATION NUMBER: P25-145 USER: patricias SCALE: 1 in = 700 ft

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Land Use Consistency: 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	*Enhance*
Compatibility with abutting and nearby land uses	*Y*
Enhance or degrade environmental resources	*N/A*
Job creation within the targeted industry list	*N/A*

Policy 1.1.4.6 of the Future Land Use Element identifies the Open Space Recreation (OSR) as the future land use designation for existing or future parks. Policy 1.1.4.4 identifies the Institutional (I) land use to accommodate both public and private institutional sites such as school, hospitals, and government buildings.

Policy 7.1.1.1 of the Recreation and Open Space Element states that the City shall achieve the level of service standards for parks and recreation by utilizing parks impact fees, grant funds or other sources for purchase and/or development of park sites through an equitable and systematic land acquisition program.

Policy 7.1.2.6 of the Recreation and Open Space Element states that the City shall provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all residents.

The combination of these two land uses is supported by Goal 1.1 of the Future Land Use Element which is to provide an appropriate mix of land uses which meet the needs of current and future residents of the City and Goal 7.1 of the Recreation and Open Space Element, which identifies a need for the City to provide adequate recreation and open space facilities and areas offering a broad range of activities with convenient access, appropriate improvements, and sound management to provide all citizens of Port St. Lucie with active and passive recreation opportunities in the interests of personal health, entertainment, and constructive use of leisure time.

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: The following table provides a comparison of the potable water and wastewater demand for the existing and proposed land uses. The comparison is based on the highest density/intensity that could occur on the site based on the existing and proposed land uses. The level of service for the Utility land use designation is based on 150 gallons per day per 1,000 square feet for potable water since that is the standard for industrial uses. The City does not have a level of service standard for the Utility land use designation. The level of service for the Low Density Residential land use is 115 gallons per capita per day for potable water. The level of service for the proposed OSR/I future land use is based on 120

gallons per day per 1,000 square feet for potable water for institutional uses. The City does not have a level of service for the OSR land use. The level of service for wastewater for all uses is 85 percent of the level of service for potable water.

As shown in the following table, the change in the future land use designation is expected to result in a decrease in the demand for both potable water or wastewater. Comparisons of sewer and water use are based on the maximum amount of development allowed per the comprehensive plan. There is adequate capacity to accommodate the proposed land use amendment.

Water and Wastewater Calculations by Land Use					
Future Land Use	**Acreage**	**Maximum Development**	**Level of Service[1]**	**Projected Demand Potable Water (gpd)**	**Projected Demand Wastewater (gpd)**
Utility (Existing)*	4.20	56,061.72 SF (30% coverage)	150 gpd	8,232.84	6997.91
Low Density Residential (Existing)*	41.73	210 Units (5 units per acre)	115 gpd	65,205	55,424.25
Total Demand of Existing Land Use				73,127.34	62,158.24
Open Space Recreational/ Institutional (Proposed)**	45.93	2,000,710.8 SF (30% coverage)	120 gpd	70.025.59	61,221.75

*Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 30 percent under Utility Land Use
*Per Policy 1.1.4.10 of the Comprehensive Plan, maximum dwelling units per acre is 5 units per acre under Low Density Residential Land Use
*** Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 30 percent under* Open Space Recreational/Institutional *Land Use*
[1]Per Policy 4.D.1.2.1, level of service for potable water is 120 gallons per day per 1000 square feet for Institutional Uses and level of service for wastewater is 85% of potable water rate.

Transportation: A trip generation analysis was prepared by Kittelson and Associates for the proposed land use amendment and is attached to the staff report. The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 12th Edition for the existing and proposed future land uses. Based on ITE average rates, there will potentially be 2,681 daily trips, 276 a.m. peak-hour trips, and 320 p.m. peak-hour trips.

Based on the allowable intensities and densities of the proposed Institutional future land use there will potentially be 118 daily trips, 1 a.m. peak-hour trips, and 5 p.m. peak-hour trips. This results in a potential trip decrease of 2,563 daily trips, 275 a.m. peak-hour trips, and 315 p.m. peak-hour trips as shown in the table below:

Summary of Trip Generation Rates

Land Use		ITE Code	FAR	Acres	Intensity (KSF)	Intensity (DU)	Daily Trip Ends	AM Peak Period					PM Peak Period				
								In		Out			In		Out		
								%	Trips	%	Trips	Total	%	Trips	%	Trips	Total
Current Land Use	Residential Low	210		42.0	-	210	1,997	25%	37	75%	110	146	63%	126	37%	74	200
	Utility	170	0.3	0.2	2.1		684	87%	113	13%	17	130	18%	22	82%	99	120
			0.3	4.1	53.6												
Total					55.7		2,681					276					320
Proposed Land Use	OSR/I Open Space Recreation and Institutional	411	-	46.3	-	-	118	59%	1	41%	0	1	45%	2	55%	3	5
			-		-	-											
			-		-	-											
Net Decrease							2,563					275					315

Parks/Open Space: N/A

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: N/A.

Environmental: An Environmental Assessment Report was prepared for the subject property by Hobe Sound Environmental Consultants, Inc. As identified in the report, the subject property contains approximately 40 acres of upland habitat and an estimated 1.23- acre wetland. The site is subject to the City's upland habitat requirements which requires upland habitat preservation and/or mitigation if the property is development. Per Policy 5.2.5.13 of the Comprehensive Plan, 25 percent of the native upland habitat has to be preserved on site or mitigated.

Wildlife Protection: The Environmental Assessment Report identified twelve (12) potential gopher tortoise burrows on the site. The estimated gopher tortoise population is six (6). Prior to the site being developed for active recreation and institutional uses, a conservation permit must be obtained from FFWCC to relocate the tortoises to an off-site mitigation bank.

Flood Zone: The flood map for the selected area is number 12111C0260J and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

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 approval to the City Council - with conditions
- 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.

ORDINANCE 25-74

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 46.02 ACRES OF LAND FROM 41.73 ACRES OF LOW DENSITY RESIDENTIAL (RL) AND 4.29 ACRES OF UTILITY (U) TO OPEN SPACE RECREATION (OSR)/INSTITUTIONAL (I) FOR A PARCEL LEGALLY DESCRIBED AS A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 18, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AND GENERALLY LOCATED APPROXIMATELY 1.5 MILES SOUTH OF W MIDWAY ROAD AND BETWEEN NW EAST TORINO PARKWAY AND FLORIDA'S TURNPIKE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.(P25-145).

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended via Ordinance 12-19 and Ordinance 20-28; and

WHEREAS, the City is committed to planning and managing the growth of the City; and

WHEREAS, the City has the authority to amend its Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the City Council of the City of Port St. Lucie desires to amend the Future Land Use Map portion of the Comprehensive Plan to guide and control the future development of the City and to preserve, promote, and protect the public's health, safety, and welfare; and

WHEREAS, the City of Port St. Lucie has initiated a small-scale amendment (P25-145) for City owned property legally described in attached Exhibit "A" and generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike, to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan in accordance with Section 163.3187, Florida Statutes, to change approximately 45.93 acres from the future land use designation of

Low Density Residential (RL) and Utility (U) to the future land use designation of Open Space Recreation (OSR)/ Institutional (I); and

WHEREAS, the changes to the future land use map are shown with more particularity in the attached Exhibit "B"; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board has been duly designated as the local planning agency pursuant to Section 163.3174 et. seq., Florida Statutes; and

WHEREAS, the Planning and Zoning Board met on December 2, 2025, at a duly noticed public meeting, and pursuant to the procedures of Chapter 163, Florida Statutes, Part II, reviewed and heard testimony concerning the proposed amendment (P25-145) to the City's Comprehensive Plan, and submitted its recommendations thereon to the City Council; and

WHEREAS, the City Council held a public hearing on January 12, 2026, to consider the proposed small-scale amendment, advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the testimony and evidence, as well as the recommendation of staff and the Planning and Zoning Board, the City Council has determined that the proposed amendment is consistent with the intent and direction of the City's Comprehensive Plan and wishes to amend the Comprehensive Plan Future Land Use Map as provided herein; and

WHEREAS, all the necessary hearings and public notices, in conformity with procedural and substantive requirements of Florida Statues and the Comprehensive Plan have been complied with.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The City Council of the City of Port St. Lucie, Florida, hereby adopts and ratifies those matters as set forth in the foregoing recitals.

ORDINANCE 25-74

Section 2. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

1. The Future Land Use Map is hereby amended to designate approximately 45.93 acres of land legally described in attached Exhibit "A" and generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike from the future land use designations of Low Density Residential (RL) and Utility (U) to the future land use designation of Open Space Recreation (OSR)/Institutional (I) as depicted in attached Exhibit "B".

Section 3. Future Land Use Map Adopted. The Future Land Use Map of the City of Port St. Lucie is hereby amended and shall be conformed to be consistent with Exhibit "B" of this Ordinance as set forth by this Comprehensive Plan Amendment.

Section 4. Conflict. If any ordinances, or parts of ordinances, or if any sections, or parts of sections, of the ordinances of the City of Port St. Lucie, Florida, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Effective Date. The effective date of this plan amendment shall be as provided by law.

ORDINANCE 25-74

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this

_____ day of _____ 2026.

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
Shannon M. Martin, Mayor

ATTEST:

_____
Sally Walsh, City Clerk

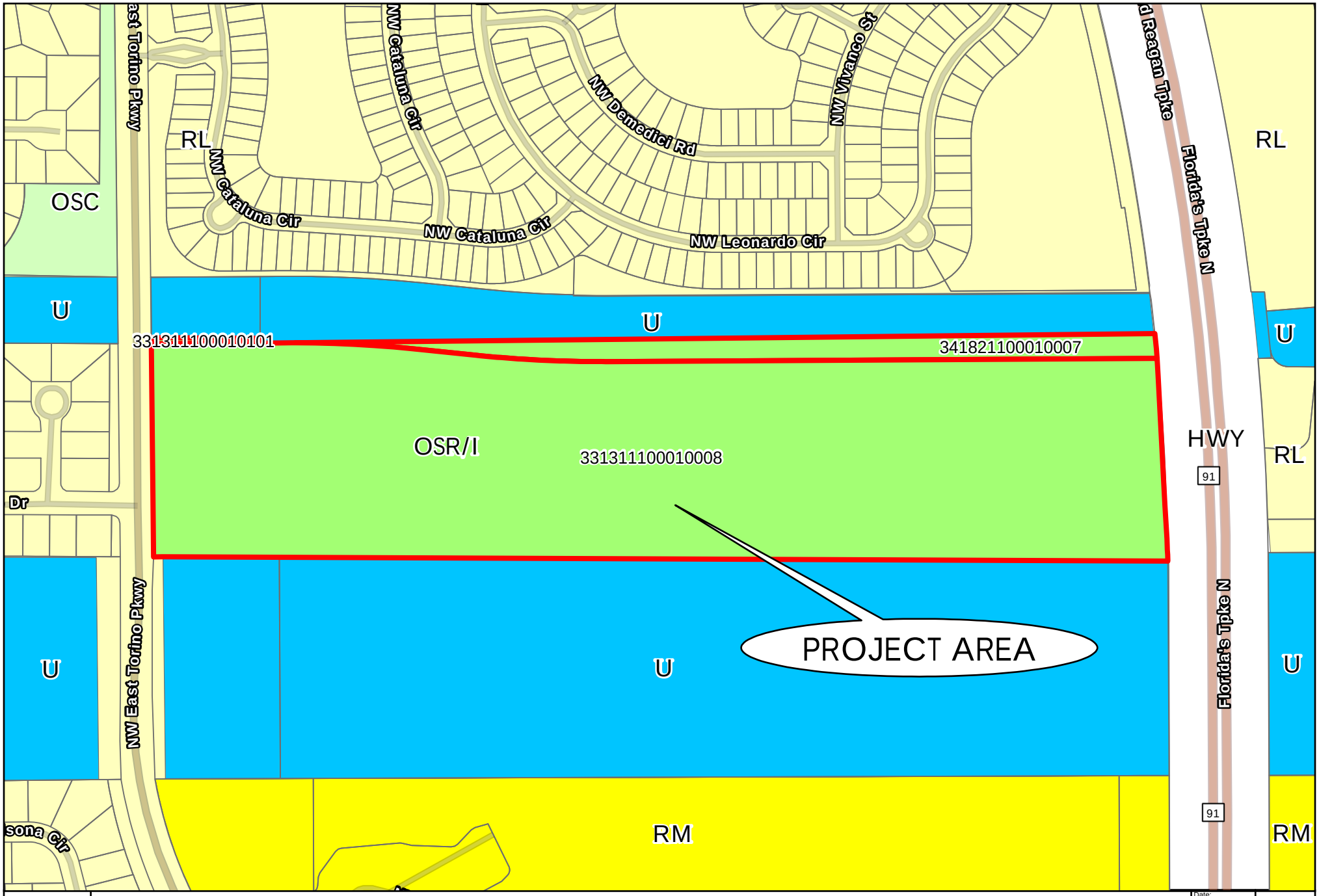
APPROVED AS TO FORM:

BY:_____
Richard Berrios, City Attorney

EXHIBIT “A”

(BEING A PORTION OF OFFICIAL RECORDS BOOK 1289, PAGE 1679 AND OFFICIAL RECORDS BOOK 754, PAGE 807)

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 MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE, NORTH 89°47’06” EAST ALONG THE NORTH LINE OF SAID SECTION 18 A DISTANCE OF 2632.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE) AS SHOWN ON THE FLORIDA STATE TURNPIKE AUTHORITY SECTION 6 RIGHT OF WAY MAP AND THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7489.44 FEET, A CENTRAL ANGLE OF 05° 01’32” AND A CHORD BEARING AND DISTANCE OF SOUTH 3°29’00” EAST, 656.69 FEET; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 656.90 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 198, PAGE 1040, SAINT LUCIE COUNTY, FLORIDA PUBLIC RECORDS; THENCE, SOUTH 89°38’48” WEST ALONG SAID NORTH LINE A DISTANCE OF 2664.70 FEET TO THE WEST LINE OF SAID SECTION 18; THENCE, NORTH 89°46’ 46” WEST CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 381.57 FEET TO THE EAST RIGHT OF WAY LINE OF NW EAST TORINO PARKWAY ACCORDING TO THE PLAT OF FIRST REPLAT IN PORT ST. LUCIE SECTION FORTY SIX AS RECORDED IN PLAT BOOK 25, PAGE 32, SAINT LUCIE COUNTY, FLORIDA PUBLIC RECORDS; THENCE, NORTH 0°38’19” WEST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 662.36 FEET TO THE NORTH LINE OF SAID SECTION 13; THENCE, SOUTH 89°44’12” EAST ALONG SAID NORTH LINE A DISTANCE OF 381.57 FEET TO THE POINT OF BEGINNING. CONTAINING 45.93 ACRES, MORE OR LESS.



PORT ST. LUCIE

Exhibit "B"

Proposed Future Land Use

Date: 8/25/2025
Page: 1 of 1
Tech: RTaylor
MIS GIS #: 0467

N W E S

0 0.02 0.04
Miles

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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

FOR OFFICE USE ONLY

Planning Dept P25-145
Fee (Nonrefundable) $_____
Receipt # _____

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

PRIMARY CONTACT EMAIL ADDRESS: CodySisk@cityofpsl.com

PROPERTY OWNER

Name: City of Port St Lucie
Address: 121 SW Port St. Lucie, Port Saint Lucie, Florida, 34952

Telephone No.: 772-871-5213 Email: _____

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.
Name: _____
Address: _____

Telephone No.: _____ Email: _____

AGENT OF OWNER (if any)

Name: City of Port St Lucie
Address: 121 SW Port St. Lucie, Port Saint Lucie, Florida, 34952

Telephone No.: 772-871-5213 Email _____

PROPERTY INFORMATION

Boundary Description (attach map) See attached
Property Tax I.D. Number 3313-111-0001-000-8; 3418-211-0001-000-7; 3313-111-0001-010-1
Current Land Use RL and U Proposed Land Use OSR/I
Current Zoning General Use (GU) Acreage of Property 43.29 acres

Reason for Comprehensive Plan Amendment: An application to change the future land use on City owned land from RL (Low Density Residential) and U (Utility) to OSR/I (Open Space Recreation/Institutional) for city park land.

*Signature of Owner	Jesus Merejo Hand Print Name	9/4/25 Date

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

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

KITTELSON & ASSOCIATES
225 E. Robinson Street, Suite 355
Orlando, FL 32801
P 407.540.0555

TECHNICAL MEMORANDUM

November 3, 2025 Project# 293110.026

To: Bridget Kean, Deputy Director of Planning
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

From: Raissa Bianco, EI, Kok Wan Mah, PE

RE: P25-145 – City of PSL Luca Bay Comp. Plan Amendment

Introduction

Kittelson has been retained by the City of Port St. Lucie to conduct traffic engineering and transportation planning services on behalf of the proposed comprehensive plan amendment land use change for the property generally located on NW East Torino Parkway, immediately west of Florida's Turnpike and southeast of Glades Cut-Off Road.

The proposed Comprehensive Plan Amendment (CPA) will change the current land use designation of the property described in **Table 1** to OSR/I – Open Space Recreation and Institutional.

Table 1- Current and Future Land Uses and Zoning

Parcel ID	Current		Proposed	
	FLU	Zoning	FLU	Zoning
3313-111-0001-000-8	RL- Residential Low	GU- General Use	OSR/I – Open Space Recreation and Institutional	GU- General Use
3313-111-0001-010-1	U- Utility			
3418-211-0001-000-7				

The parcel IDs for the property include 3313-111-0001-000-8 (42 Ac), 3313-111-0001-010-1 (0.16 Ac), and 3418-211-0001-000-7 (4.13Ac). The site location is shown in ***Figure 1***.

Figure 1. Project Location



The methodology and procedures used in this analysis are consistent with the guidelines for the CITY, the Florida Department of Economic Opportunity (FDEO), and the Florida Department of Transportation (FDOT).

Trip Generation for Current vs Proposed FLU Designation

The average daily trips and the p.m. and a.m. peak hour trips for the current and proposed Future land use are listed in **Table 2**. The site has City of Port St. Lucie Utility Future Land Use (FLU) Designation for all 46.3 acres. The trip generation was determined using the Institute of Transportation Engineers (ITE) document*, Trip Generation Manual, 12th Edition*.

First, the existing FLU trip generation potential was examined. Based on the allowable intensities and densities of the currently assigned FLU, a maximum development program of approximately 55.7 KSF of utility space is possible. This is based on a total of 4.3 acres with a 0.3 FAR. Utility (land use code 170) was used as the highest trip-generating use permitted. Additionally, the property possesses 42 Ac of low density residential, based on the intensity listed on the comprehensive plan, 1-5 DU are allowed per acre. It was calculated that 210 DU are allowed with the current land use. Based on ITE Formulas, there will potentially be a total of **2,681** daily trips with the current land use, with **276** occurring during the a.m. peak hour and **320** occurring during p.m. peak hour.

Next, the maximum development potential of the requested OSR/I – Open Space Recreation and Institutional designation was examined. Based on the allowable intensities and densities of the proposed land use and 46.3 Ac, Public Park (land use 411) was used as the highest trip-generating use permitted.

Based on ITE average rates, there will potentially be **118** daily trips, **1** a.m. peak-hour trips, and **5** p.m. peak-hour trips.

Table 2 Summary of Trip Generation

Land Use		ITE Code	FAR	Acres	Intensity (KSF)	Intensity (DU)	Daily Trip Ends	AM Peak Period					PM Peak Period				
								In		Out			In		Out		
								%	Trips	%	Trips	Total	%	Trips	%	Trips	Total
Current Land Use	Residential Low	210		42.0	-	210	1,997	25%	37	75%	110	146	63%	126	37%	74	200
	Utility	170	0.3	0.2	2.1		684	87%	113	13%	17	130	18%	22	82%	99	120
			0.3	4.1	53.6												
Total					55.7		2,681					276					320
Proposed Land Use	OSR/I Open Space Recreation and Institutional	411	-	46.3	-	-	118	59%	1	41%	0	1	45%	2	55%	3	5
			-		-	-											
			-		-	-											
Net Decrease							2,563					275					315

As exhibited in **Table 2** the trip difference between the currently assigned FLU and the requested Open Space Recreational and Institutional designation is determined by subtracting trips generated by the currently assigned FLU from the trips generated by the proposed designation. This results in a **potential trip decrease** of **2,563** daily trips, **275** a.m. peak-hour trips, and **315** p.m. peak-hour trips.

CONCLUSION

The study was conducted to evaluate the potential impact of the proposed Comprehensive Plan Amendment, which involves a change in land use designation from Utility and Low-Density Residential to Open Space Recreational and Institutional. Based on the trip generation analysis, the amendment would result in a net decrease in potential vehicular trips. The proposed change in the future land use is consistent with the City's Comprehensive Plan and no significant transportation impacts are anticipated as a result of the proposed land use change.

Appendix A
Property Record Card

Property Identification

Site Address:	TBD
Sec/Town/Range:	13/36S/39E
Parcel ID:	**3313-111-0001-000-8**
Jurisdiction:	Port Saint Lucie
Land Use Code:	8000 - VAC GOVT
Account #:	**35564**
Map ID:	34/18N
Zoning:	



Legal Description

13 36 39/18 36 40 N 1/2 OF N 1/2 OF N 1/2 OF SEC 13-36-39 LYG E OF E TORINO PKWY-LESS N 18.51 FT- AND N 1/2 OF N 1/2 OF N 1/2 OF SEC 18-36-40 LYG W OF TRNPK R/W-LESS R/W OF CANAL 106 FT- (42 AC) (OR 1289-1679)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	42
Land Size (SF):	1,829,520

Building Wind Speed

Occupancy Category	**I**	**II**	**III & IV**
Speed	140	150	160

Sources/links:

Map



State of Florida, Maxar Powered by Esri

Ownership

Port St Lucie City of
121 SW Port St Lucie BLVD
Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	$735,000
Assessed value:	$526,330
Exemption value:	$526,330
Taxable value:	$0

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address:	TBD
Sec/Town/Range:	13/36S/39E
Parcel ID:	**3313-111-0001-010-1**
Jurisdiction:	Port Saint Lucie
Land Use Code:	8200 - FRST PRKS
Account #:	**132133**
Map ID:	33/13N
Zoning:	



Legal Description

13 36 39 N 18.51 FT OF THAT PART OF N 1/2 OF N 1/2 OF N 1/2 OF SEC LYG E OF EAST TORINO PKWY (.16 AC) (OR 754-807)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.16
Land Size (SF):	6,969.6

Building Wind Speed

Occupancy Category	**I**	**II**	**III & IV**
Speed	140	150	160

Sources/links:

Map



State of Florida, Vantor Powered by Esri

Ownership

Port St Lucie City Of
121 SW Port St Lucie Blvd
Port St Lucie, FL 34984-5099

Current Values

Just/Market value:	$600
Assessed value:	$600
Exemption value:	$600
Taxable value:	$0

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 6, 1991	0754/0807	XX01	WD	General Development Corp	$4,016,400

Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 0 SF
Gross Area: 0 SF



Image or Sketch unavailable for display

Exterior | Interior

Building Type:		Bedrooms:	0
Quality:		Full Baths:	0
Number of Units:	0	Half Baths:	0
Year Built:		A/C %:	0%
Effective Year:		Electric:	
Story Height:		Heat Type:	
Roof Structure:		Heat Fuel:	
Roof Cover:		Heated %:	%
Primary Wall:		Primary Int Wall:	
Secondary Wall:		Primary Floors:	
View:			

Values Breakdown

2025

Building	$0
SFYI	$0
Land	$600
Just/Market	$600
Ag Credit	$0
Save Our Homes or 10% Cap	$0
Assessed	$600
Exemptions	$600
Taxable	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
2025		City of Port St Lucie	$600

Important

Property taxes are subject to change upon change of ownership.

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- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount

This does not necessarily represent the total Special Assessments that could be charged against this property.
The total amount charged for special assessments is reflected on the most current tax statement and information is available with the **SLC Tax Collector's Office**

Permits

Number	Issue Date	Description	Amount	Fees

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in **Port Saint Lucie**

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address:	TBD
Sec/Town/Range:	18/36S/40E
Parcel ID:	**3418-211-0001-000-7**
Jurisdiction:	Port Saint Lucie
Land Use Code:	8200 - FRST PRKS
Account #:	**132125**
Map ID:	34/18N
Zoning:	

Image or Sketch unavailable for display

Legal Description

18 36 40 BEG NW COR SEC RUN SLY ALG W LI OF SEC 18.51, TH N 89 DEG 40 MIN 27 SEC E 39.17 M/L TO PC CURVE CONC SLY, R OF 3400 FT, CA 06 DEG 12 MIN 23 SEC, TH ELY ALG ARC 368.29 FT, TH S 84 DEG 07 MIN 10 SEC E 189.23 FT TO PC CURVE CONC NLY, R OF 3600 FT, CA 06 DEG 12 MIN 23 SEC, TH ELY ALG ARC 389.96 FT, TH N 89 DEG 40 MIN 26 SEC E 1656.49 FT TO PT ON WLY R/W SUNSHINE STATE PKWY, TH NWLY ALG SD R/W 86.06 FT M/L TO N LI OF SEC, TH WLY ALG SD N LI 2633.58 FT M/L TO POB (4.13 AC) (OR 754-807)

Total Areas

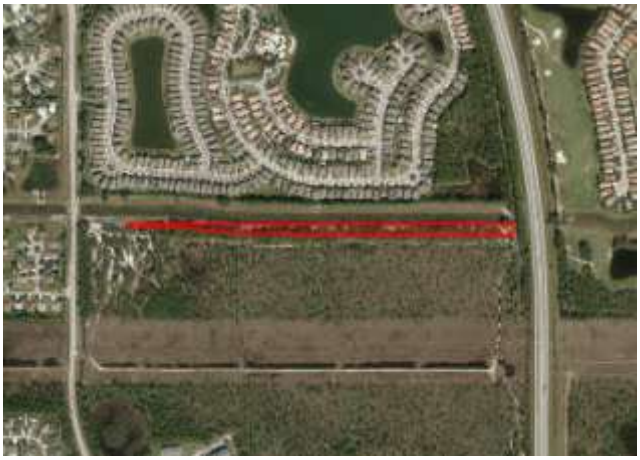
Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.13
Land Size (SF):	179,902.8

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Map



State of Florida, Maxar Powered by Esri

Ownership

Port St Lucie City Of
121 SW Port St Lucie Blvd
Port St Lucie, FL 34984-5099

Current Values

Just/Market value:	$18,600

Assessed value:	$18,600
Exemption value:	$18,600
Taxable value:	$0

Important

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Appendix B
ITE Trip Generation Sheets

Land Use: 170
Utility

Description

A utility is a free-standing building that can house office space, a storage area, and electromechanical or industrial equipment that support a local electrical, communication, water supply or control, or sewage treatment utility.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Delaware, Oregon, and Texas.

Source Numbers

422, 443, 538, 876

Utility
(170)

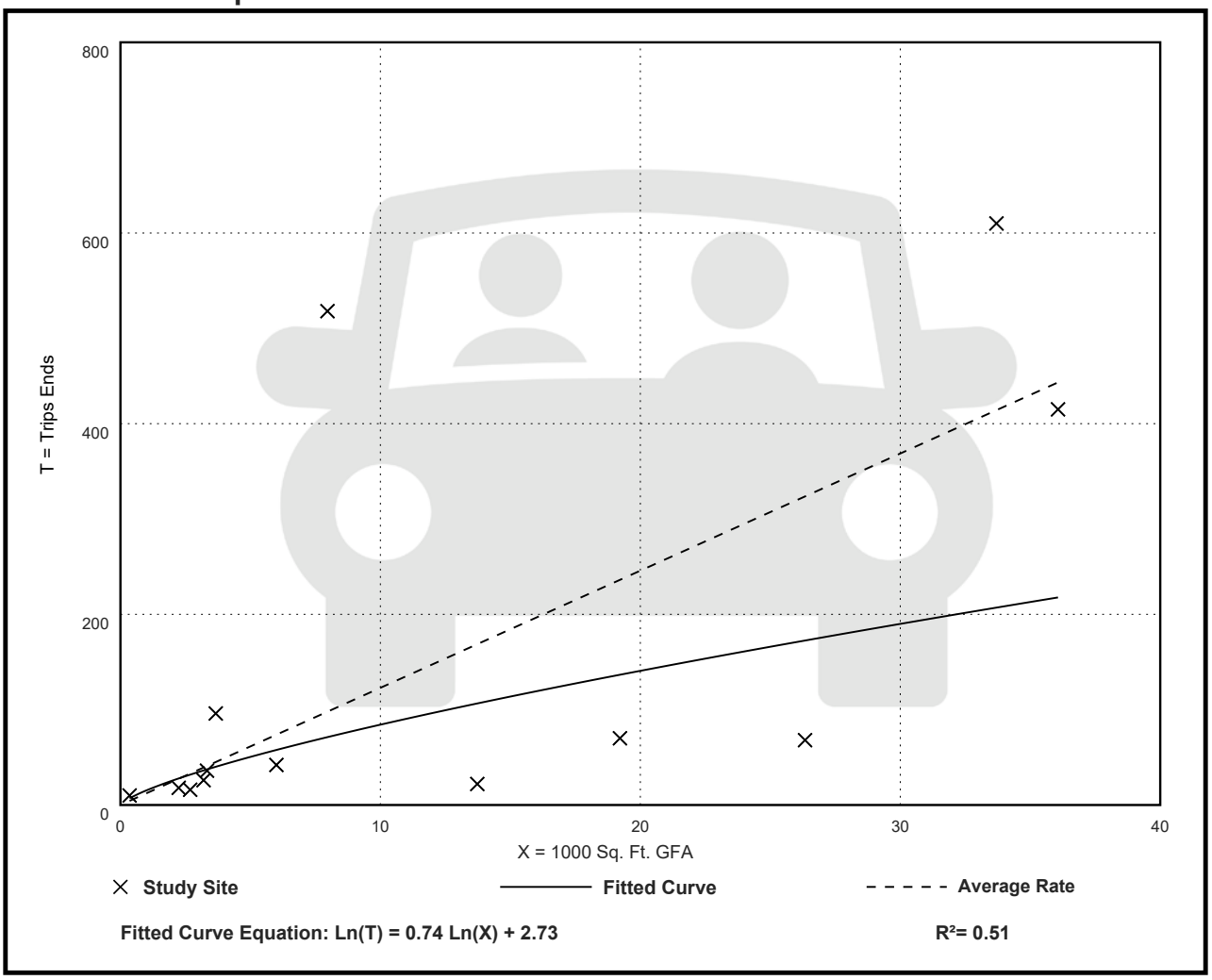
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 12
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
12.29	1.60 - 65.03	14.32

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 2.73

R^2= 0.51

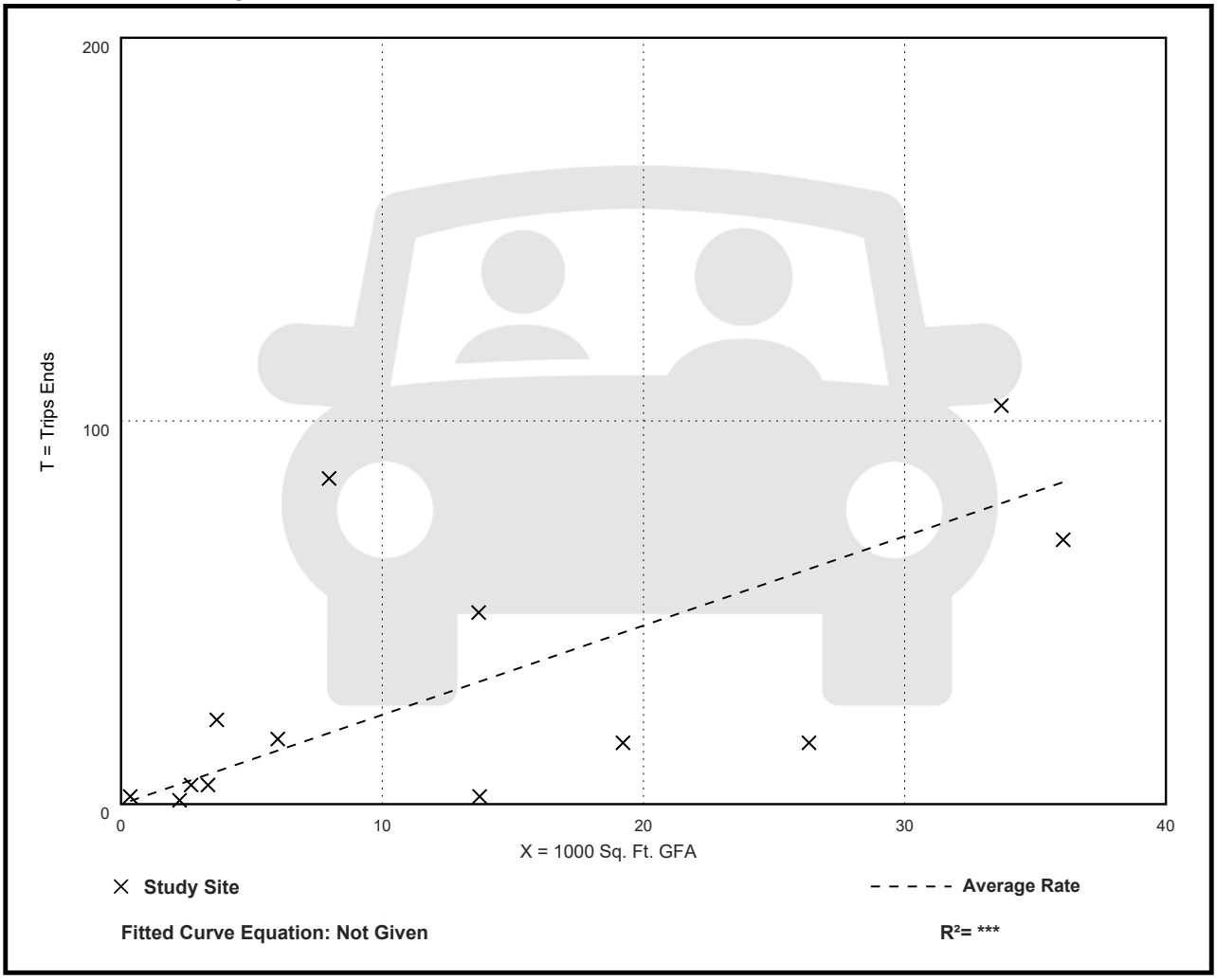
Utility
(170)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
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: 13
Avg. 1000 Sq. Ft. GFA: 13
Directional Distribution: 87% entering, 13% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.33	0.15 - 10.67	2.34

Data Plot and Equation



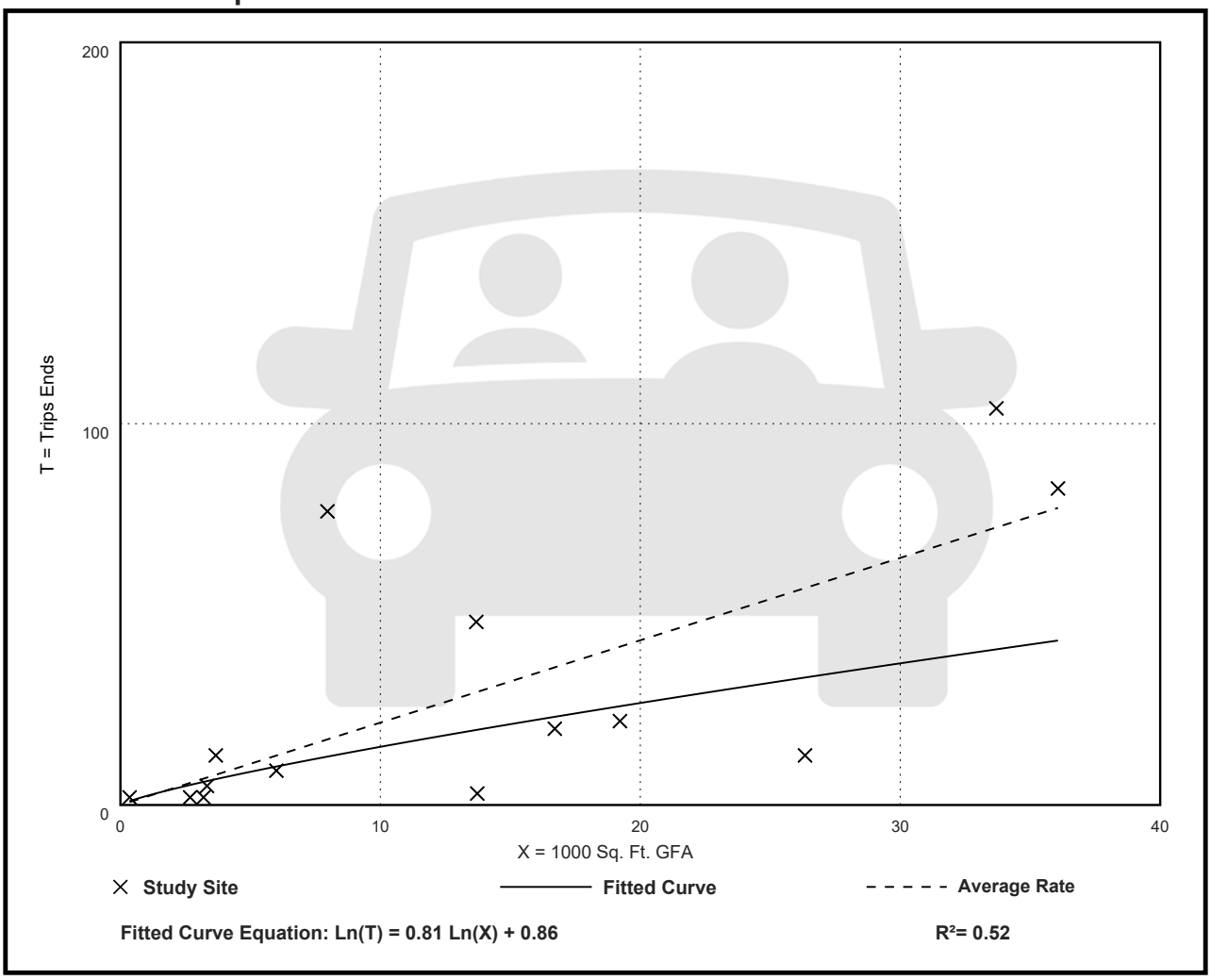
Utility
(170)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
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: 14
Avg. 1000 Sq. Ft. GFA: 13
Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.22 - 9.67	2.00

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.81 Ln(X) + 0.86

R^2= 0.52

Utility
(170)

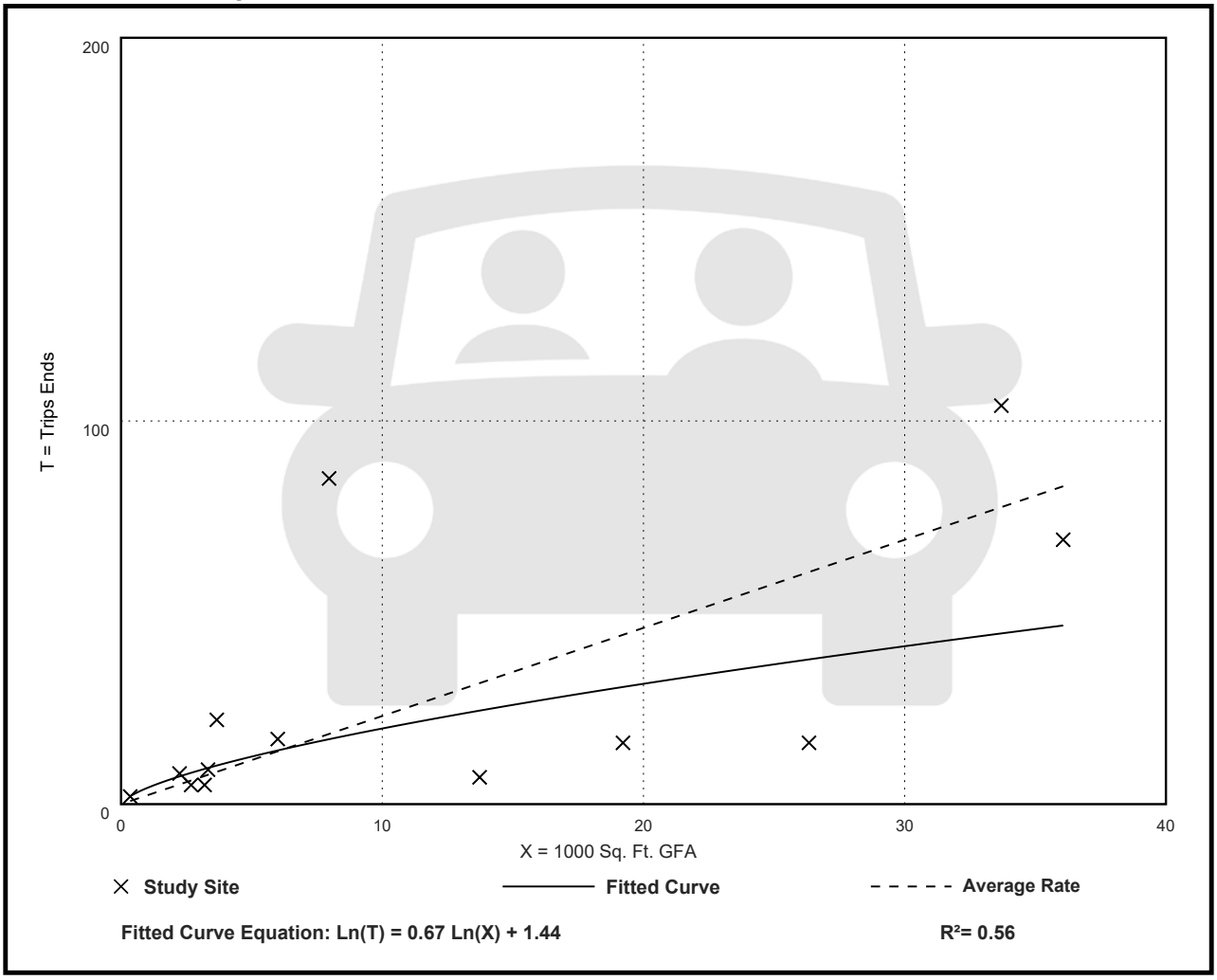
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 12
Directional Distribution: 84% entering, 16% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.30	0.51 - 10.67	2.35

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.67 Ln(X) + 1.44

R^2= 0.56

Utility
(170)

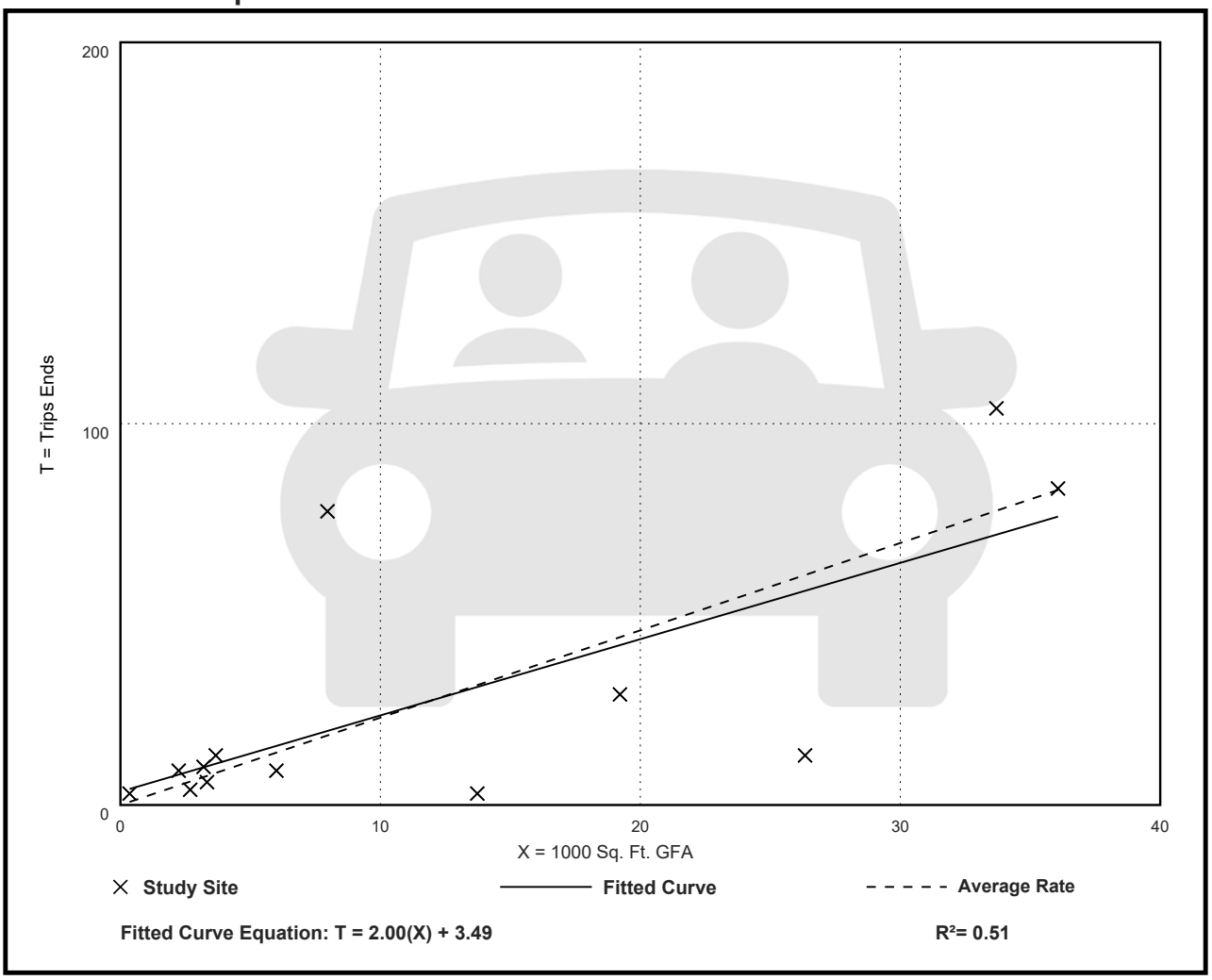
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 12
Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.29	0.22 - 9.67	2.10

Data Plot and Equation



Utility
(170)

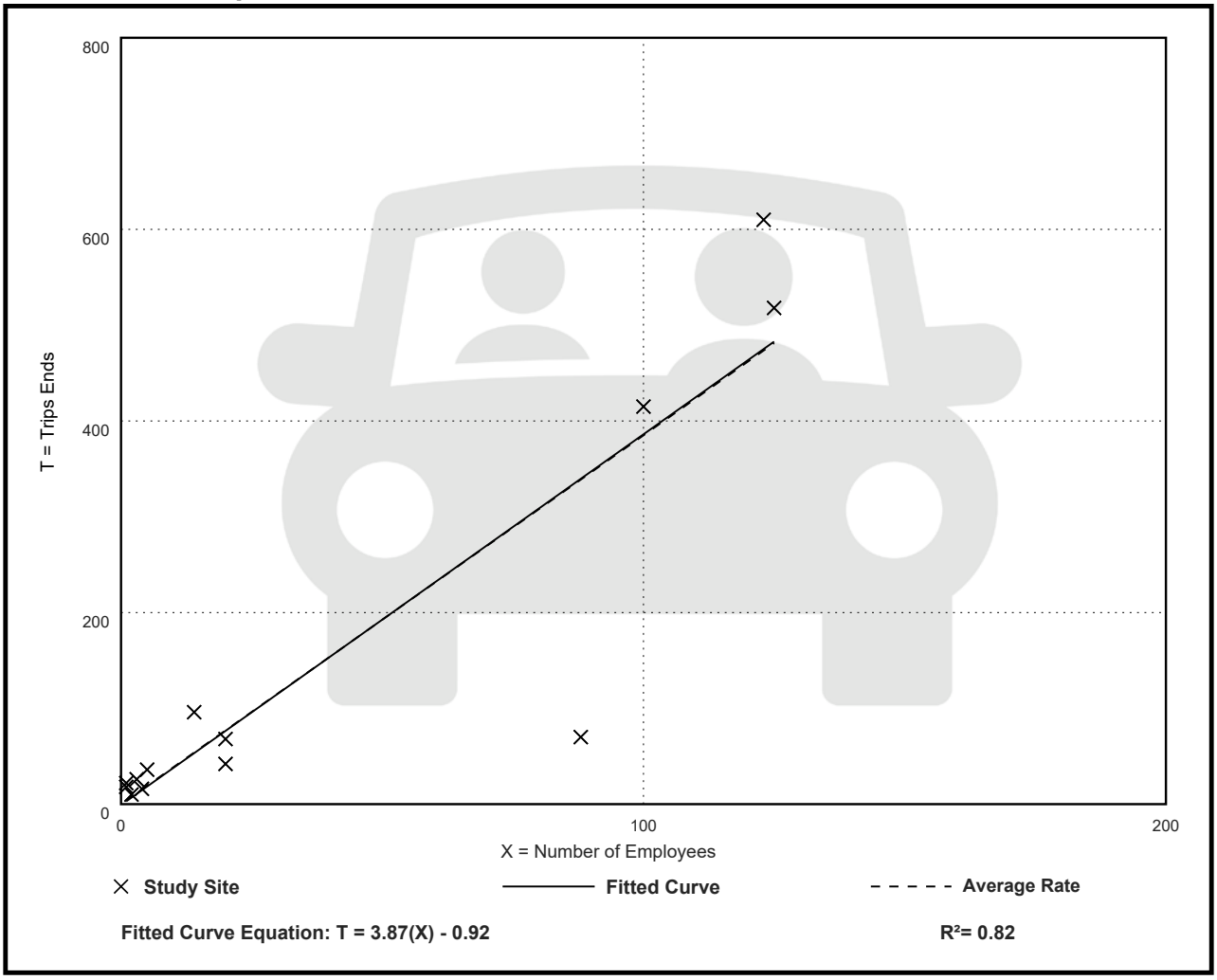
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. Num. of Employees: 39
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.85	0.80 - 22.00	1.99

Data Plot and Equation



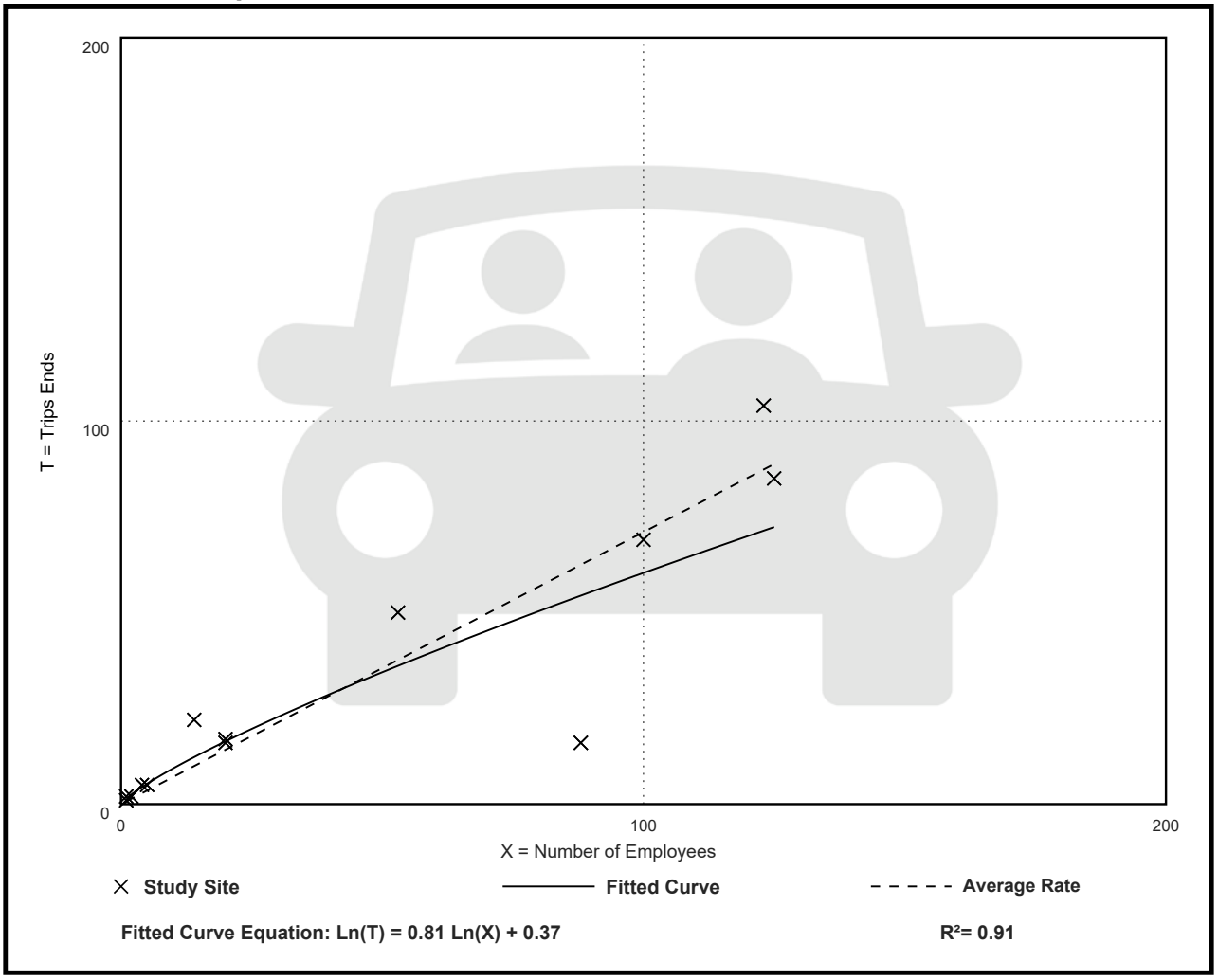
Utility
(170)

Vehicle Trip Ends vs: Employees
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: 13
Avg. Num. of Employees: 43
Directional Distribution: 87% entering, 13% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.71	0.18 - 2.00	0.29

Data Plot and Equation



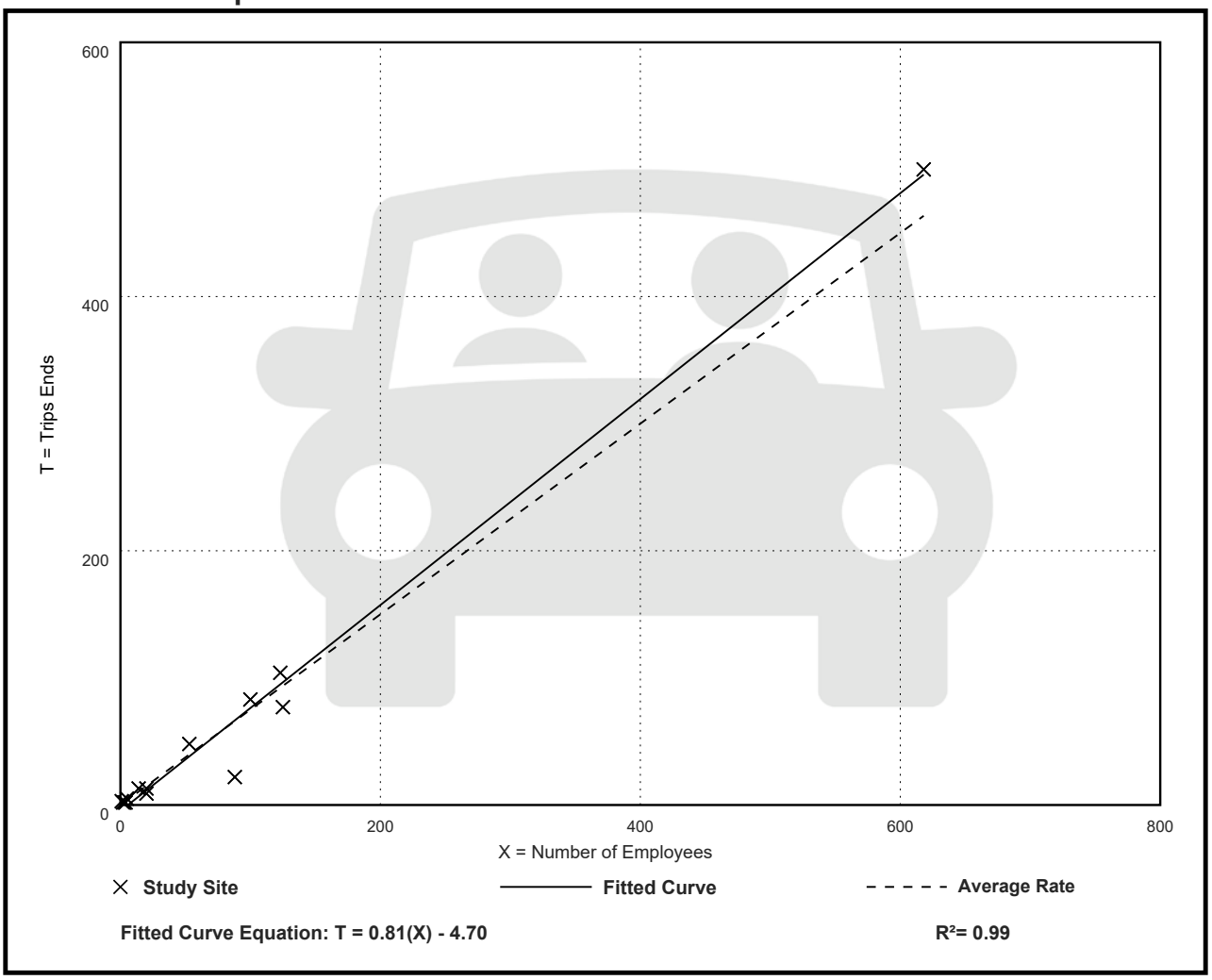
Utility
(170)

Vehicle Trip Ends vs: Employees
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: 14
Avg. Num. of Employees: 84
Directional Distribution: 14% entering, 86% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.75	0.25 - 3.00	0.19

Data Plot and Equation



Utility
(170)

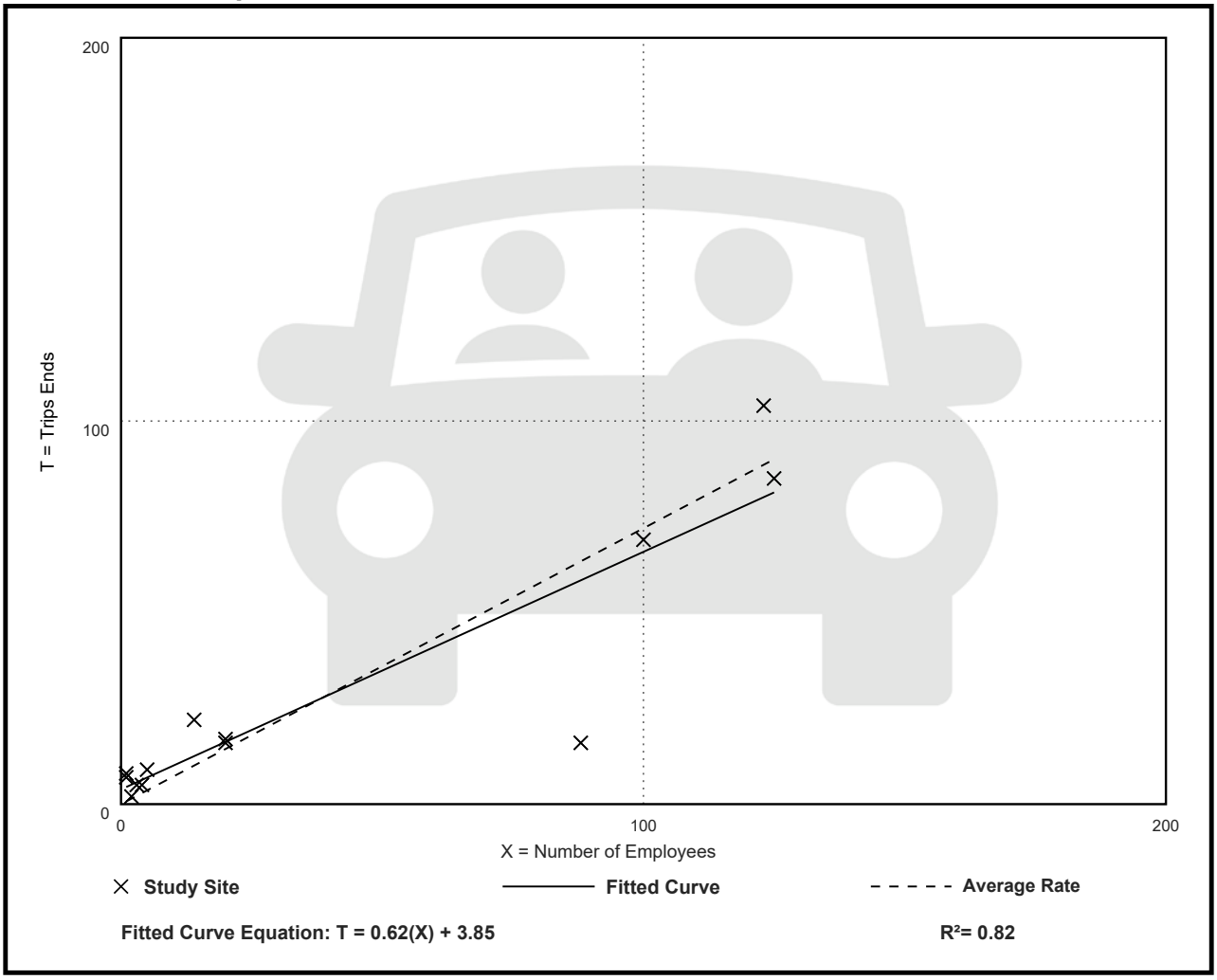
Vehicle Trip Ends vs: Employees
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. Num. of Employees: 39
Directional Distribution: 84% entering, 16% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.72	0.18 - 8.00	0.55

Data Plot and Equation



Utility
(170)

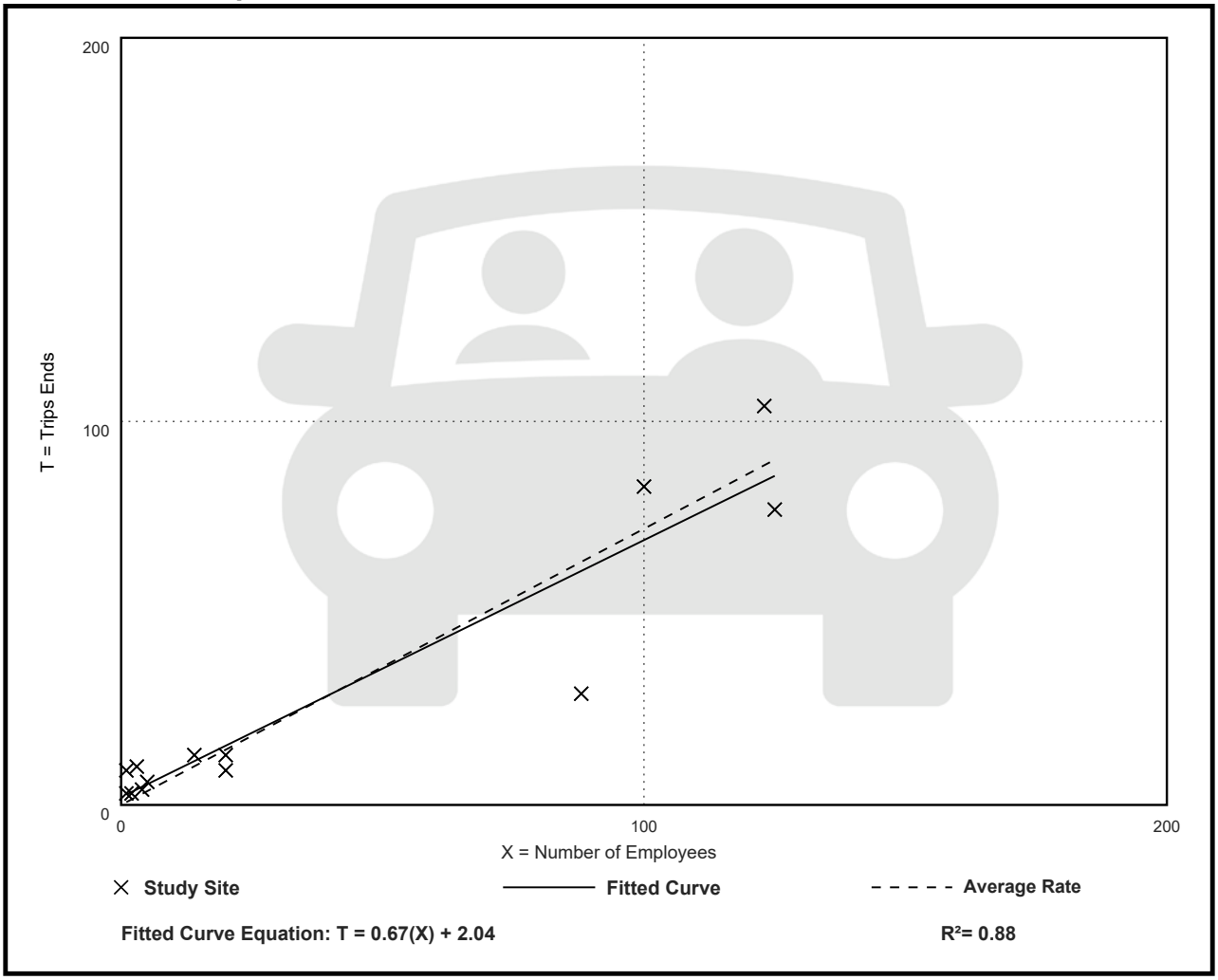
Vehicle Trip Ends vs: Employees
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. Num. of Employees: 39
Directional Distribution: 18% entering, 82% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.72	0.33 - 9.00	0.50

Data Plot and Equation



Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

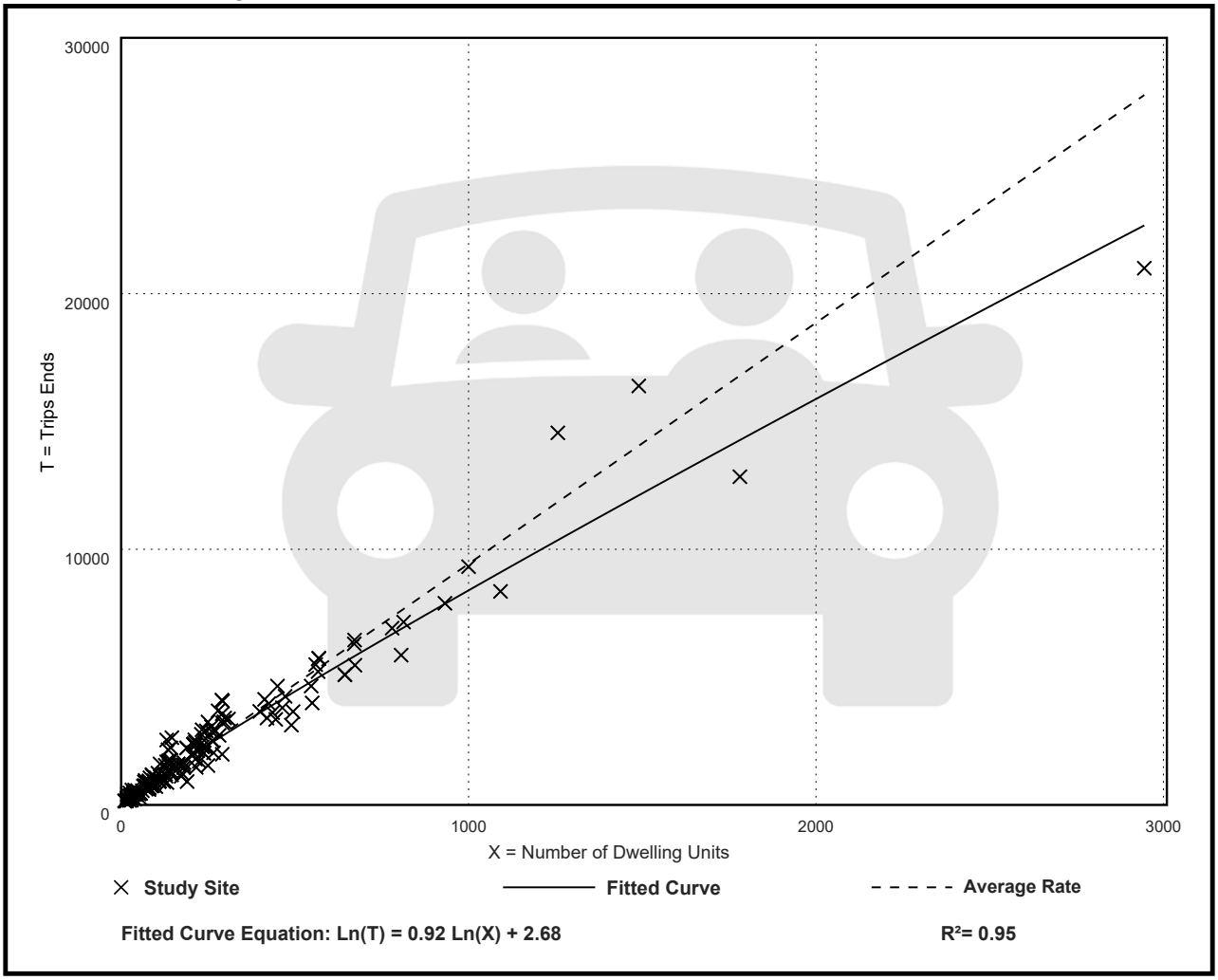
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

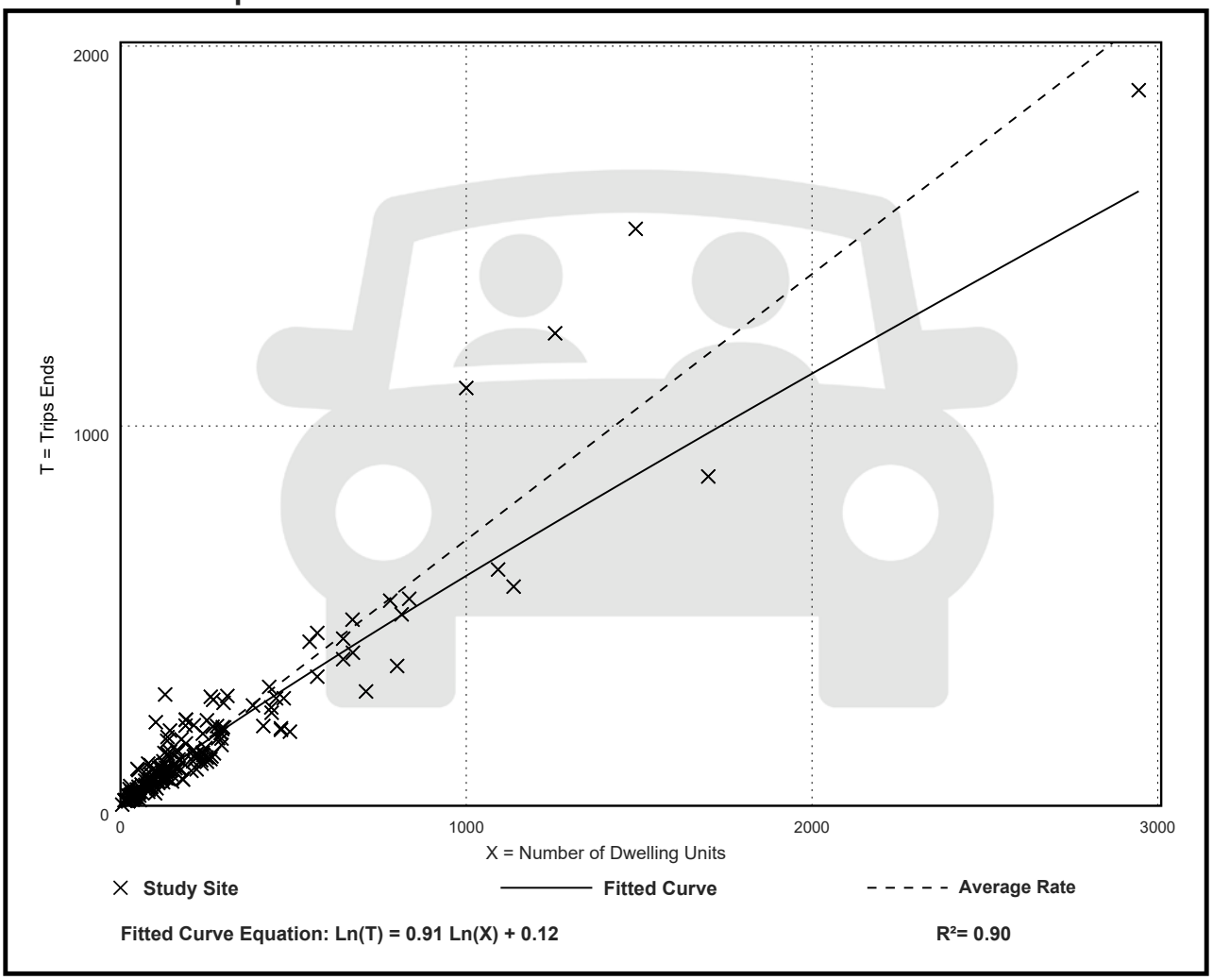
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



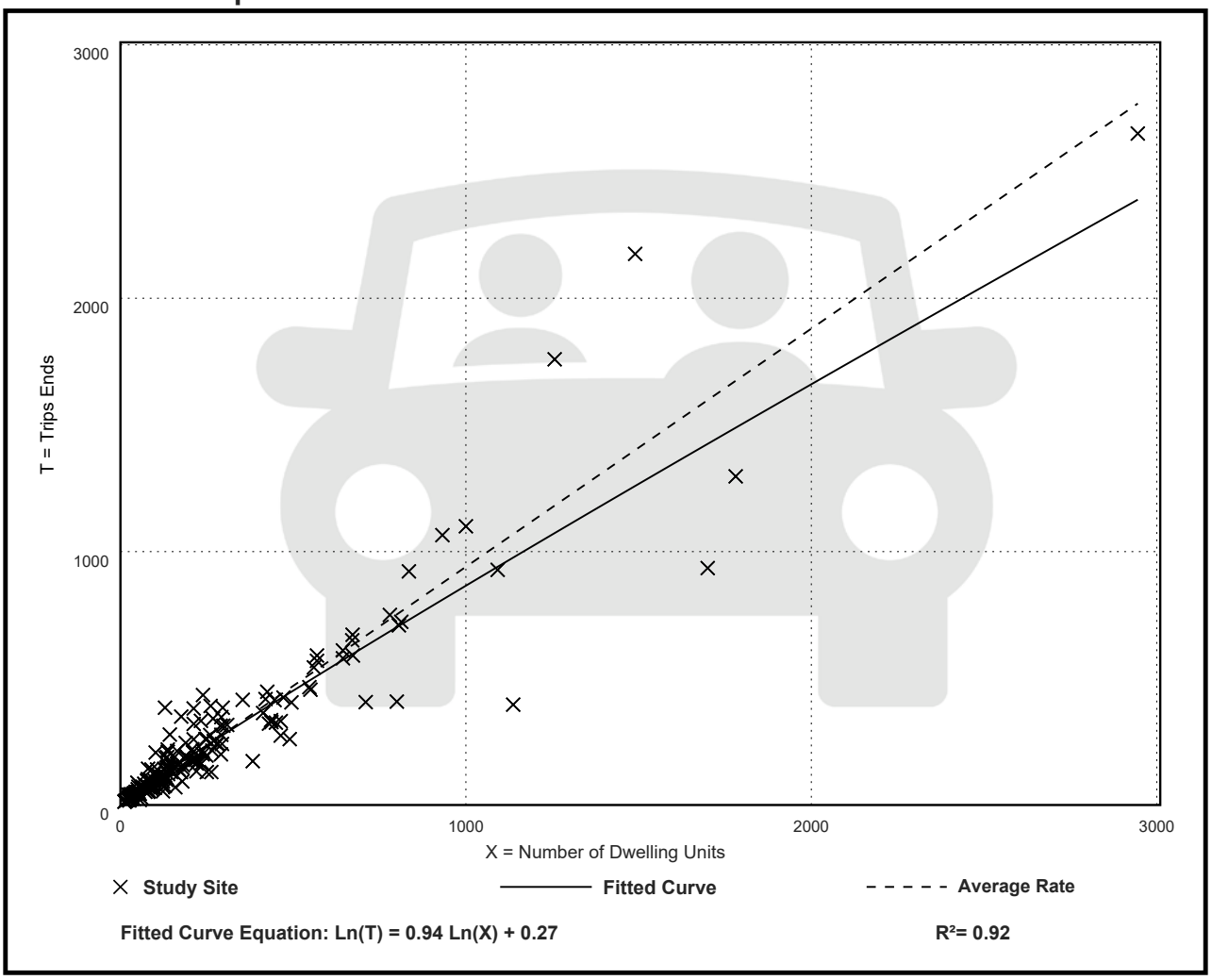
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing
(210)

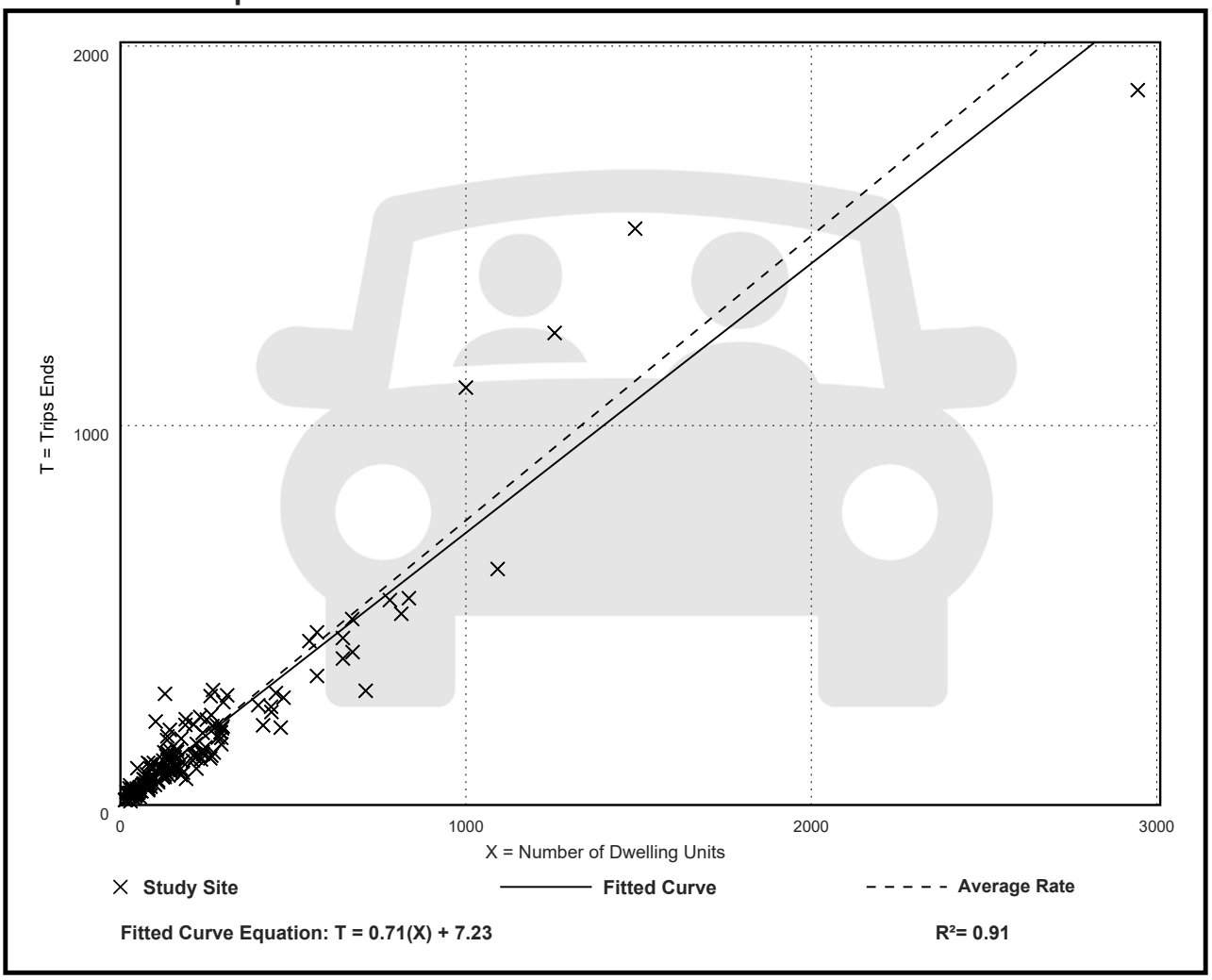
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 169
Avg. Num. of Dwelling Units: 217
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

Data Plot and Equation



Single-Family Detached Housing
(210)

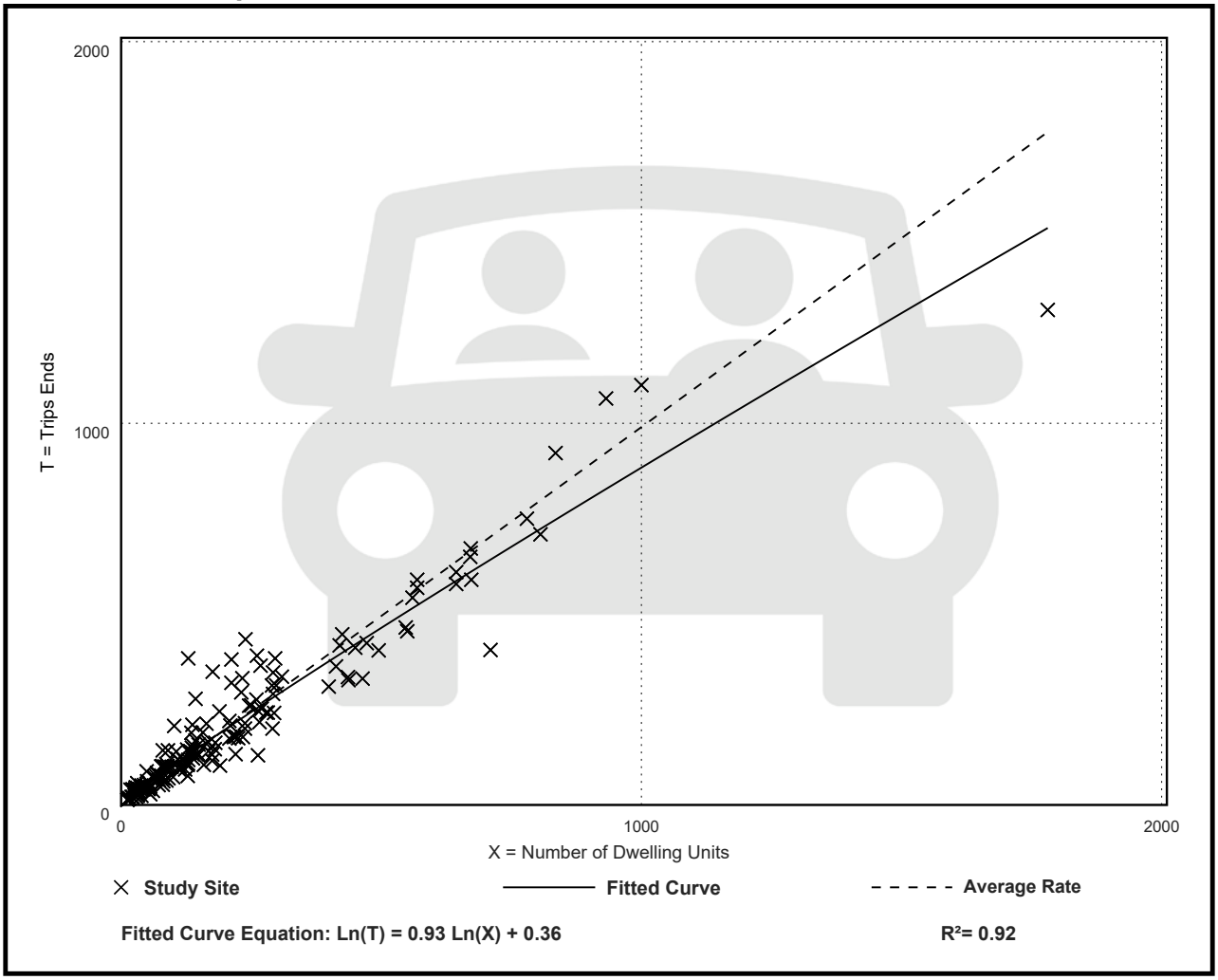
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 178
Avg. Num. of Dwelling Units: 203
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

Data Plot and Equation



Single-Family Detached Housing
(210)

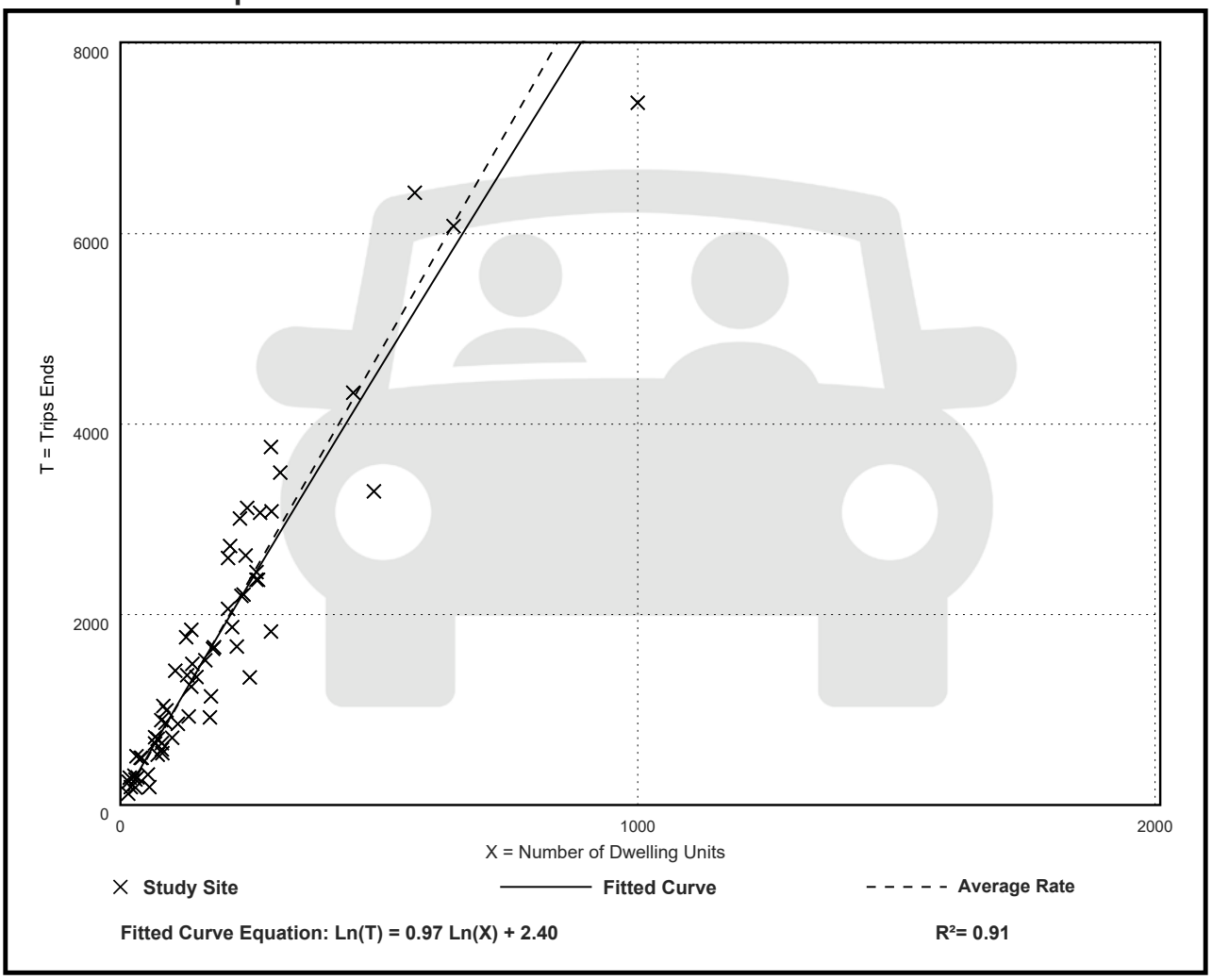
Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 63
Avg. Num. of Dwelling Units: 179
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.48	3.36 - 16.52	2.26

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.97 Ln(X) + 2.40

R^2= 0.91

Single-Family Detached Housing
(210)

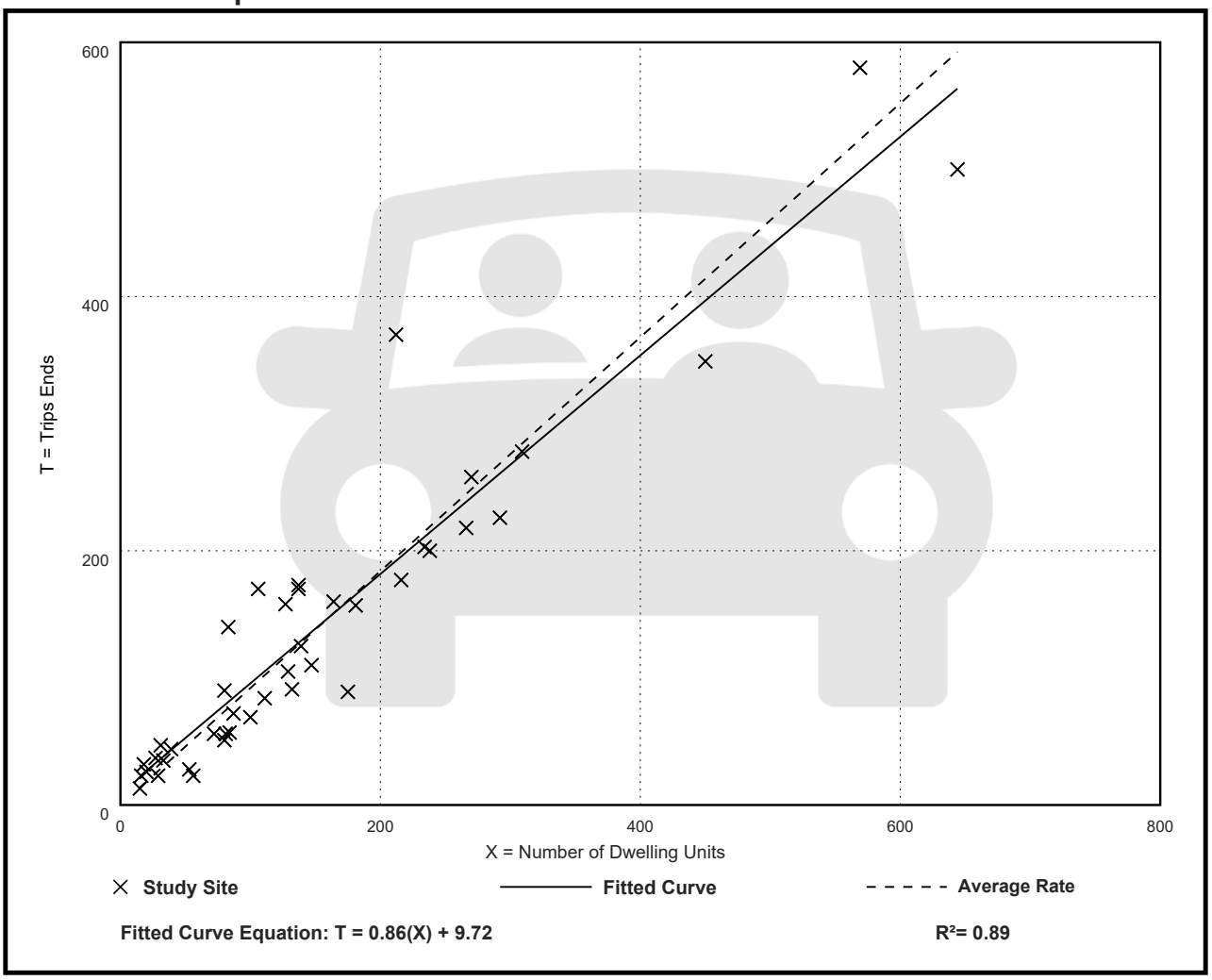
Vehicle Trip Ends vs: Dwelling Units
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 42
Avg. Num. of Dwelling Units: 152
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.92	0.41 - 1.78	0.27

Data Plot and Equation



Fitted Curve Equation: T = 0.86(X) + 9.72

R^2= 0.89

Single-Family Detached Housing
(210)

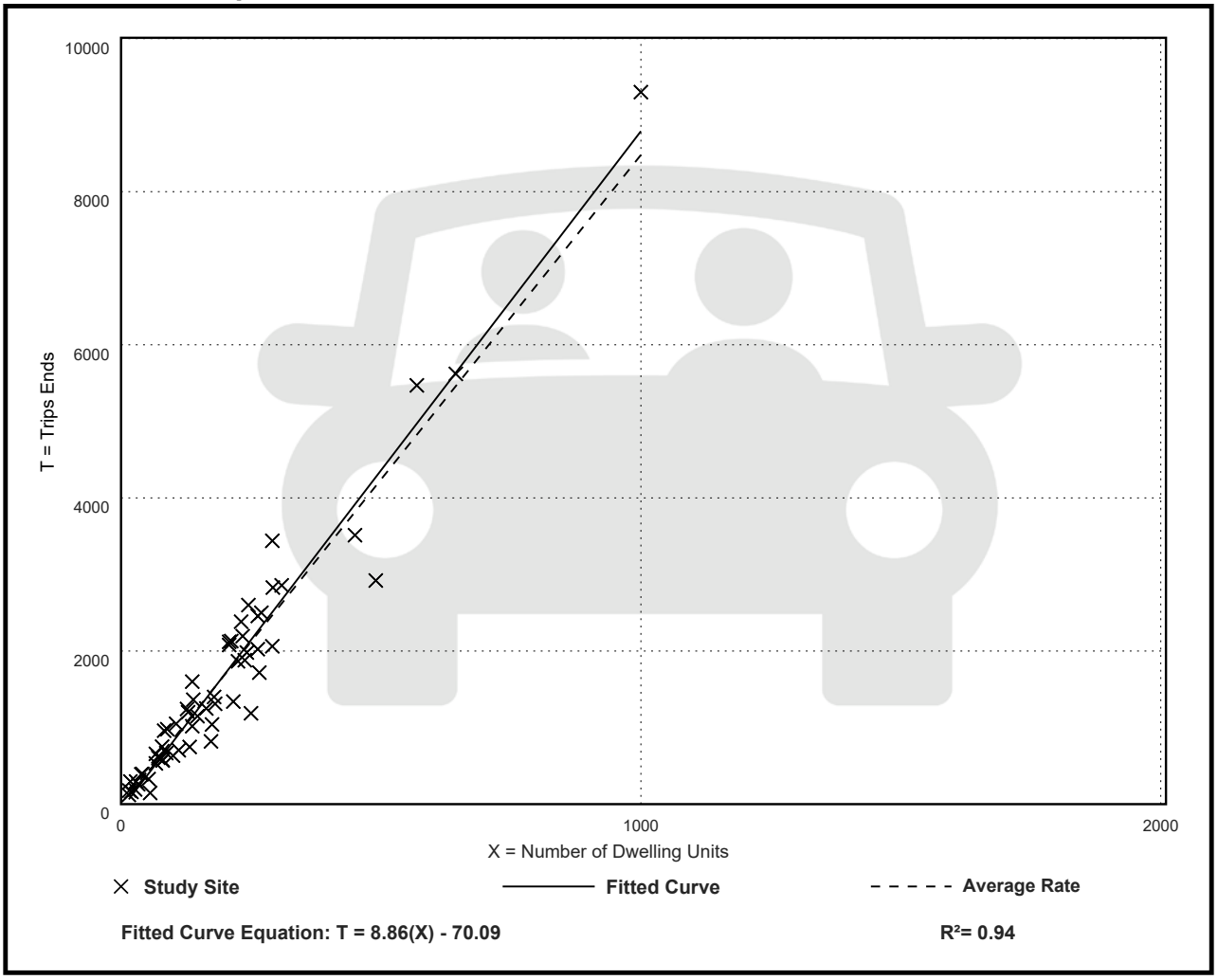
Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 60
Avg. Num. of Dwelling Units: 186
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
8.48	2.61 - 16.44	1.74

Data Plot and Equation



Single-Family Detached Housing
(210)

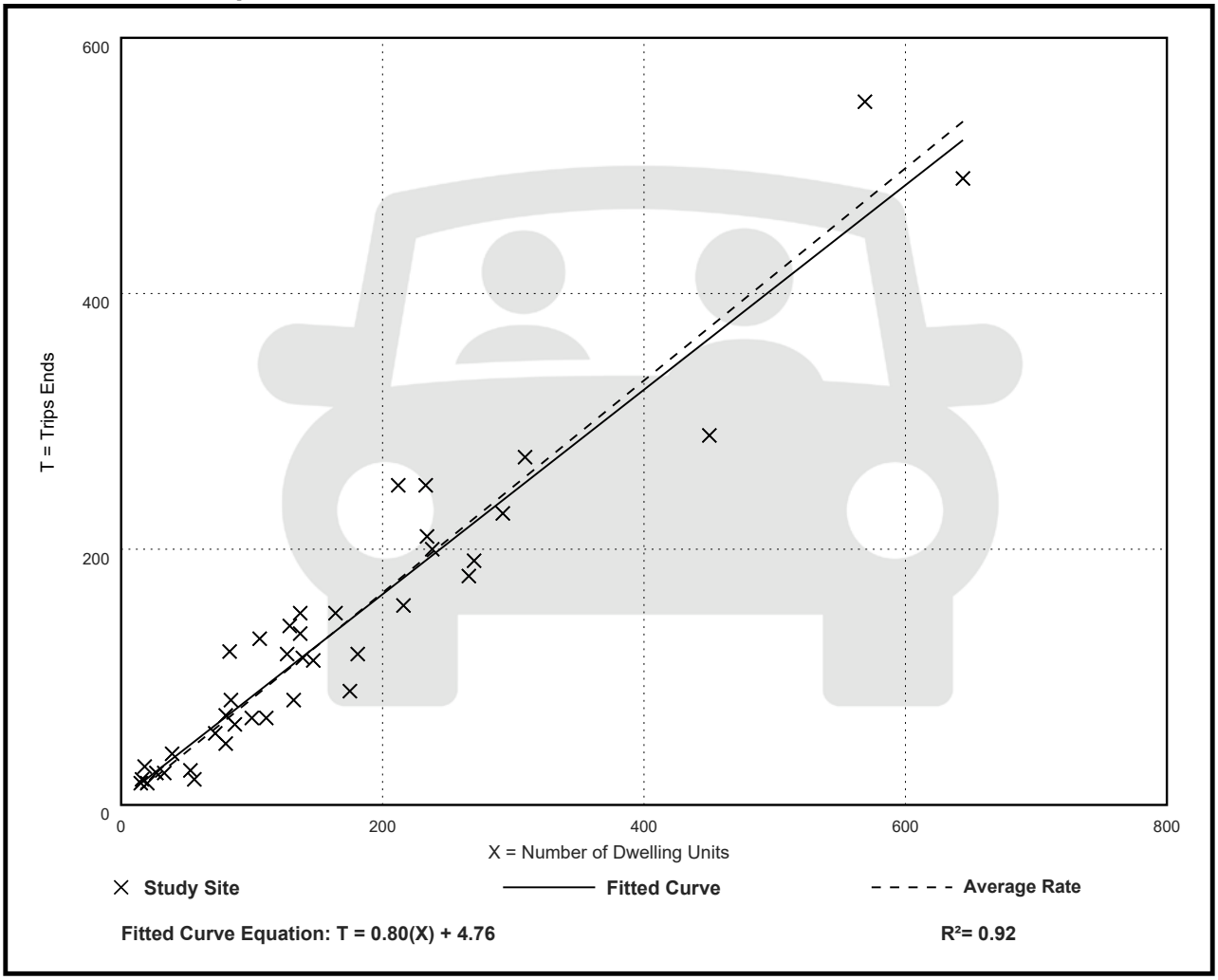
Vehicle Trip Ends vs: Dwelling Units
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. Num. of Dwelling Units: 162
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.83	0.36 - 1.67	0.19

Data Plot and Equation



Single-Family Detached Housing
(210)

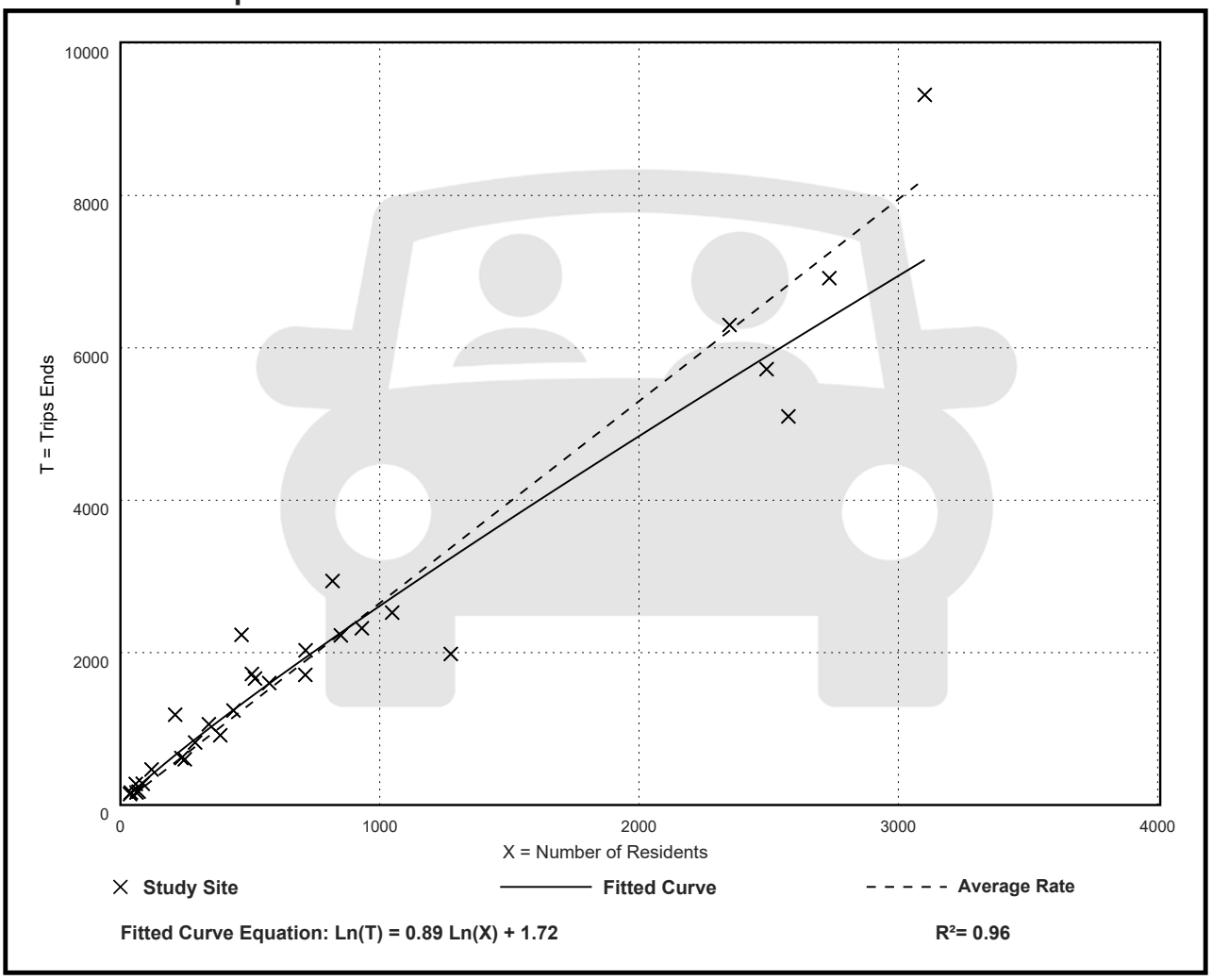
Vehicle Trip Ends vs: Residents
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Residents: 810
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.65	1.56 - 5.62	0.64

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.89 Ln(X) + 1.72

R^2= 0.96

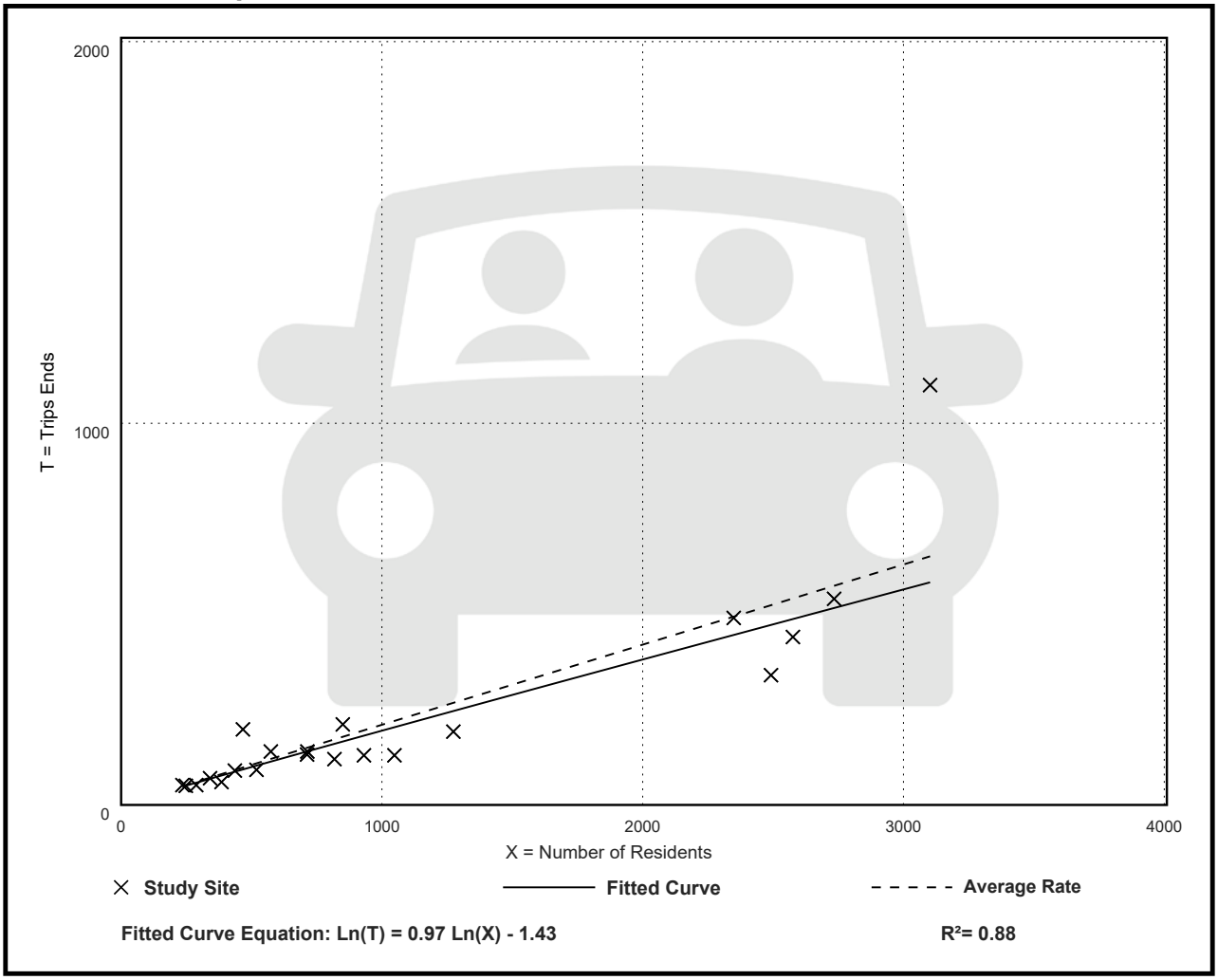
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Residents**
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: 21
Avg. Num. of Residents: 1100
Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.12 - 0.42	0.08

Data Plot and Equation



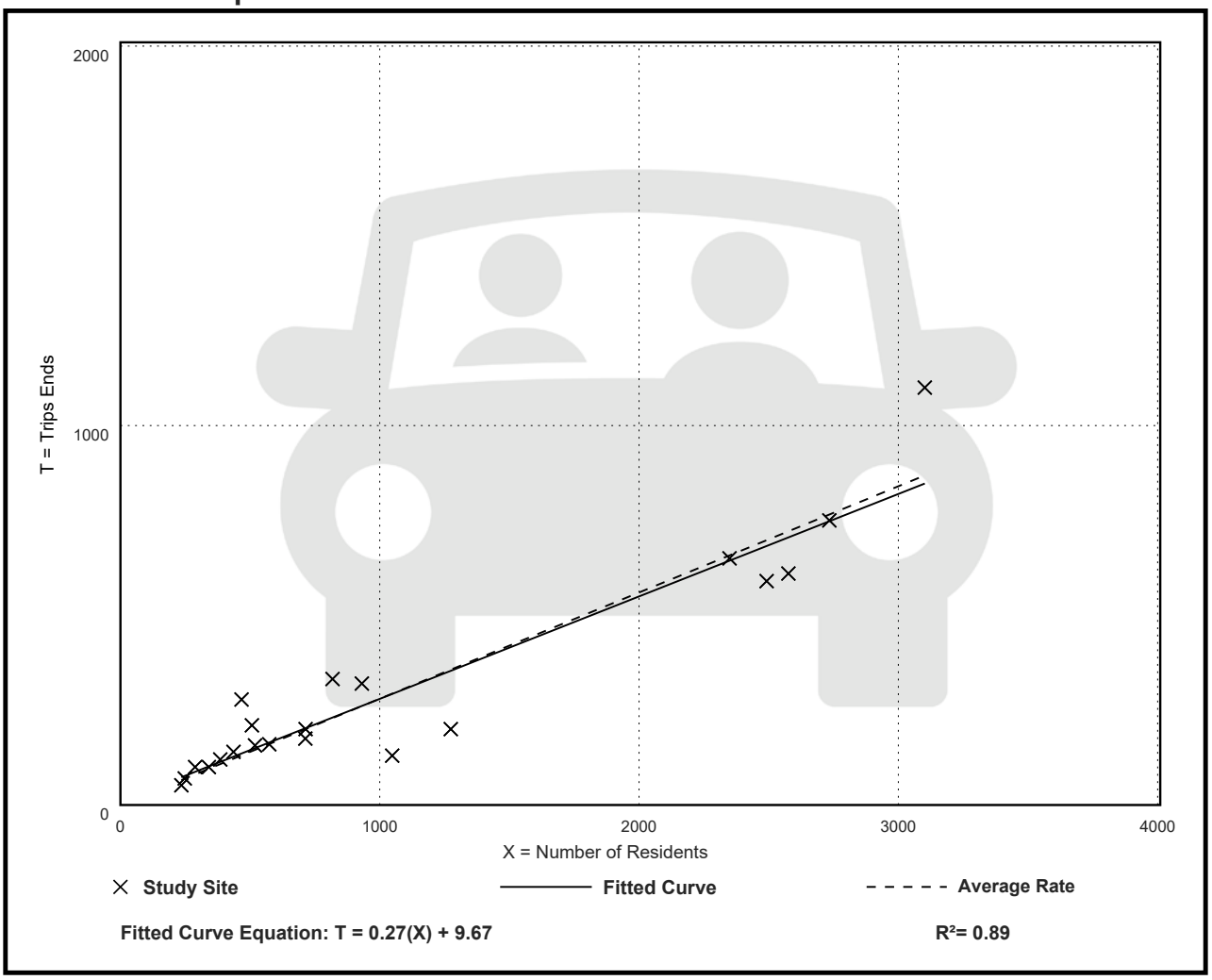
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Residents**
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: 21
Avg. Num. of Residents: 1083
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.28	0.12 - 0.60	0.08

Data Plot and Equation



Single-Family Detached Housing
(210)

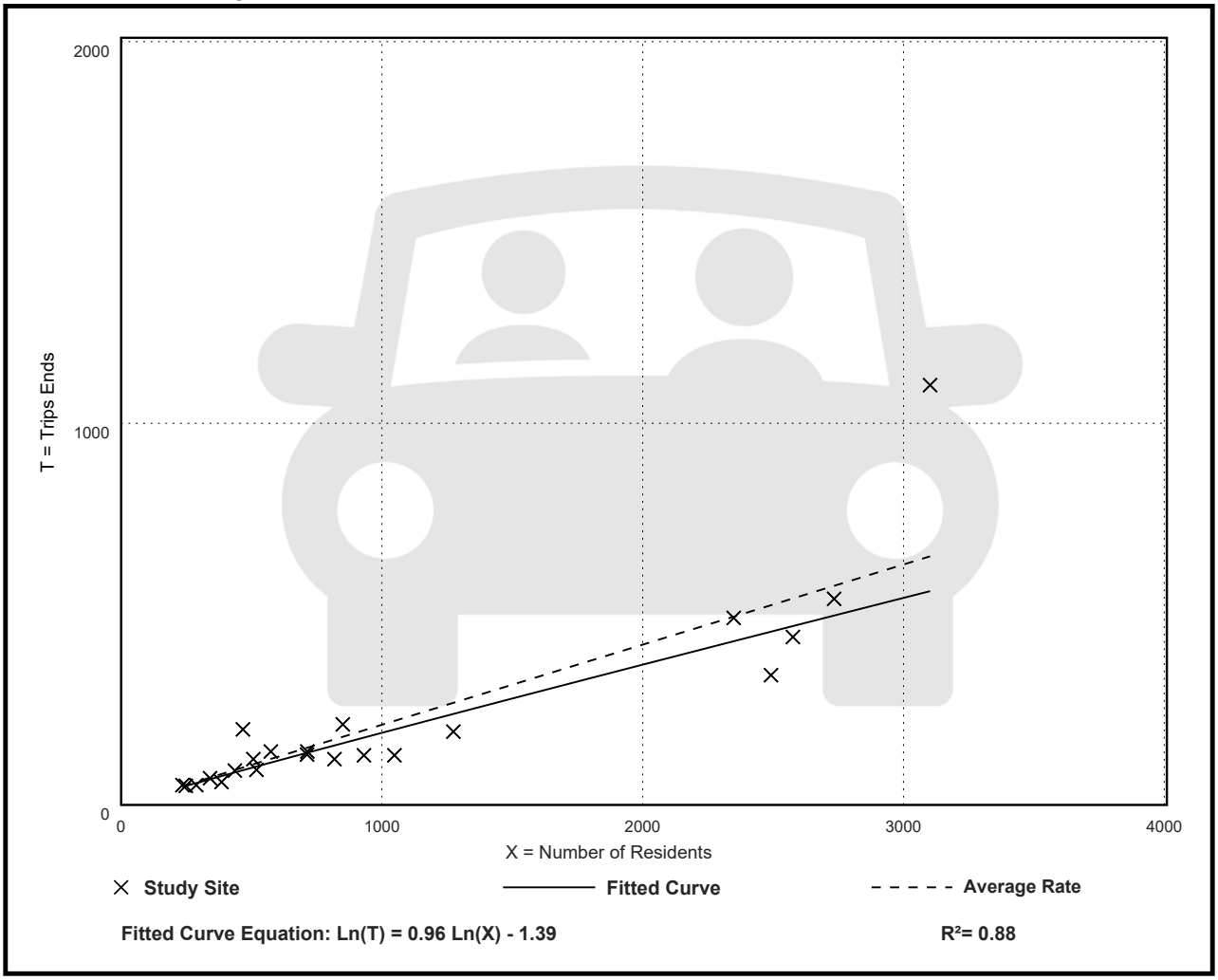
Vehicle Trip Ends vs: Residents
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Residents: 1073
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.12 - 0.42	0.08

Data Plot and Equation



Single-Family Detached Housing
(210)

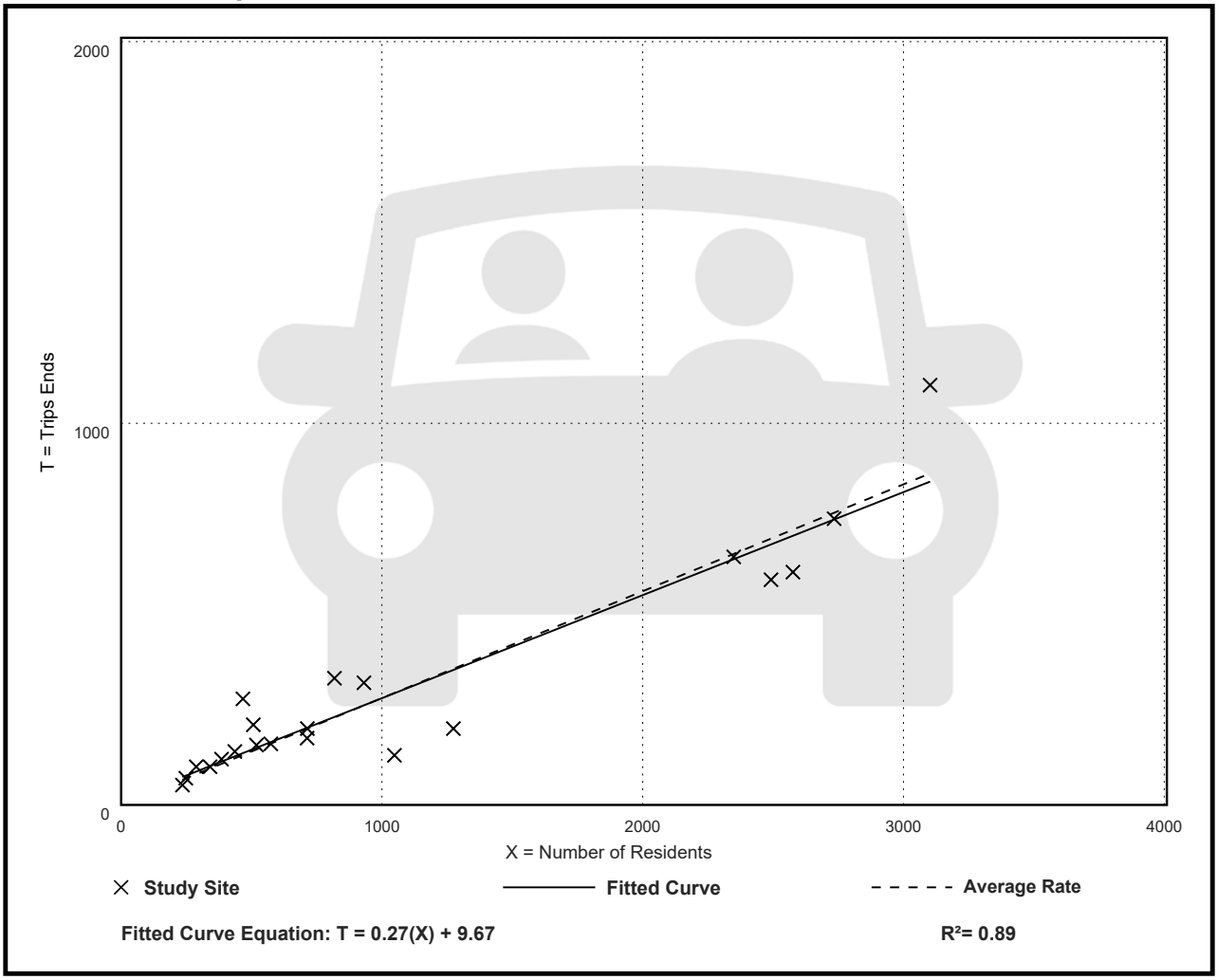
Vehicle Trip Ends vs: Residents
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. Num. of Residents: 1083
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.28	0.12 - 0.60	0.08

Data Plot and Equation



Single-Family Detached Housing
(210)

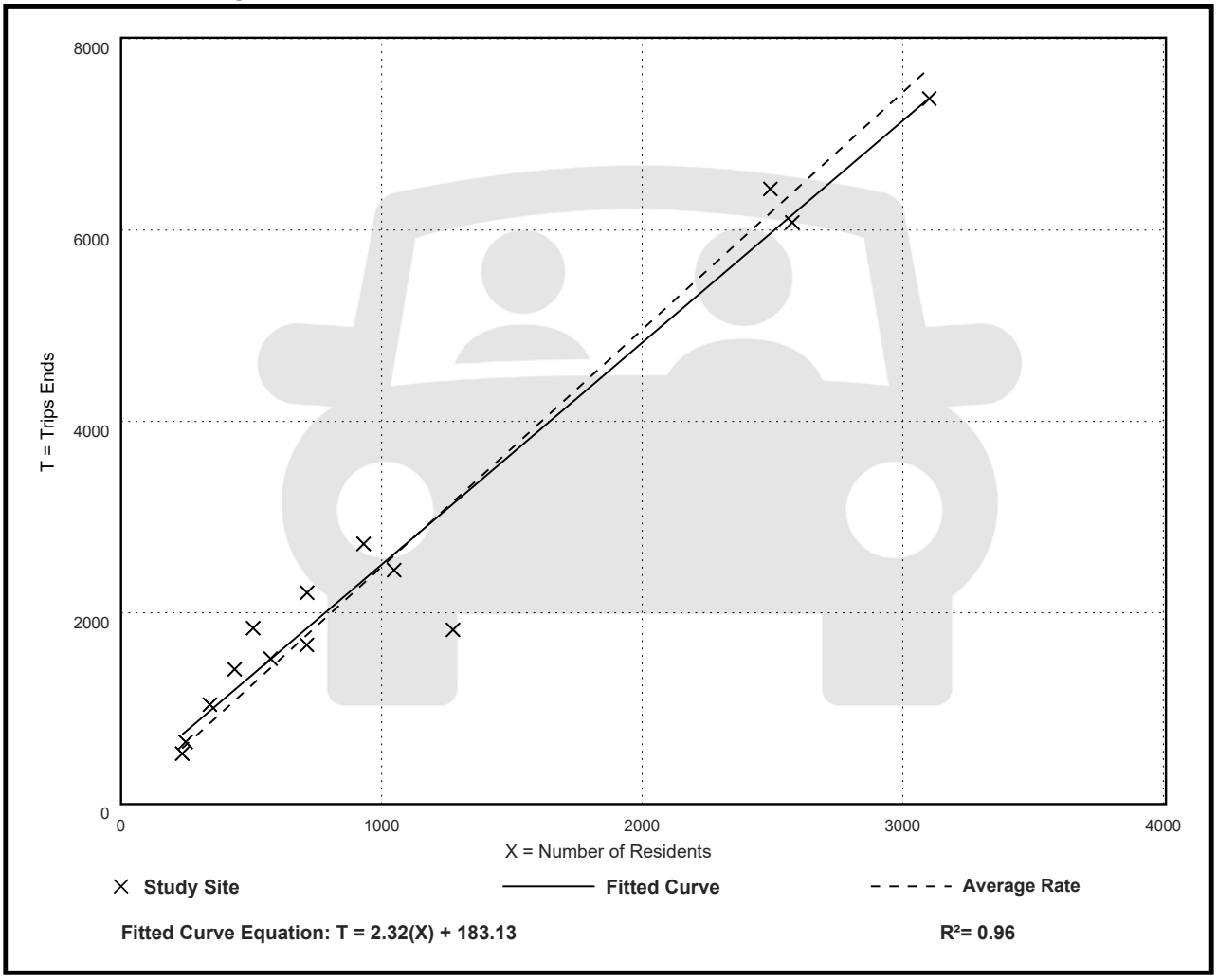
Vehicle Trip Ends vs: Residents
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Residents: 1085
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.48	1.43 - 3.63	0.46

Data Plot and Equation



Fitted Curve Equation: T = 2.32(X) + 183.13

R^2= 0.96

Single-Family Detached Housing
(210)

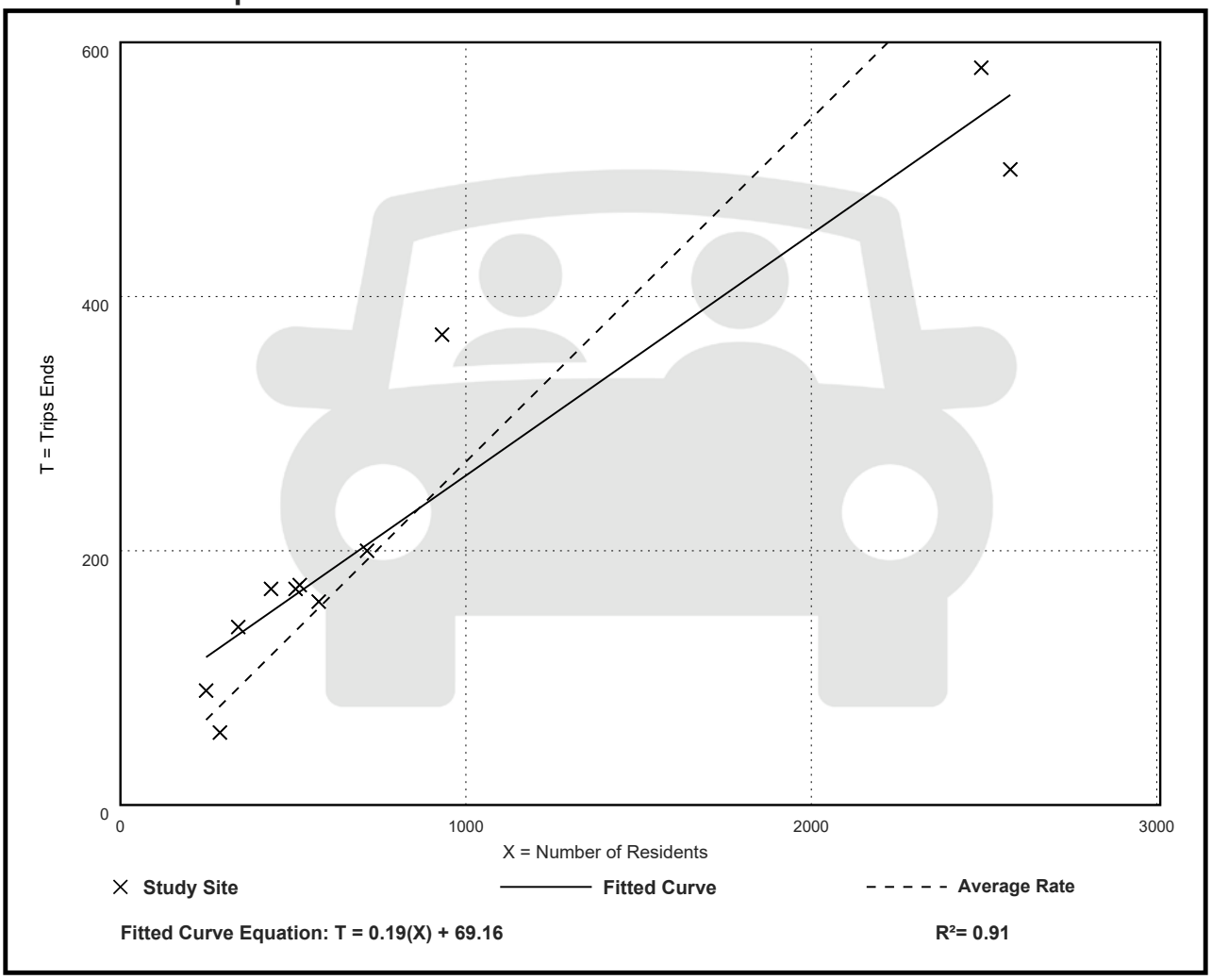
Vehicle Trip Ends vs: Residents
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Residents: 875
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.27	0.19 - 0.41	0.08

Data Plot and Equation



Single-Family Detached Housing
(210)

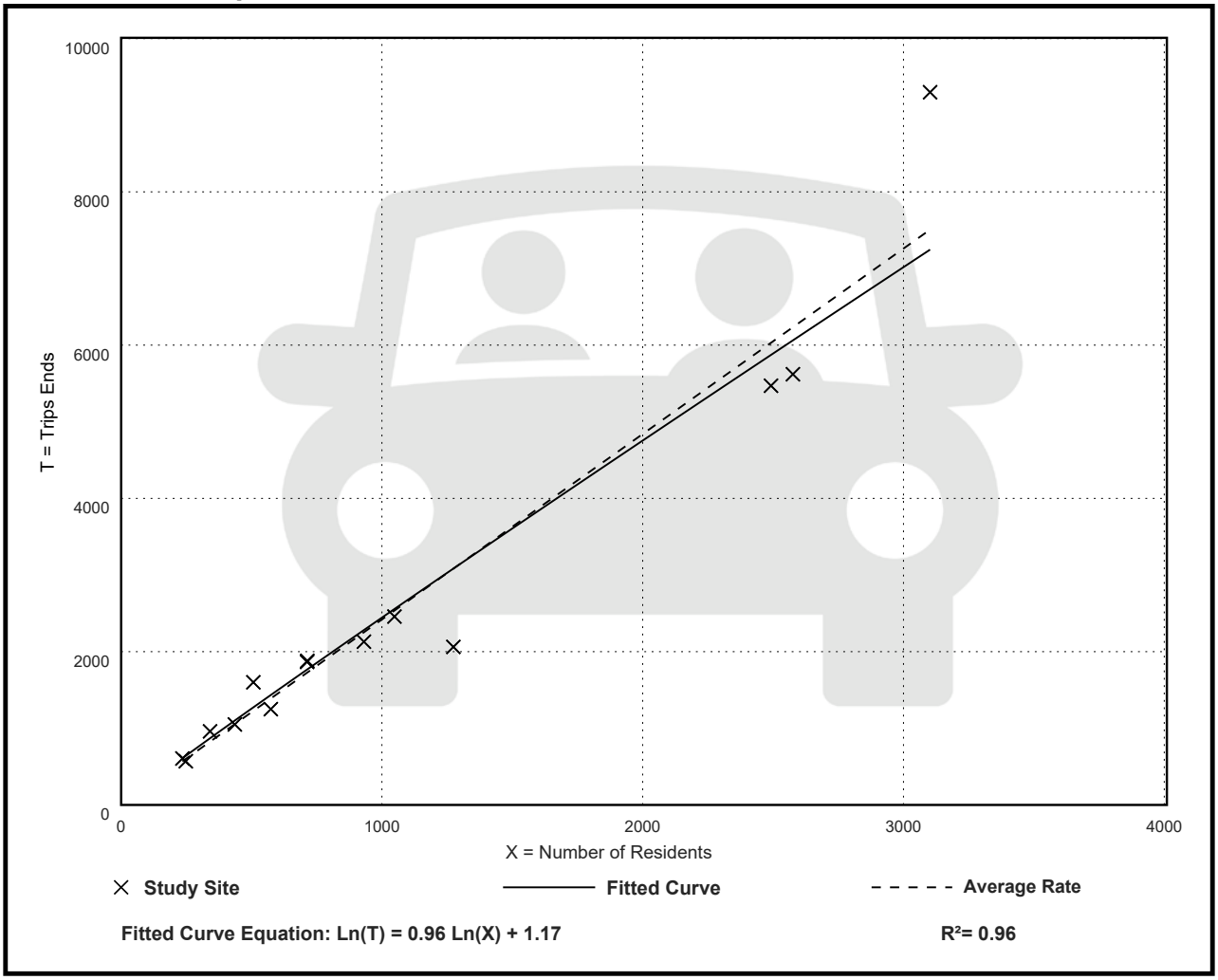
Vehicle Trip Ends vs: Residents
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Residents: 1085
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.42	1.62 - 3.16	0.43

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) + 1.17

R^2= 0.96

Single-Family Detached Housing
(210)

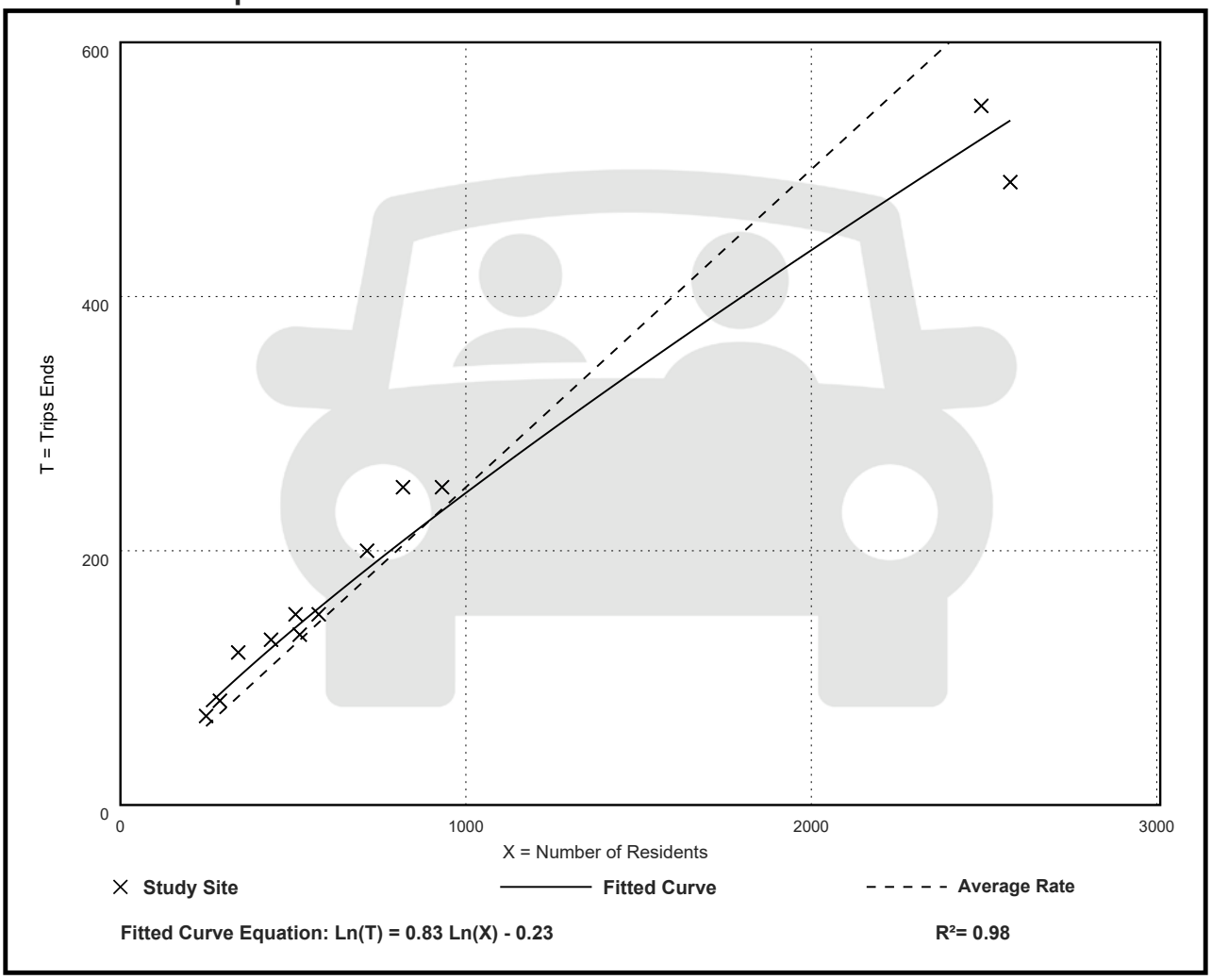
Vehicle Trip Ends vs: Residents
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. Num. of Residents: 870
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.25	0.19 - 0.35	0.05

Data Plot and Equation



Land Use: 411
Public Park

Description

A public park is owned and operated by a municipal, county, state, or federal agency. The parks surveyed vary widely as to location, type, and number of facilities, including boating or swimming facilities, beaches, hiking trails, ball fields, soccer fields, campsites, and picnic facilities. Seasonal use of the individual sites differs widely as a result of the varying facilities and local conditions, such as weather. For example, some of the sites are used primarily for boating or swimming; others are used for softball games. Soccer complex (Land Use 488) is a related use.

Additional Data

The percentage of the park area that is used most intensively varies considerably within the studies contained in this land use. Therefore, caution should be used when using acres as an independent variable.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, New Jersey, New York, North Carolina, and Oregon.

Source Numbers

186, 392, 407, 709, 729, 852, 905

Public Park
(411)

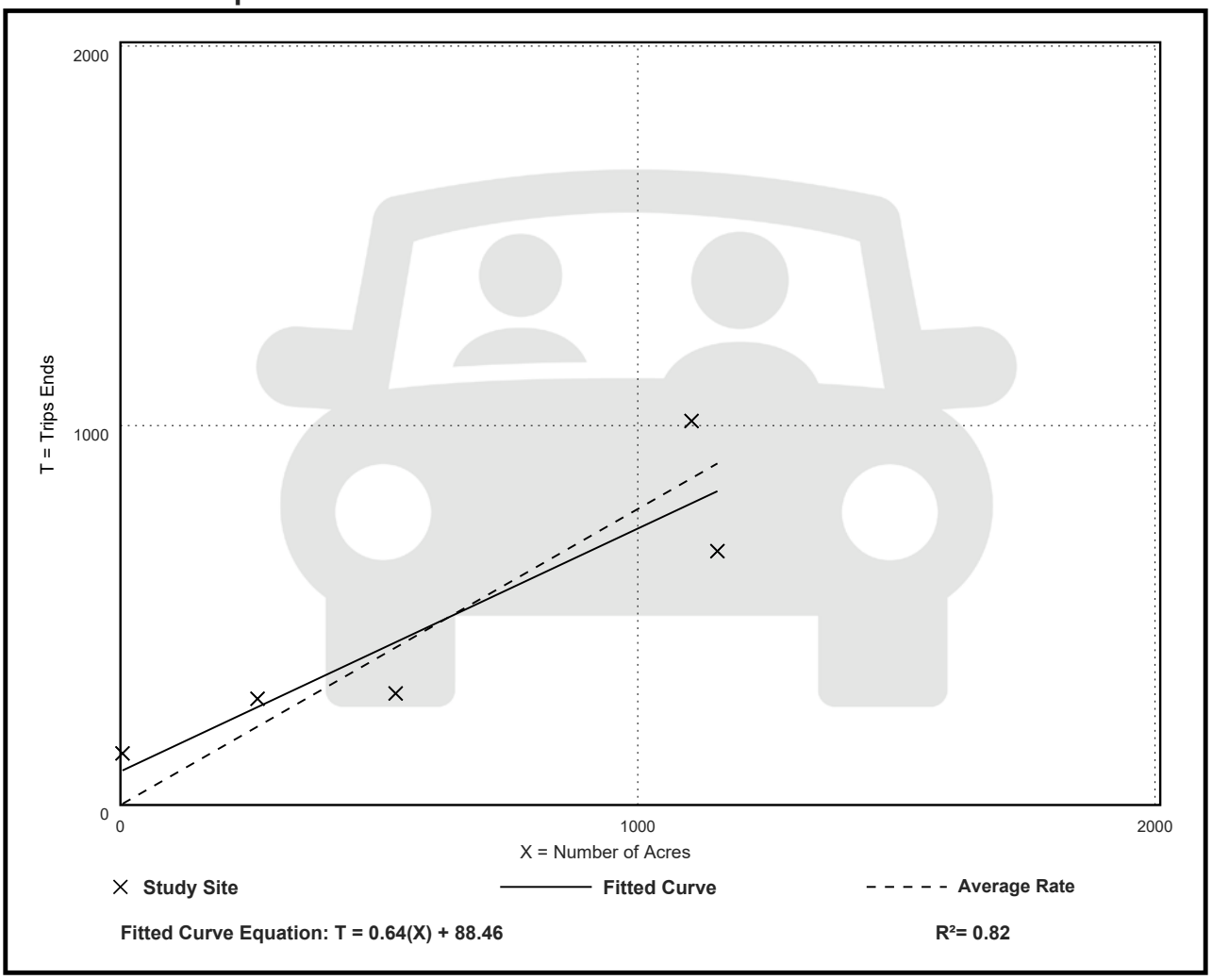
Vehicle Trip Ends vs: Acres
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Acres: 612
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.78	0.55 - 34.00	1.36

Data Plot and Equation



Fitted Curve Equation: T = 0.64(X) + 88.46

R^2= 0.82

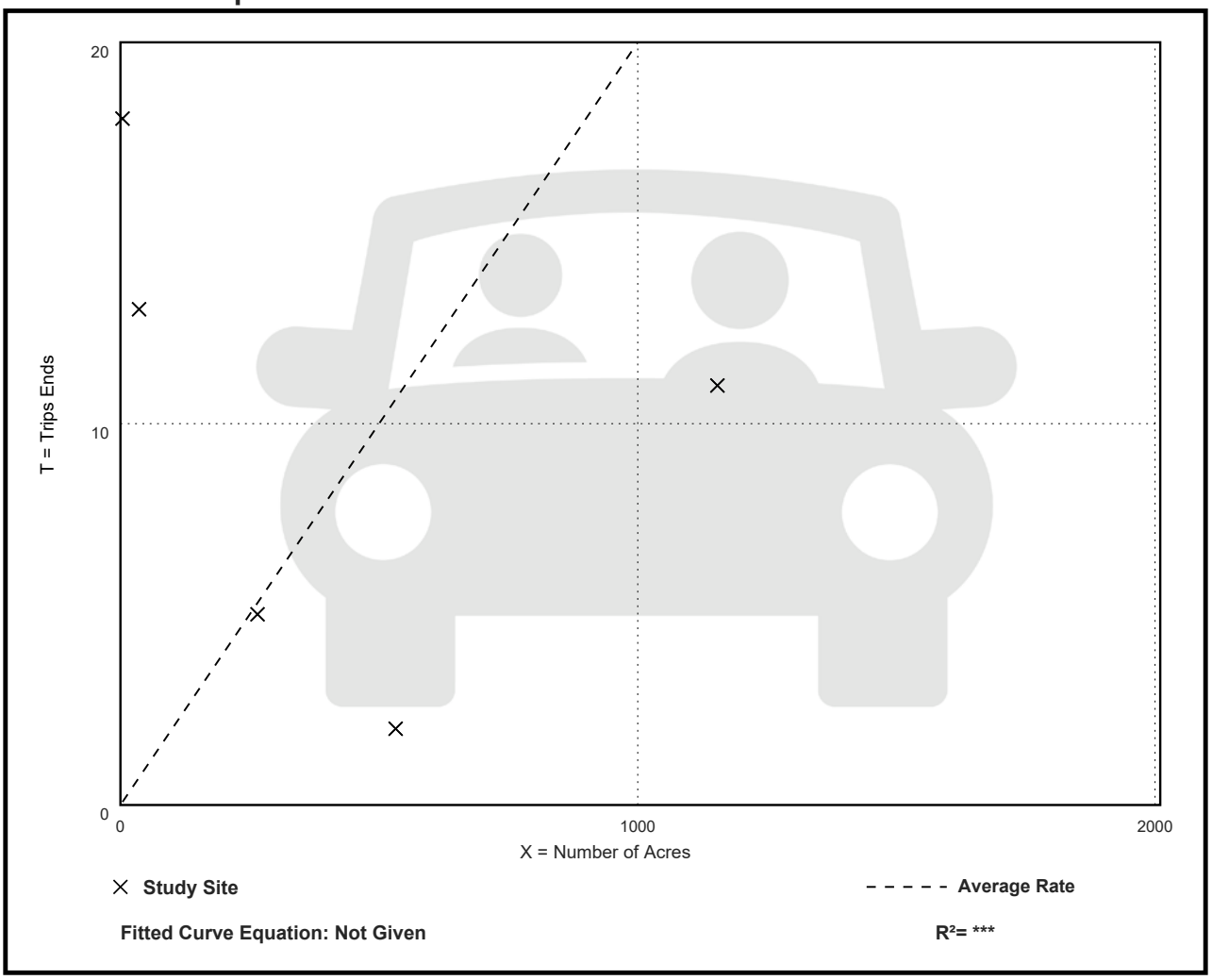
Public Park
(411)

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: 5
Avg. Num. of Acres: 398
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.02	0.00 - 4.50	0.23

Data Plot and Equation



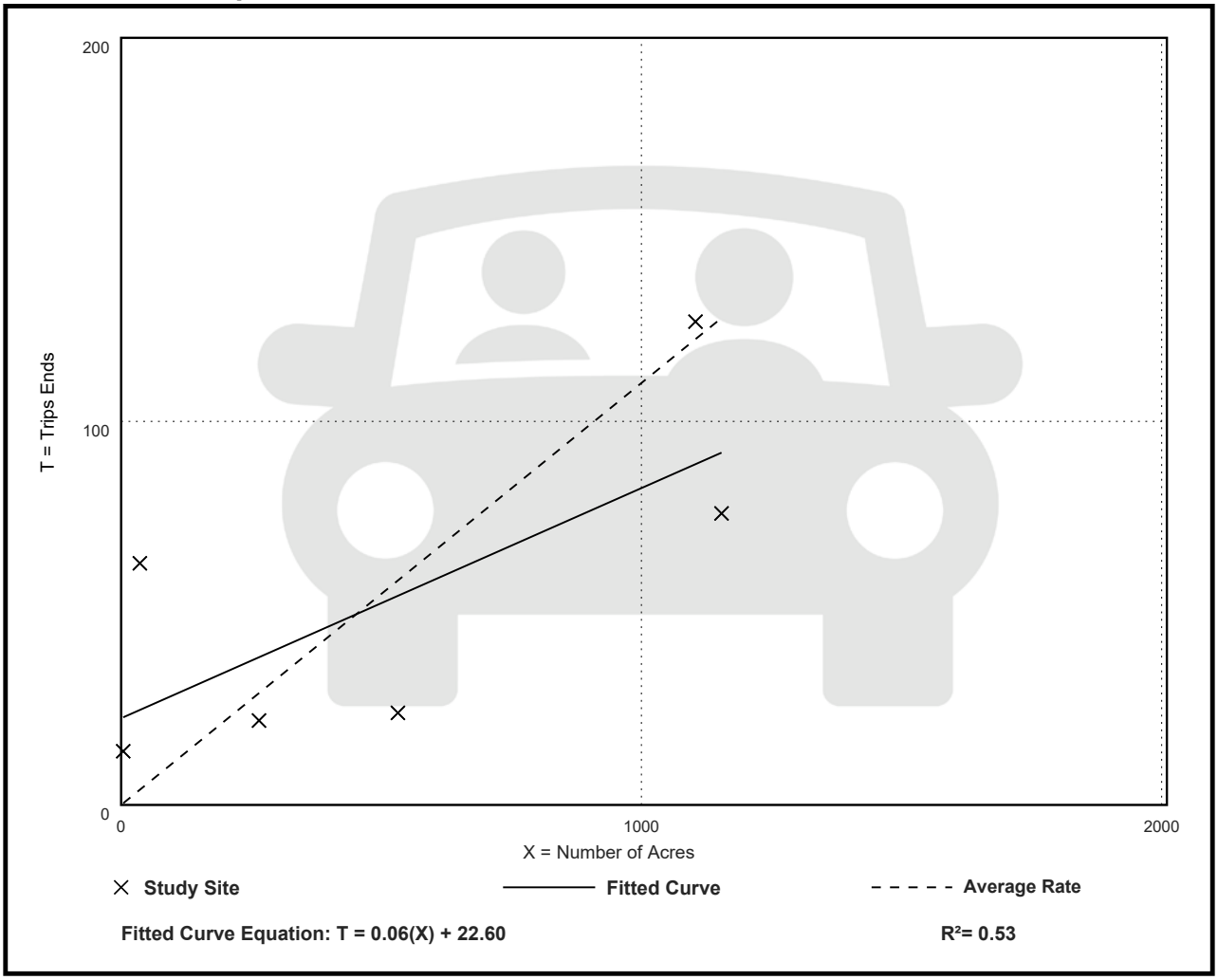
Public Park
(411)

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: 6
Avg. Num. of Acres: 516
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.11	0.05 - 3.50	0.24

Data Plot and Equation



Public Park
(411)

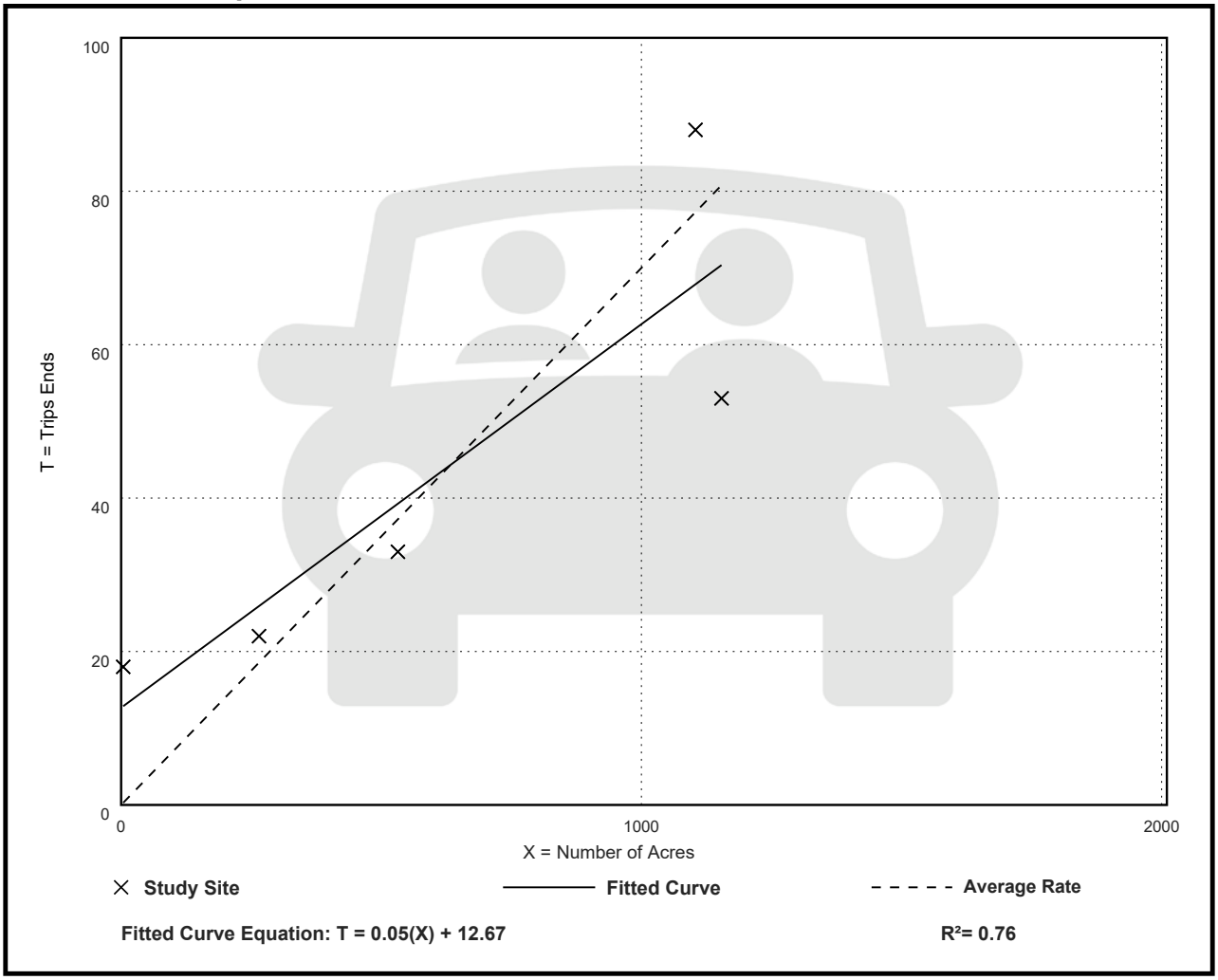
Vehicle Trip Ends vs: Acres
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Acres: 612
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.07	0.05 - 4.50	0.18

Data Plot and Equation



Fitted Curve Equation: T = 0.05(X) + 12.67

R^2= 0.76

Public Park
(411)

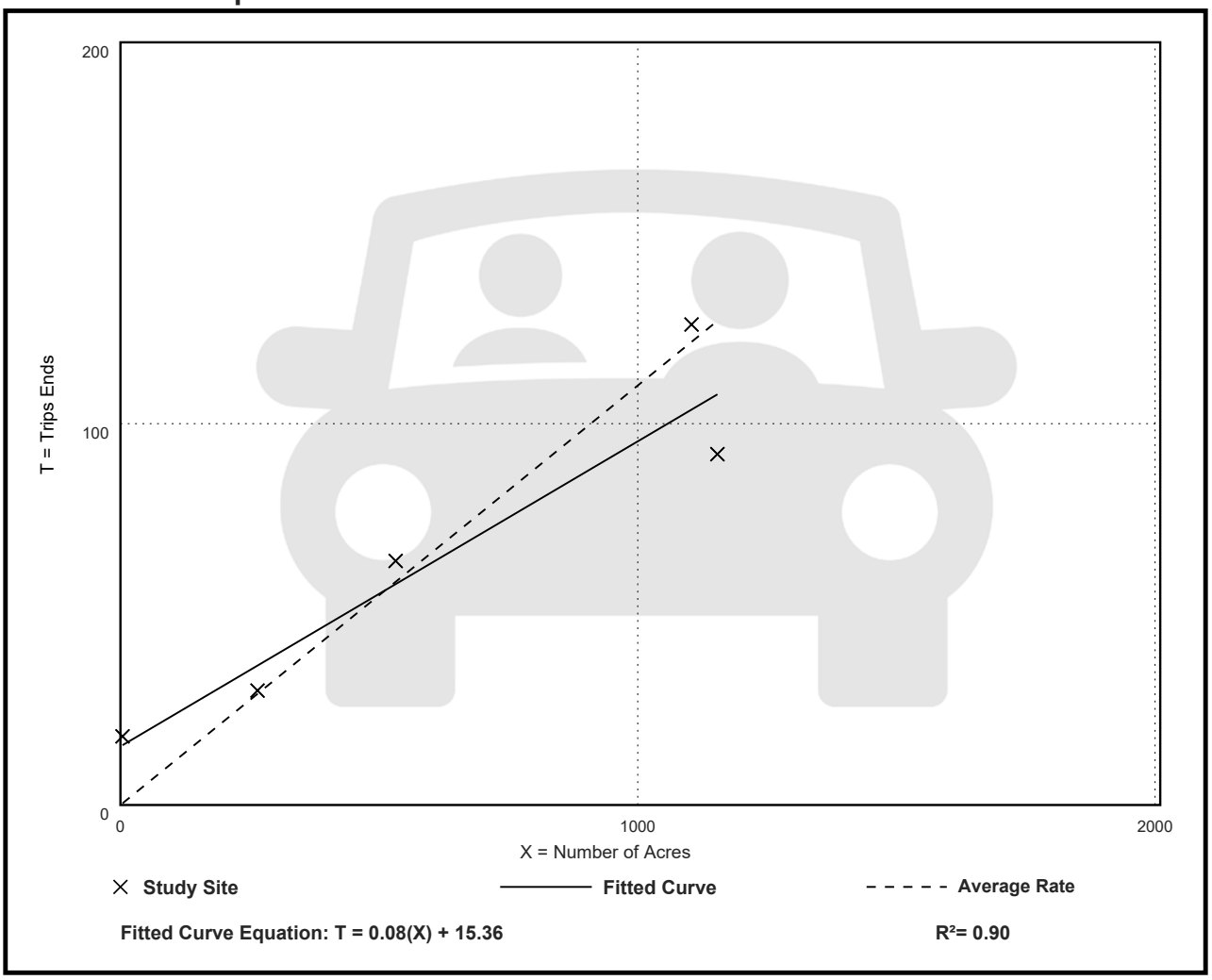
Vehicle Trip Ends vs: Acres
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Acres: 612
Directional Distribution: 40% entering, 60% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.11	0.08 - 4.50	0.18

Data Plot and Equation



Public Park
(411)

Vehicle Trip Ends vs: Acres
On a: Saturday

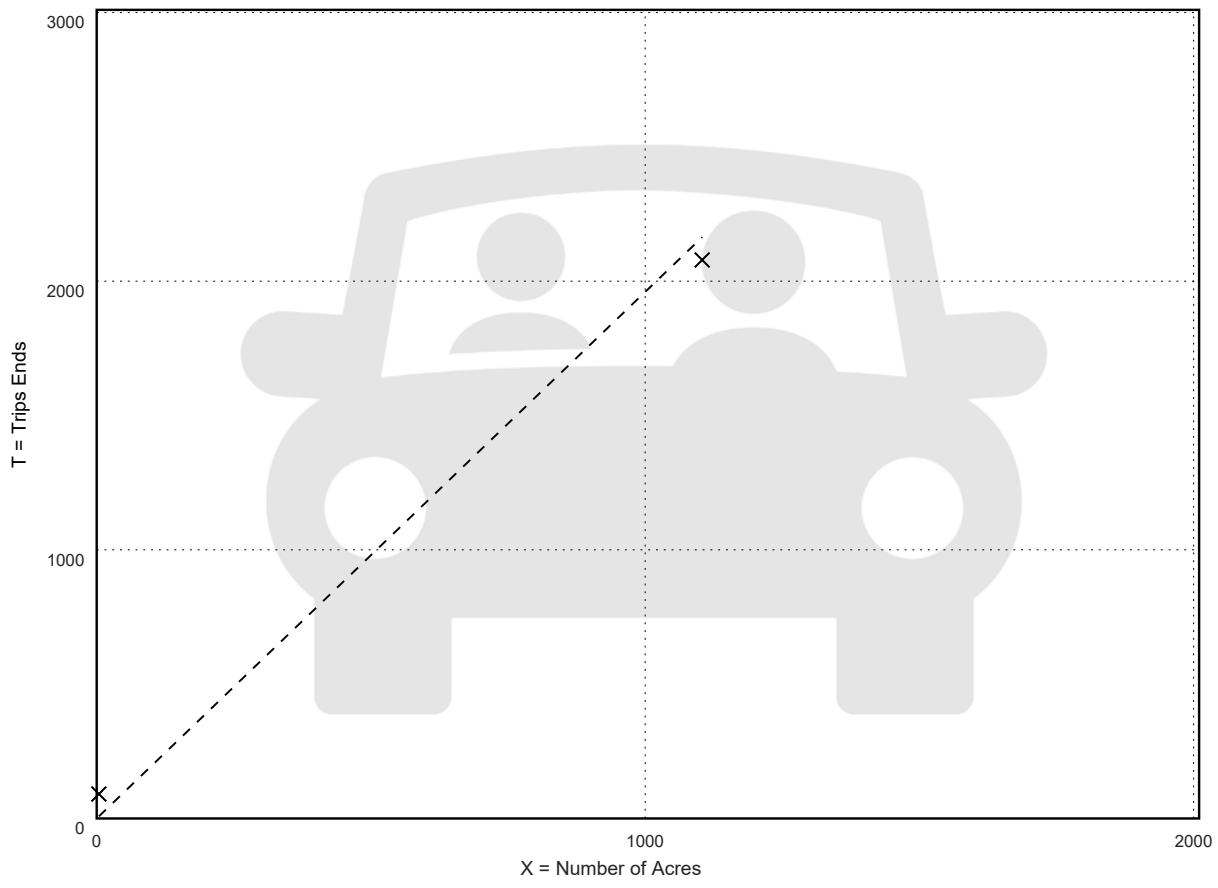
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Acres: 554
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
1.96	1.88 - 22.75	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Public Park
(411)

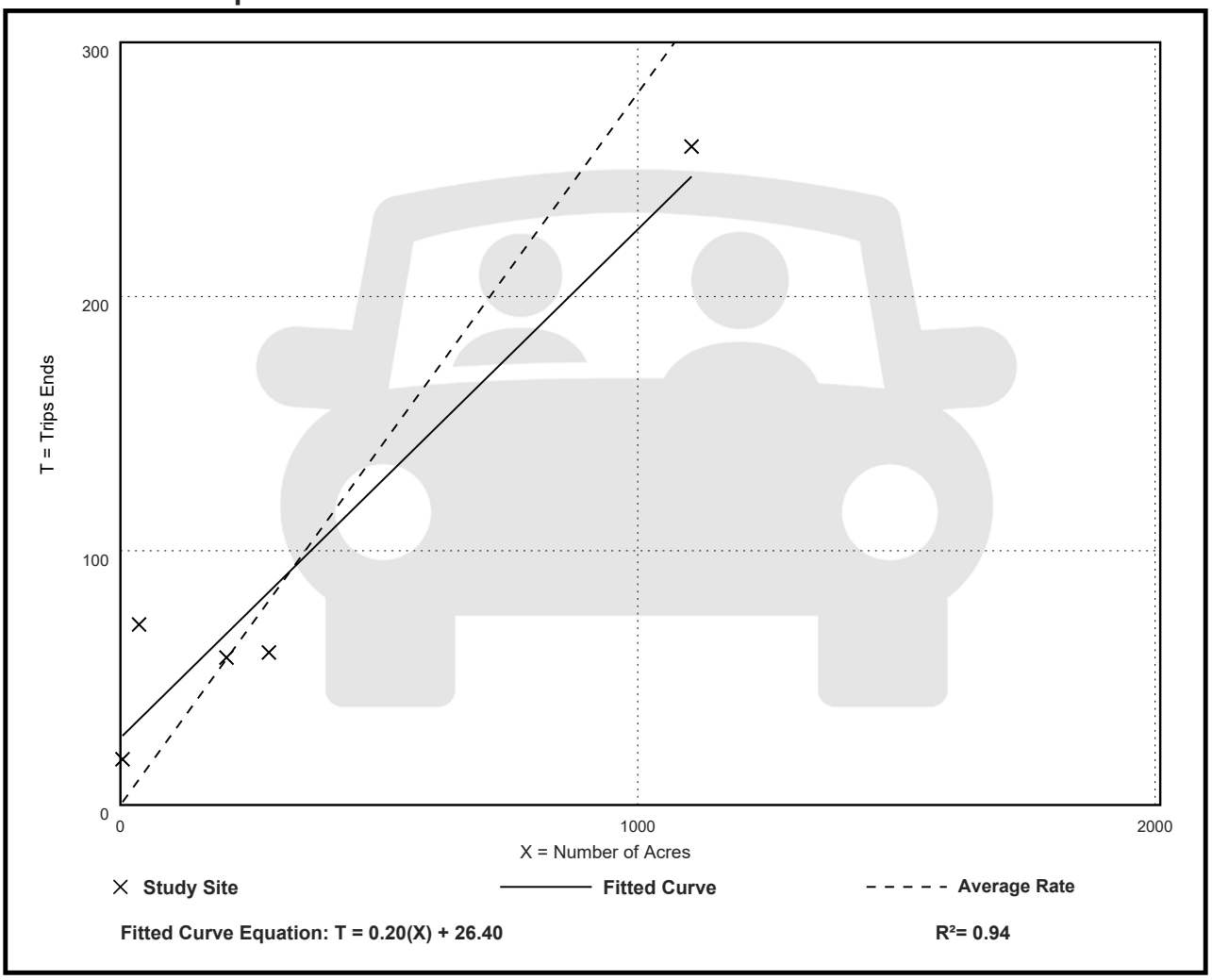
Vehicle Trip Ends vs: Acres
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Acres: 327
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.28	0.21 - 4.50	0.37

Data Plot and Equation



Public Park
(411)

Vehicle Trip Ends vs: Acres
On a: Sunday

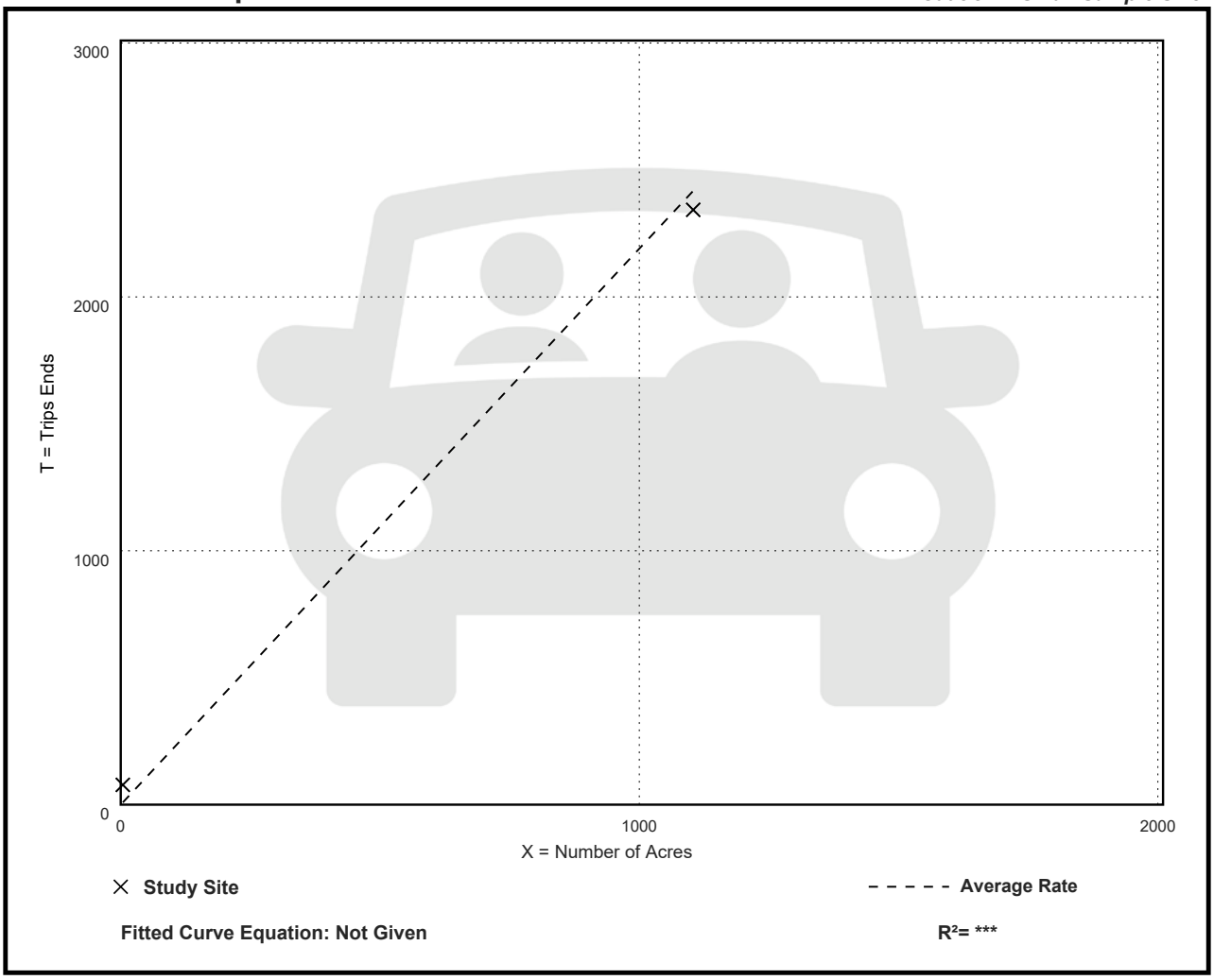
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Acres: 554
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
2.19	2.12 - 19.50	***

Data Plot and Equation

Caution – Small Sample Size



Public Park
(411)

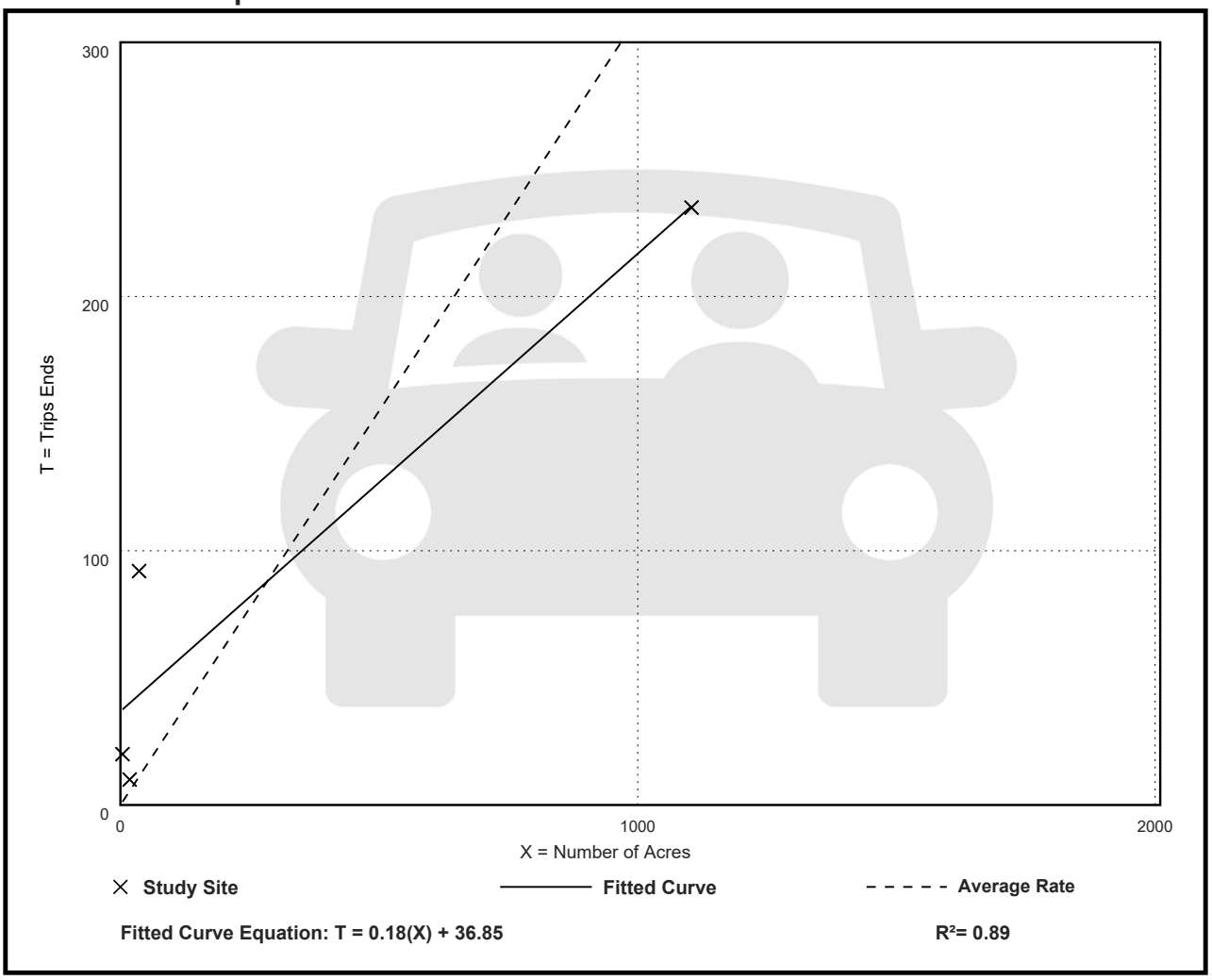
Vehicle Trip Ends vs: Acres
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Acres: 290
Directional Distribution: 39% entering, 61% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.31	0.21 - 5.00	0.57

Data Plot and Equation



Public Park
(411)

Vehicle Trip Ends vs: Employees
On a: Weekday

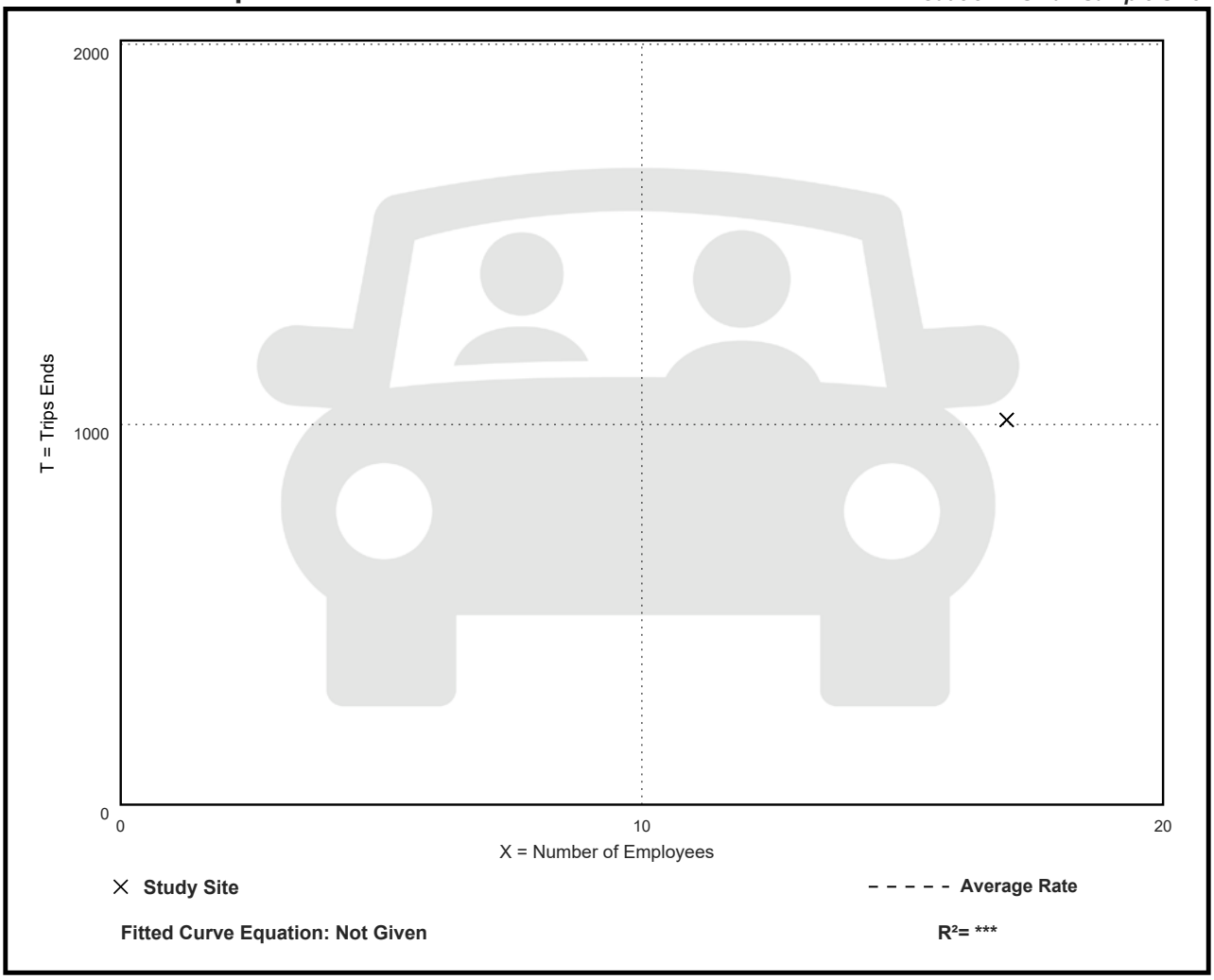
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Employees: 17
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
59.53	59.53 - 59.53	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Public Park
(411)

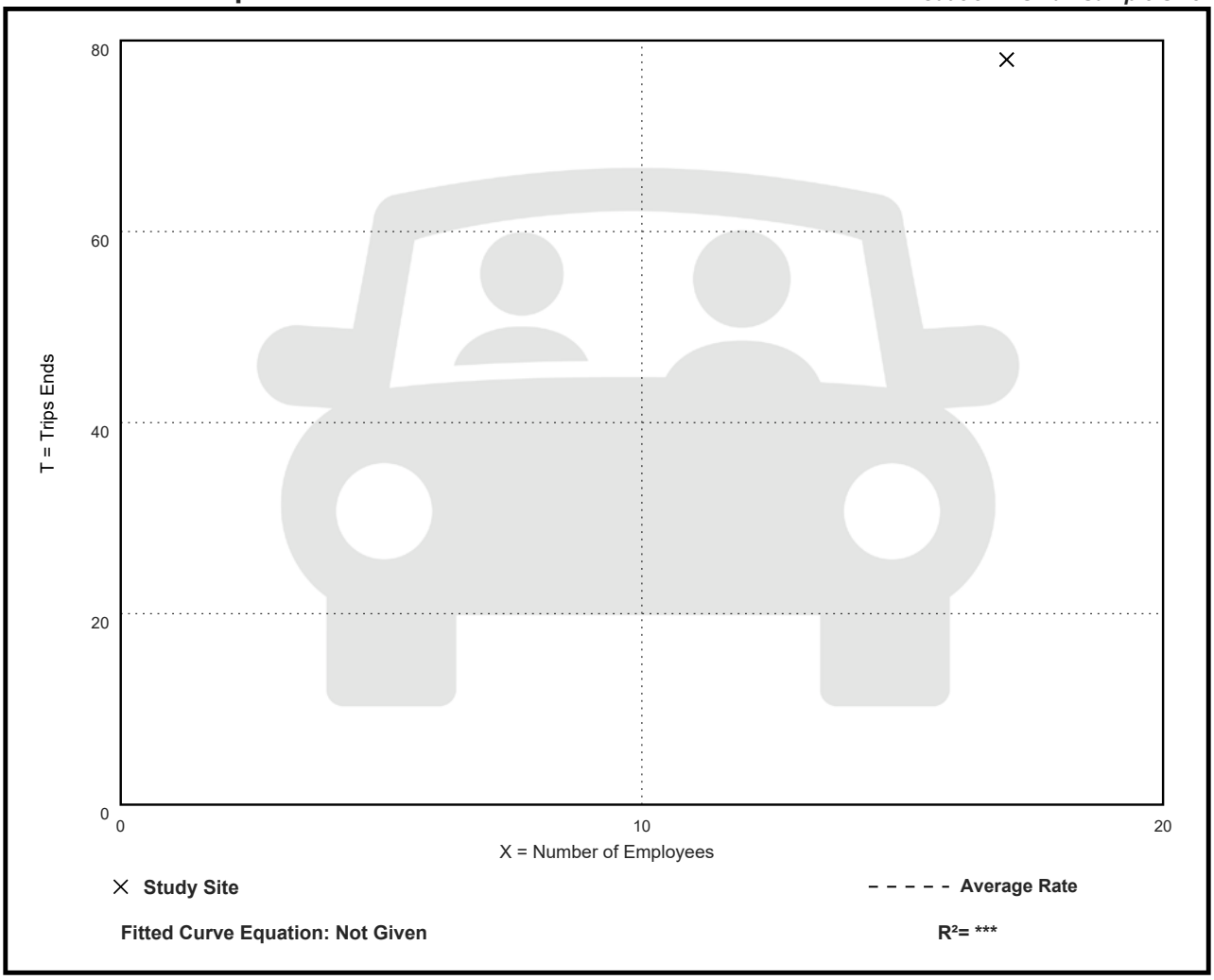
Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Employees: 17
Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.59	4.59 - 4.59	***

Data Plot and Equation

Caution – Small Sample Size



Public Park
(411)

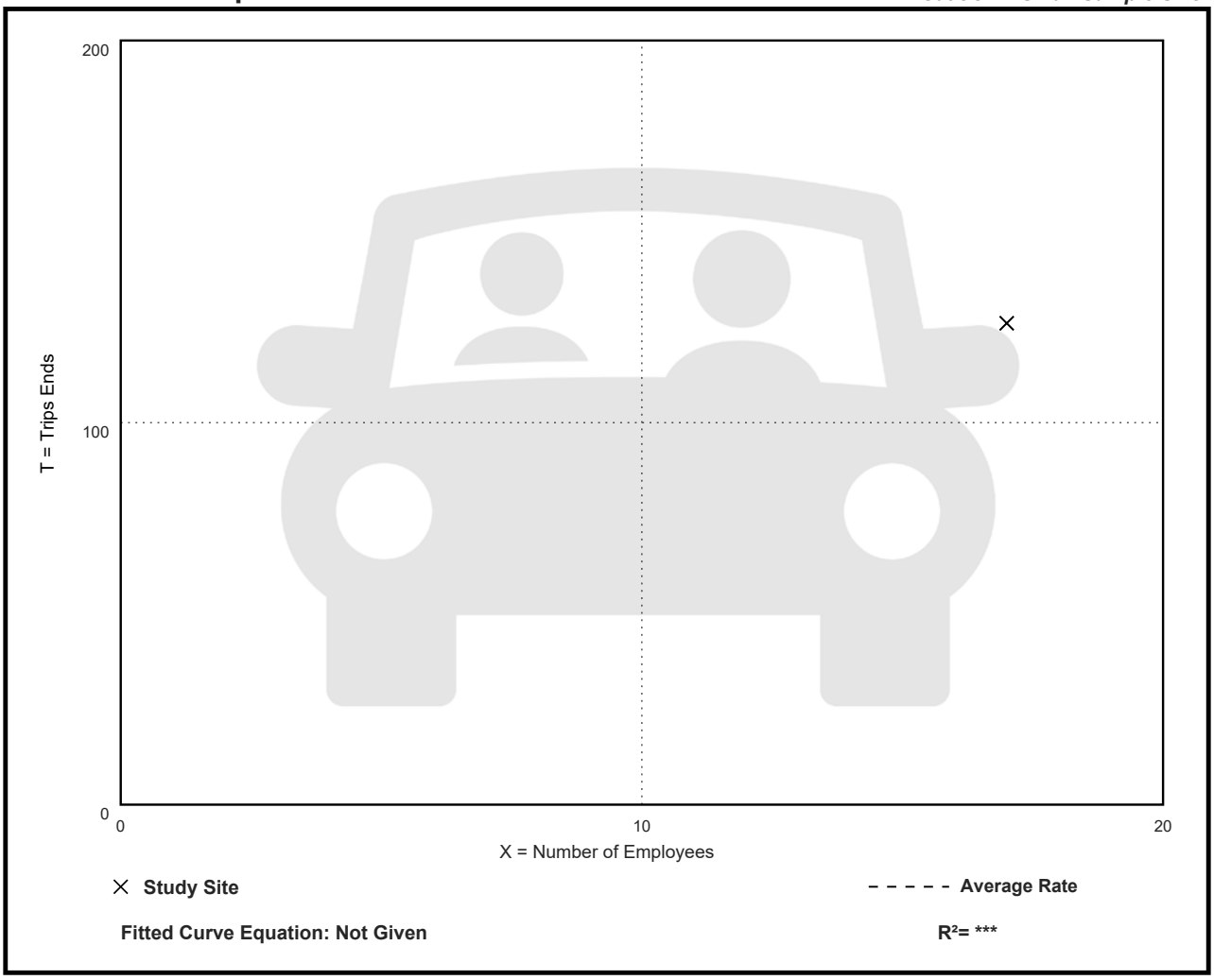
Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Employees: 17
Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
7.41	7.41 - 7.41	***

Data Plot and Equation

Caution – Small Sample Size



Public Park
(411)

Vehicle Trip Ends vs: Employees
On a: Weekday,
AM Peak Hour of Generator

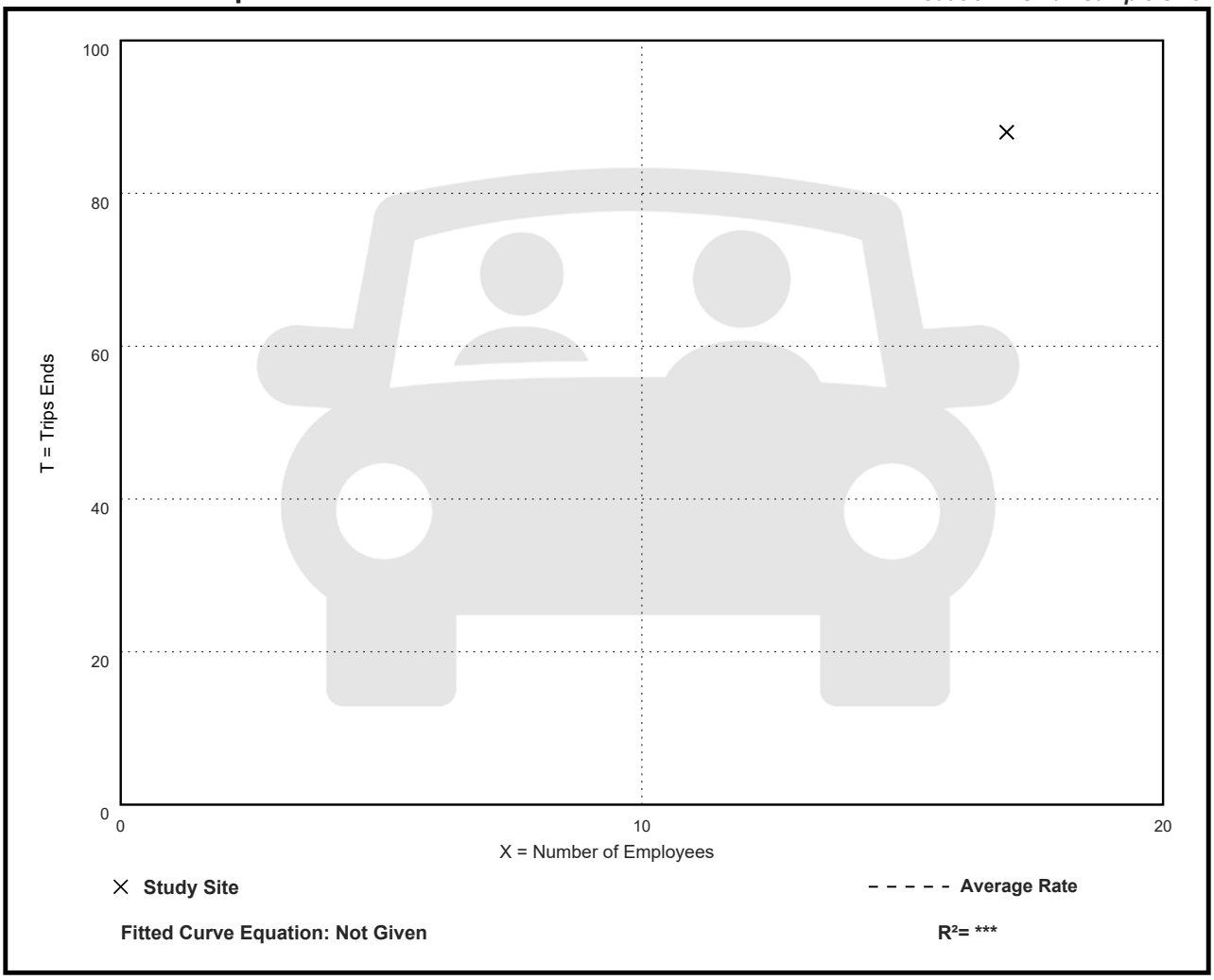
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Employees: 17
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
5.18	5.18 - 5.18	***

Data Plot and Equation

Caution – Small Sample Size



Public Park
(411)

Vehicle Trip Ends vs: Employees
On a: Weekday,
PM Peak Hour of Generator

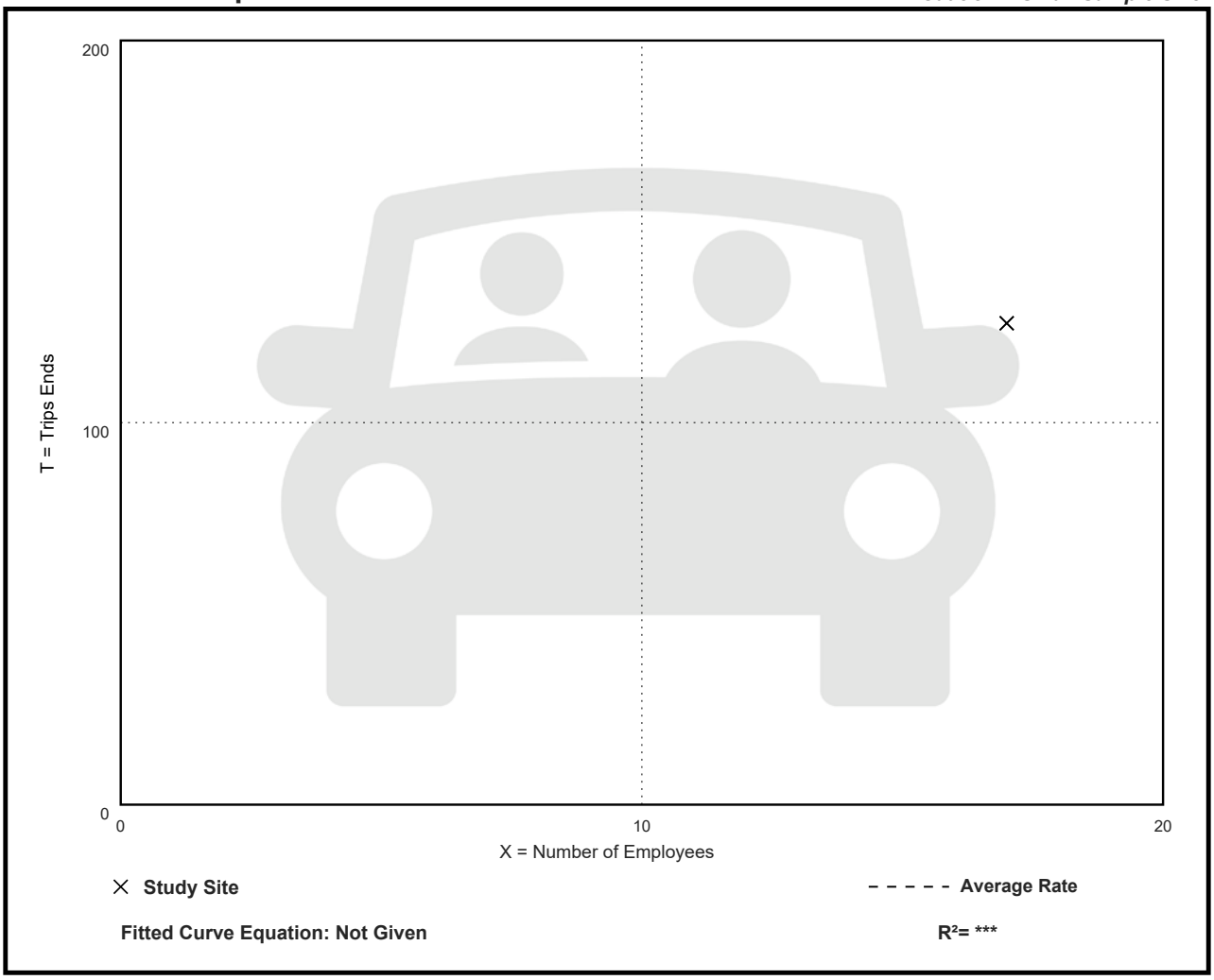
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Employees: 17
Directional Distribution: 44% entering, 56% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
7.41	7.41 - 7.41	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Public Park
(411)

Vehicle Trip Ends vs: Employees
On a: Saturday

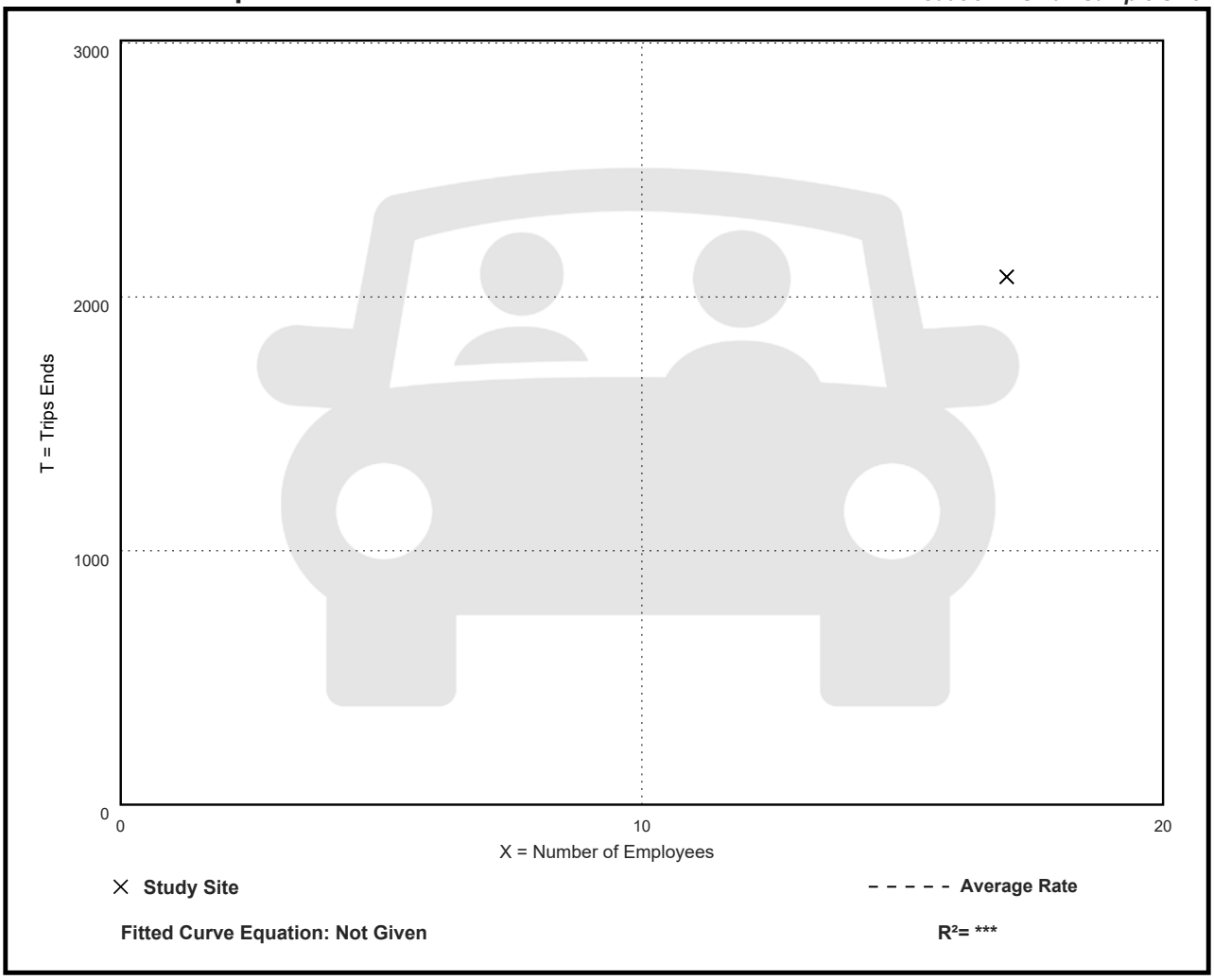
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Employees: 17
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
122.29	122.29 - 122.29	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Public Park
(411)

Vehicle Trip Ends vs: Employees
On a: Saturday, Peak Hour of Generator

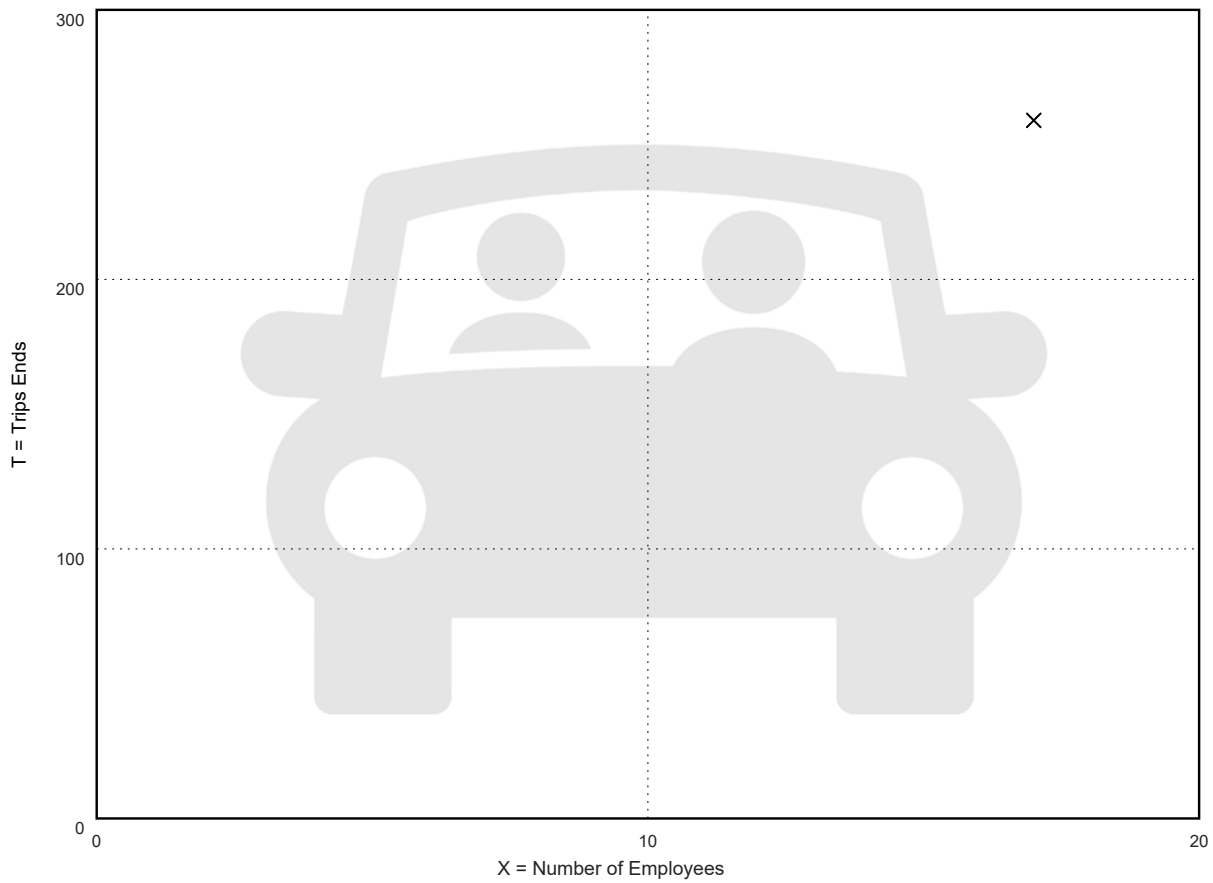
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Employees: 17
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
15.24	15.24 - 15.24	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Public Park
(411)

Vehicle Trip Ends vs: Employees
On a: Sunday

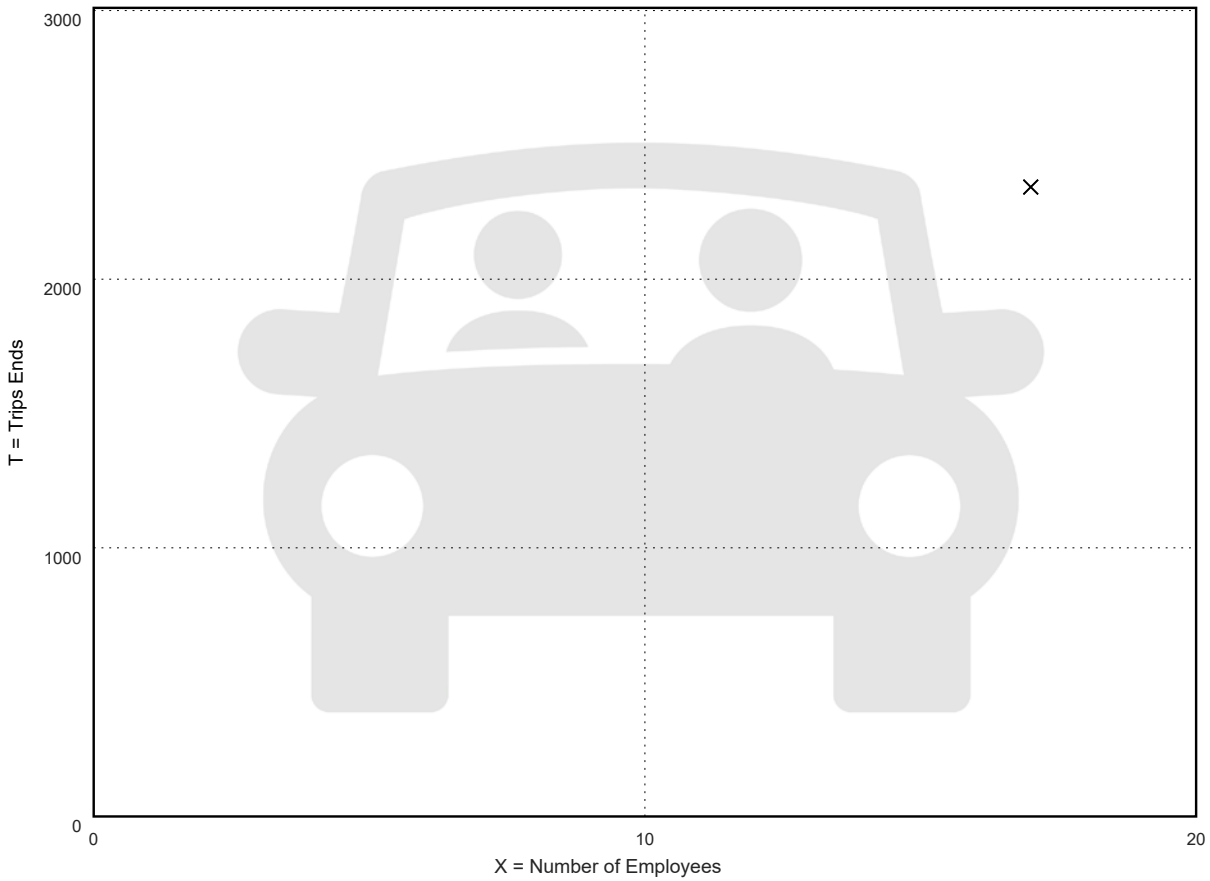
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Employees: 17
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
137.82	137.82 - 137.82	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Public Park
(411)

Vehicle Trip Ends vs: Employees
On a: Sunday, Peak Hour of Generator

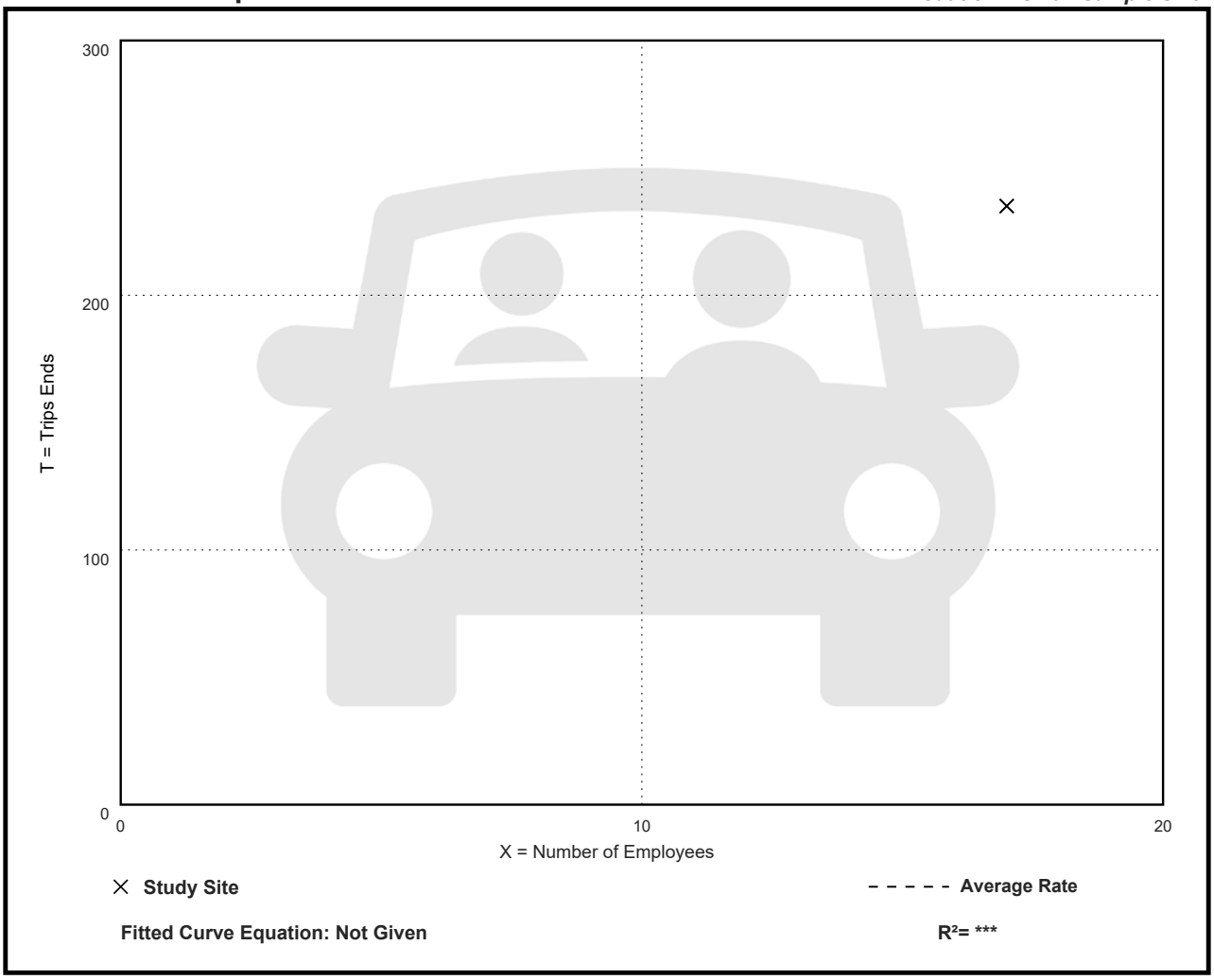
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Employees: 17
Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
13.82	13.82 - 13.82	***

Data Plot and Equation

Caution – Small Sample Size



Public Park
(411)

Vehicle Trip Ends vs: Daily Trail Users
On a: Saturday

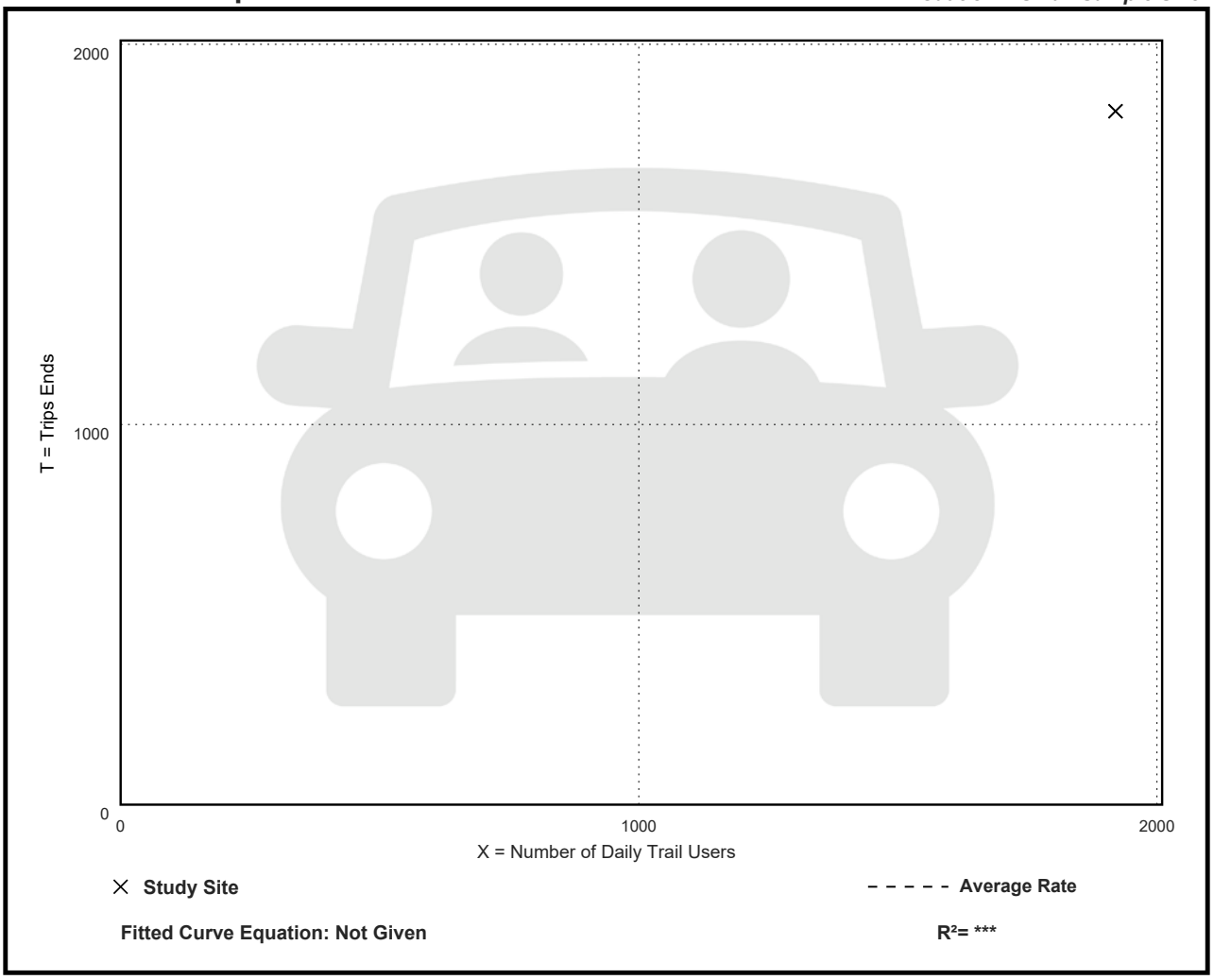
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Daily Trail Users: 1920
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Daily Trail User

Average Rate	Range of Rates	Standard Deviation
0.95	0.95 - 0.95	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Public Park
(411)

Vehicle Trip Ends vs: Daily Trail Users
On a: Saturday, Peak Hour of Generator

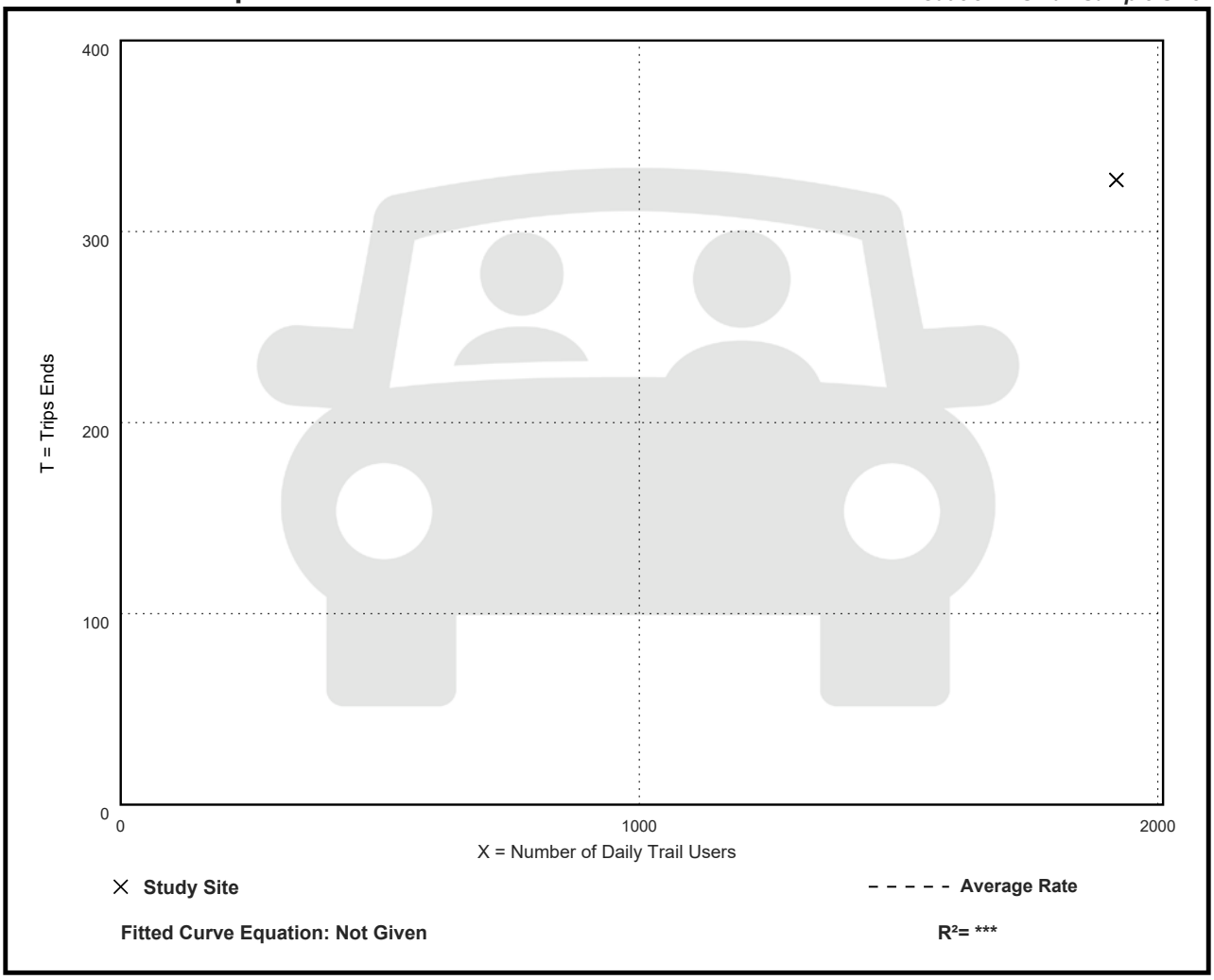
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Daily Trail Users: 1920
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Daily Trail User

Average Rate	Range of Rates	Standard Deviation
0.17	0.17 - 0.17	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Public Park
(411)

Vehicle Trip Ends vs: Daily Trail Users
On a: Sunday

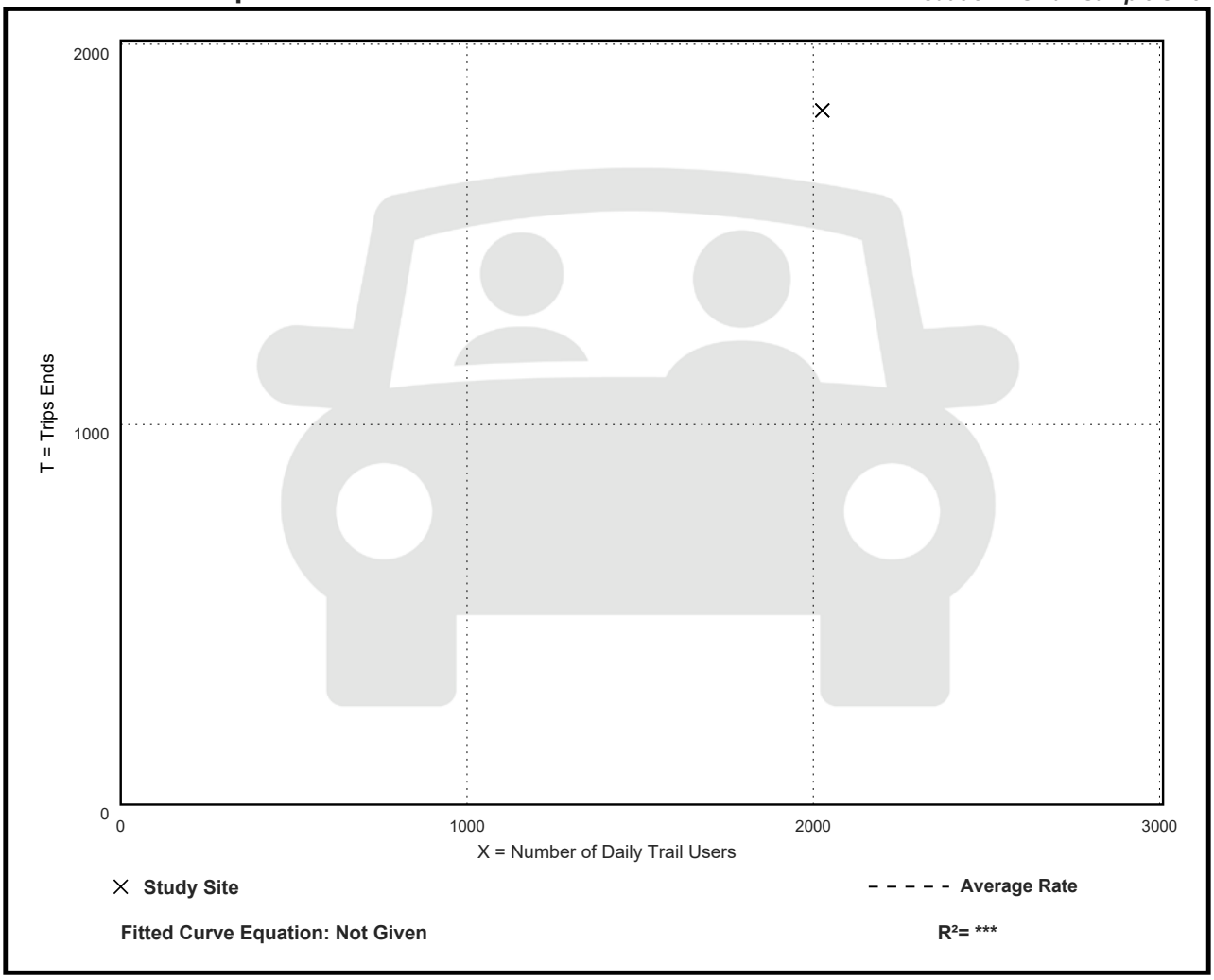
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Daily Trail Users: 2026
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Daily Trail User

Average Rate	Range of Rates	Standard Deviation
0.90	0.90 - 0.90	***

Data Plot and Equation

Caution – Small Sample Size



Public Park
(411)

Vehicle Trip Ends vs: Daily Trail Users
On a: Sunday, Peak Hour of Generator

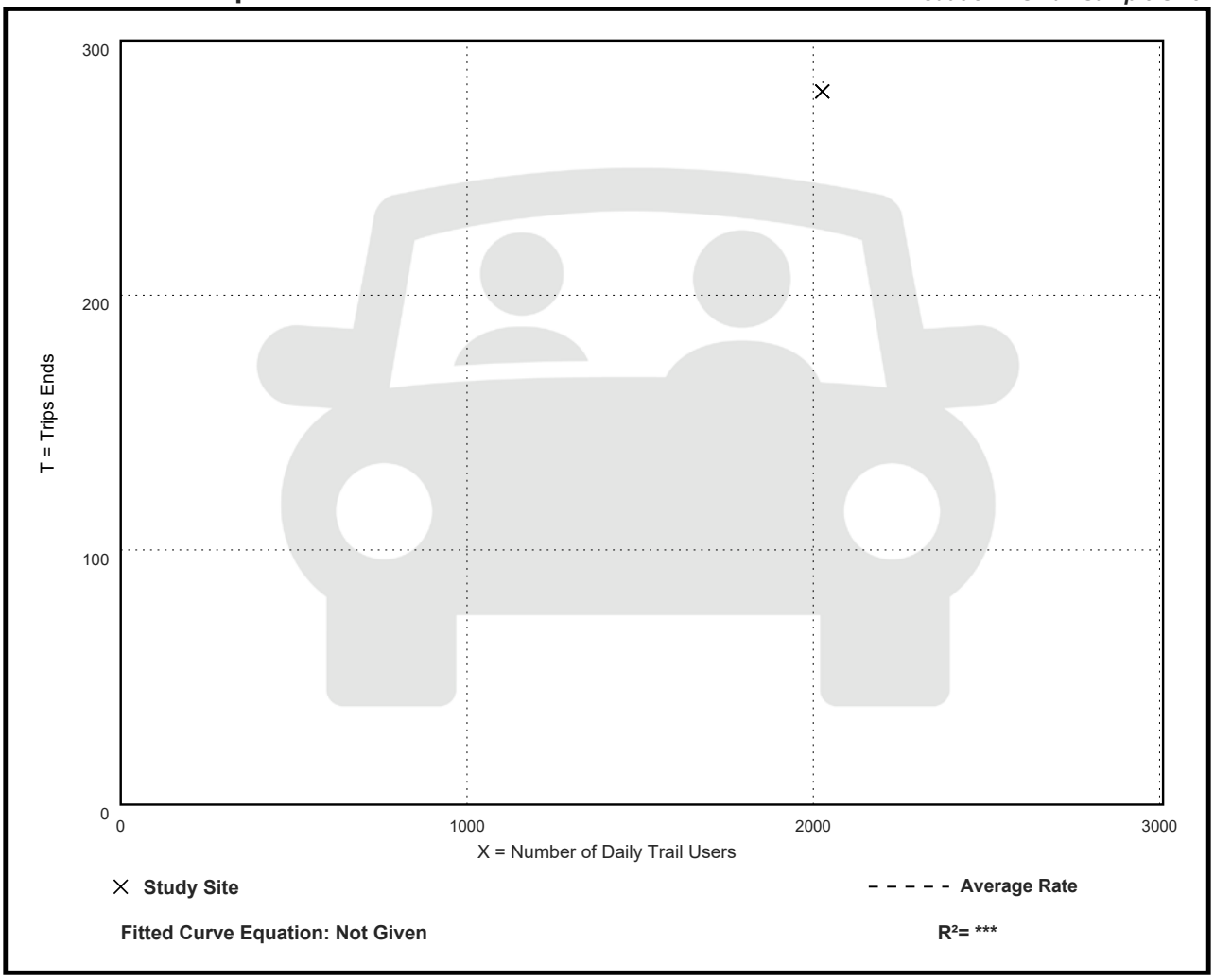
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Daily Trail Users: 2026
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per Daily Trail User

Average Rate	Range of Rates	Standard Deviation
0.14	0.14 - 0.14	***

Data Plot and Equation

Caution – Small Sample Size



Public Park
(411)

Walk+Bike+Transit Trip Ends vs: Acres
On a: Saturday, Peak Hour of Generator

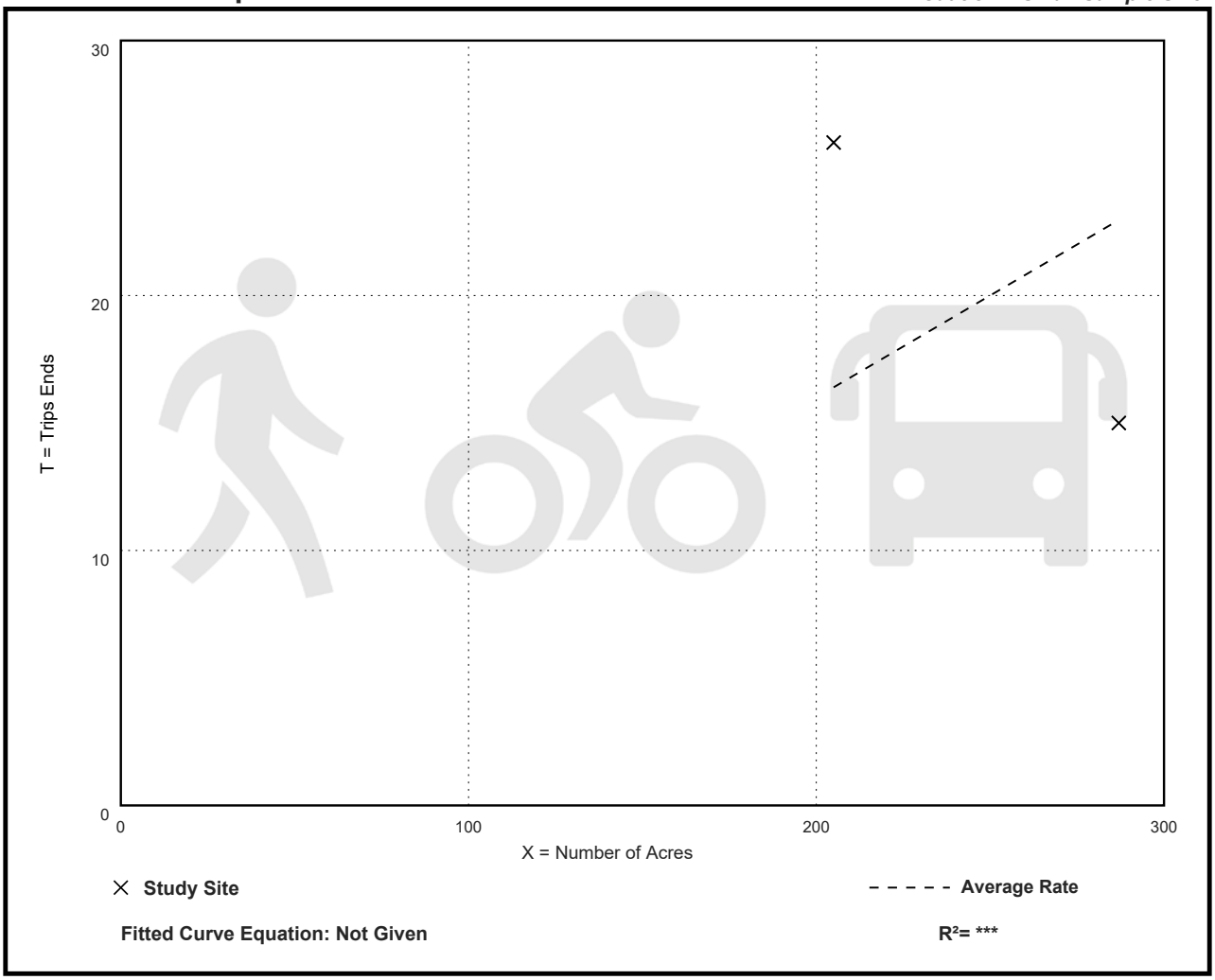
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Acres: 246
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.08	0.05 - 0.13	***

Data Plot and Equation

Caution – Small Sample Size



Public Park
(411)

Walk+Bike+Transit Trip Ends vs: Acres
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Acres: 18
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
1.98	1.98 - 1.98	***

Data Plot and Equation

Caution – Small Sample Size



City of PSL-Luca Bay

Small Scale Comprehensive Plan Future Land Use Map Amendment

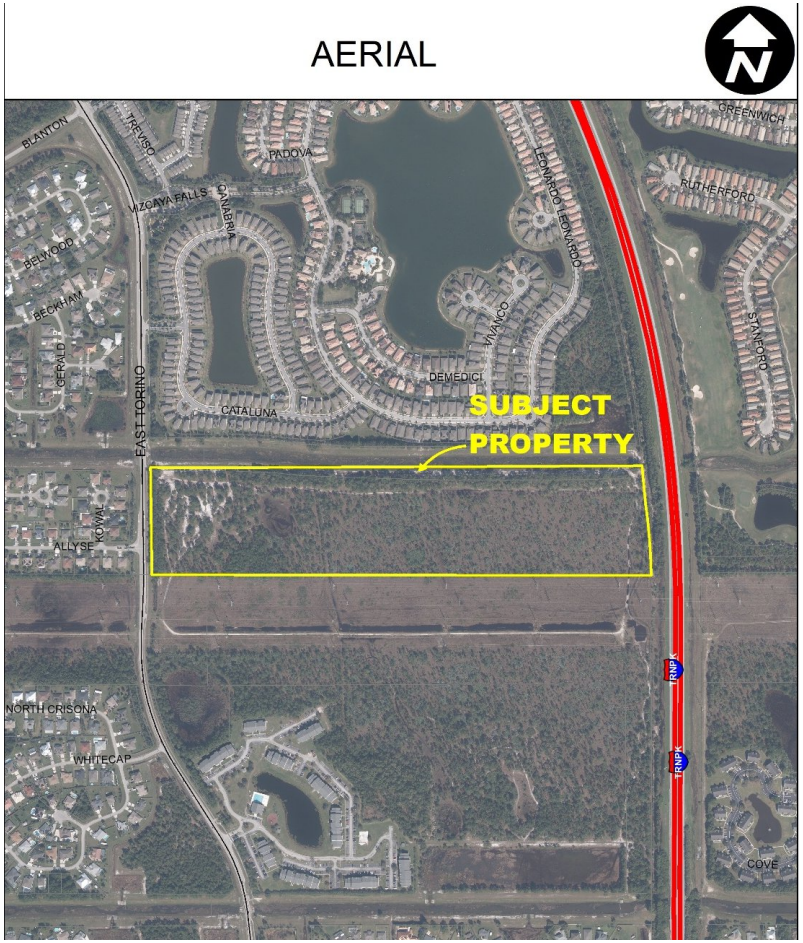
Planning & Zoning Board Meeting

December 2, 2025

Request Summary

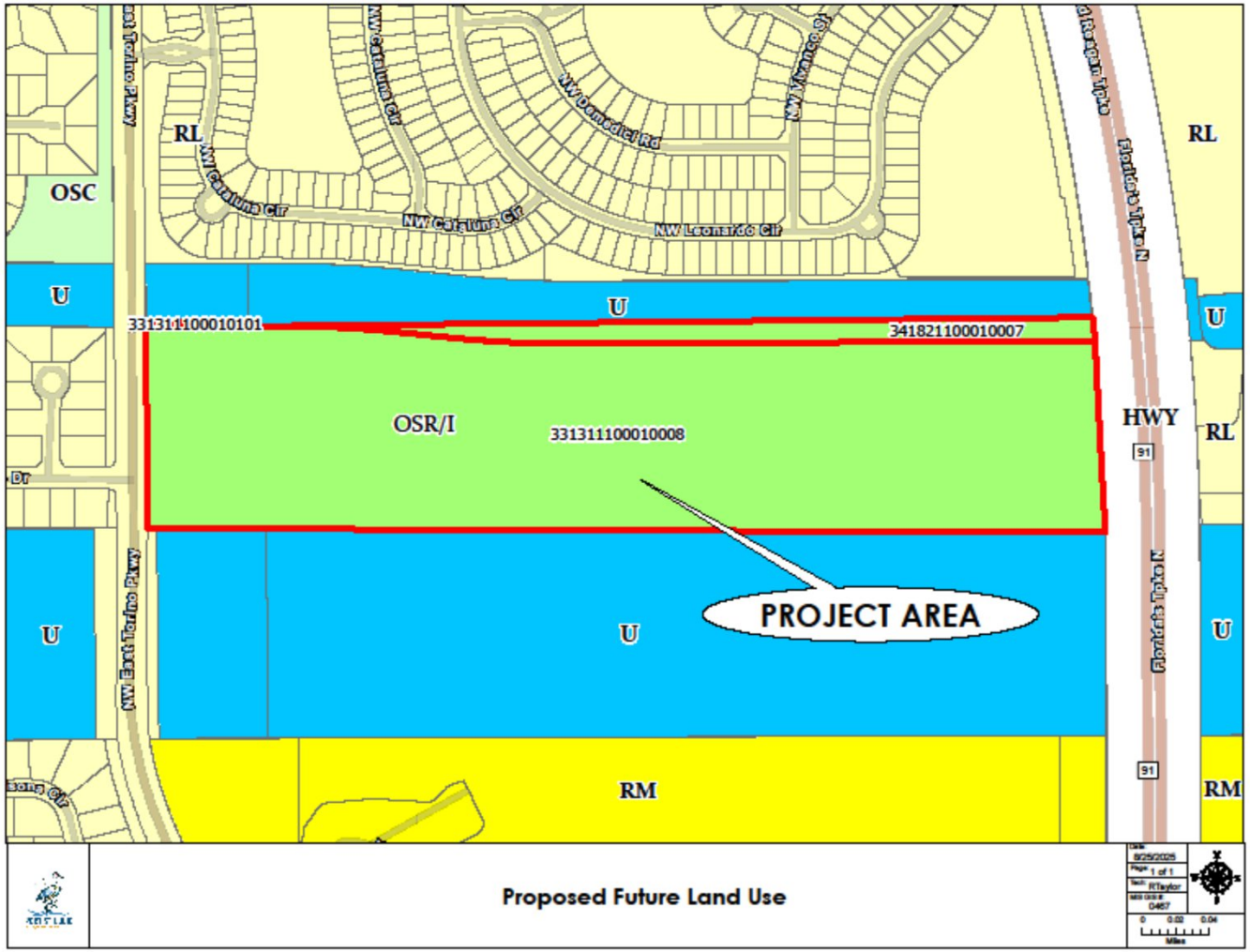
Applicant's Request:	A city initiated small scale future land use map amendment to amend the Future Land Use for approximately 46.02 acres, more or less, of city owned land from the future land use designation of Low Density Residential (RL) and Utility (U) future land use classification to the Open Space Recreation/ Institutional (OSR/I) future land use designation.
Applicant/Property Owner:	City of Port St. Lucie
Location:	The subject property is generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike.

AERIAL


BLANTON
TREVISO
PADOVA
GREENWICH
VIZCAYA FALLS
CANABRIA
LEONARDO LEONARDO
RUTHERFORD
BELWOOD
BECKHAM
VIVALDO
STANFORD
GERALD
DEMEDICI
SUBJECT
PROPERTY
EAST TORINO
CATALUNA
KOWAL
ALLYSE
NORTH CRISONA
WHITECAP
TRNPK
TRNPK
COVE

Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	Low Density Residential (RL) Utility (U)	General Use (GU) Planned Unit Development (PUD)	Single Family Residential
South	Utility (U)	Institutional (I)	FPL Powerlines
East	Florida Turnpike	Florida Turnpike	Florida Turnpike
West	Low Density Residential (RL)	Single-Family Residential (RS-2)	Single Family Residential


RL
OSC
U
331311100010101
341821100010007
OSR/I
331311100010008
PROJECT AREA
HWY
91
RM
Proposed Future Land Use

Background & Justification

- The subject property consists of three parcels generally located approximately 1.5 miles south of W Midway Road and between NW East Torino Parkway and Florida's Turnpike.
- The parcels are currently zoned General Use (GU) for approximately 46.02 acres acres.
- The purpose of this application is to change the future land use for the property from Low Density Residential (RL) and Utility (U) future land use classification to the Open Space Recreation (OSR)/Institutional. This would allow the zoning district to be brought into compliance for the purposes of park uses.

Adequate Public Facilities Analysis

- The proposed future land use amendment is not expected to increase the demand for potable water or wastewater demand 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 proposed future land use amendment is expected to result in a decrease in average daily trips and p.m. peak hour trips based on the ITE Codes for Utility and Institutional.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- An Environmental Assessment Report was provided, the subject property contains approximately 40 acres of upland habitat and an estimated 1.23-acre wetland.

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.

Staff Recommendation

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

Agenda Summary

2025-1088

Agenda Date: 12/2/2025 **Agenda Item No.:** 7.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-151 City of PSL - Torino Park- Small Scale Future Land Use Map Amendment

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.

Submitted By: Cody Sisk, Planner III

Executive Summary: This is a city initiated small- scale future land use map amendment to amend the Future Land Use on 28.18 acres, more or less, of city owned land from the future land use designation of Medium Density Residential (RM) future land use classification to the Open Space Recreation (OSR) future land use designation.

Presentation Information: Staff will provide a presentation.

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

Alternate Recommendations:

1. Move that the Board amend the recommendation and recommend approval of the proposed future land use map amendment.
2. Move that the Board recommend denial of the future land use map amendment.

Background: The subject property is the 28.81- acre site that was acquired by the City for Torino Regional Park. The subject property was previously owned by Saint Matilda, LLC, and was the subject of a PUD rezoning to develop the site with 263, two-story, townhouse units. Through a land swap with the Port St. Lucie Governmental Finance Corporation (GFC), Saint Matilda, LLC, acquired 13.97 acres in Southern Grove. The GFC acquired the 28.18 Torino property and deeded it the City. A site plan was approved for the 13.97- acre Matilda property in Southern Grove that provides for the development of 348 multi-family units (P24-090).

Issues/Analysis: The proposed land use amendment helps implement the Parks and Recreation 10 Year Master Plan and Goal 6 of the City's Strategic Plan by increasing residents access to nature and recreation.

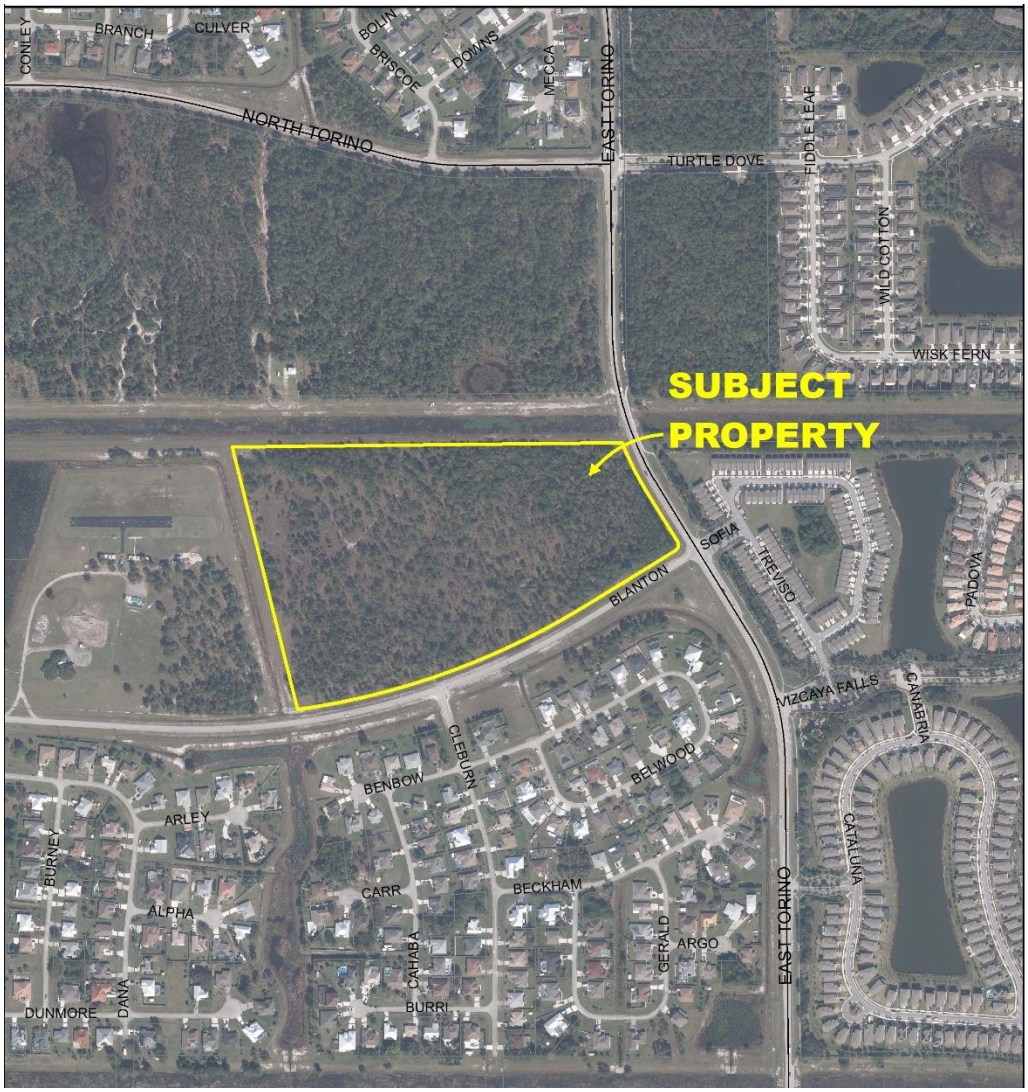
Special Consideration: N/A

Location of Project: The subject property is generally located on the northwest corner of W Blanton Boulevard and NW East Torino Parkway

Attachments:

1. Staff Report
2. Ordinance
3. Exhibit “A” - Proposed Future Land Map
4. Application
5. Traffic Study
6. Staff Presentation

City of PSL- Torino Park
Small-Scale Future Land Use Map Amendment
P25-151



SUMMARY

Applicant's Request:	A City initiated small scale future land use map amendment for approximately 28.81 acres of land from the Medium Density Residential (RM) future land use designation to the Open Space Recreation (OSR) future land use designation.
Applicant:	City of Port St. Lucie
Property Owners:	City of Port St Lucie

Location:	The subject property is generally located on the northwest corner of W Blanton Boulevard and NW East Torino Parkway
Address:	N/A
Project Planner:	Cody Sisk, Planner III

Project Description

The subject property is the 28.18 acre site that was acquired by the City for Torino Regional Park. The subject property was previously owned by Saint Matilda, LLC, and was rezoned to a PUD to develop the site with 263, two-story, townhouse units. Through a land swap with the Port St. Lucie Governmental Finance Corporation (GFC), Saint Matilda, LLC, acquired 13.97 acres in Southern Grove. The GFC acquired the 28.18 Torino property and deeded it the City. A site plan was approved for the 13.97 acre Matilda property in Southern Grove that provides for the development of 348 multi-family units (P24-090).

This application is the first step in preparing the 28.18 acre property for inclusion in the plans for the future Torino Regional Park. It amends the property's land use designation from the Medium Density Residential (RM) to the Open Space Recreation (OSR) future land use designation. Once the small scale future land use amendment is approved, the City can apply to rezone the property from a Planned Unit Development (PUD) zoning district to the Open Space Recreation (OSR) zoning district.

The proposed land use amendment helps implement the Parks and Recreation 10 Year Master Plan and Goal 6 of the City's Strategic Plan by increasing residents access to nature and recreation.

Public Notice Requirements

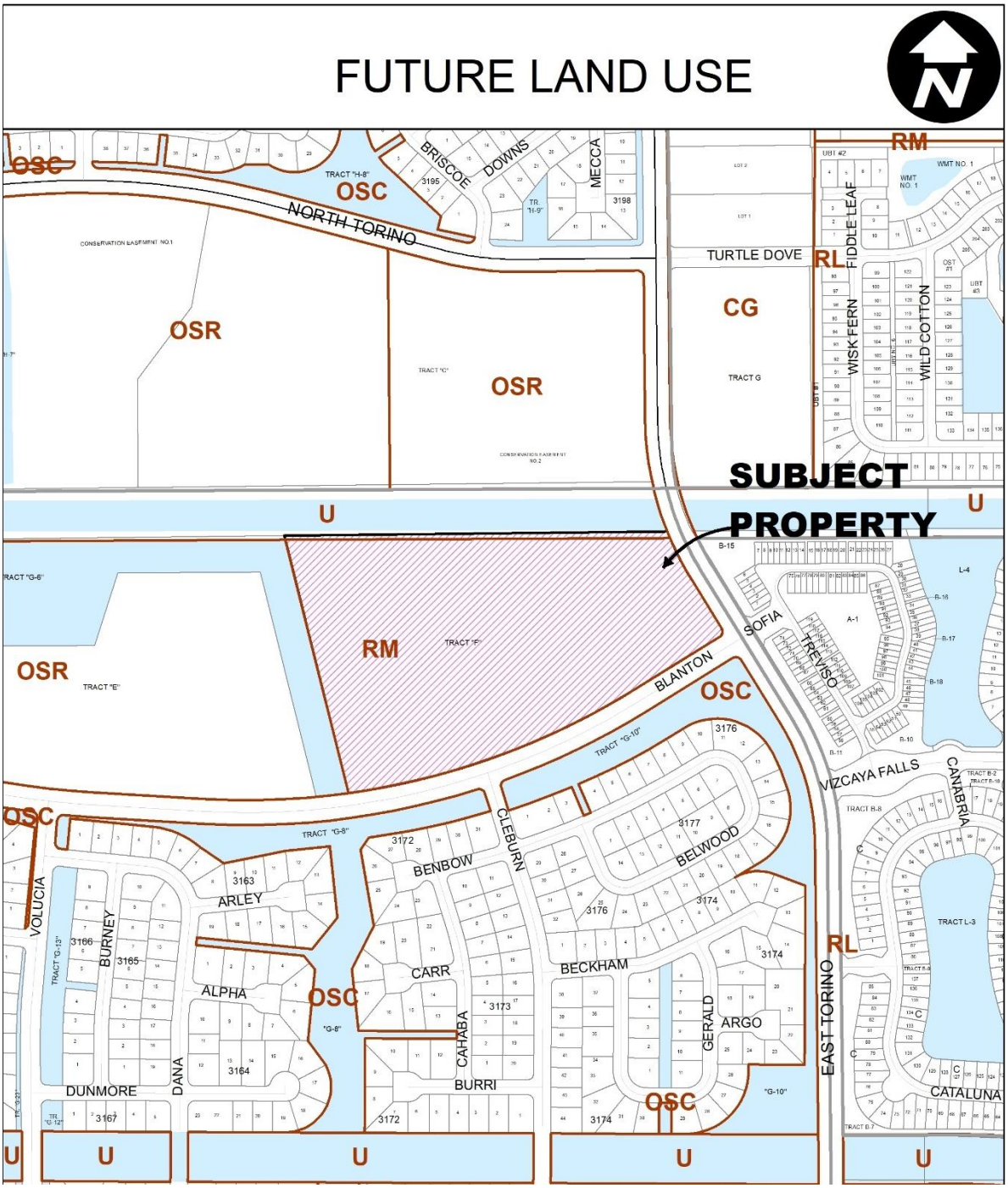
Public notices were mailed to landowners within 750 feet of the parcel, and the item was included in the advertisement for the December 2, 2025, Planning & Zoning Board Meeting.

Location and Site Information

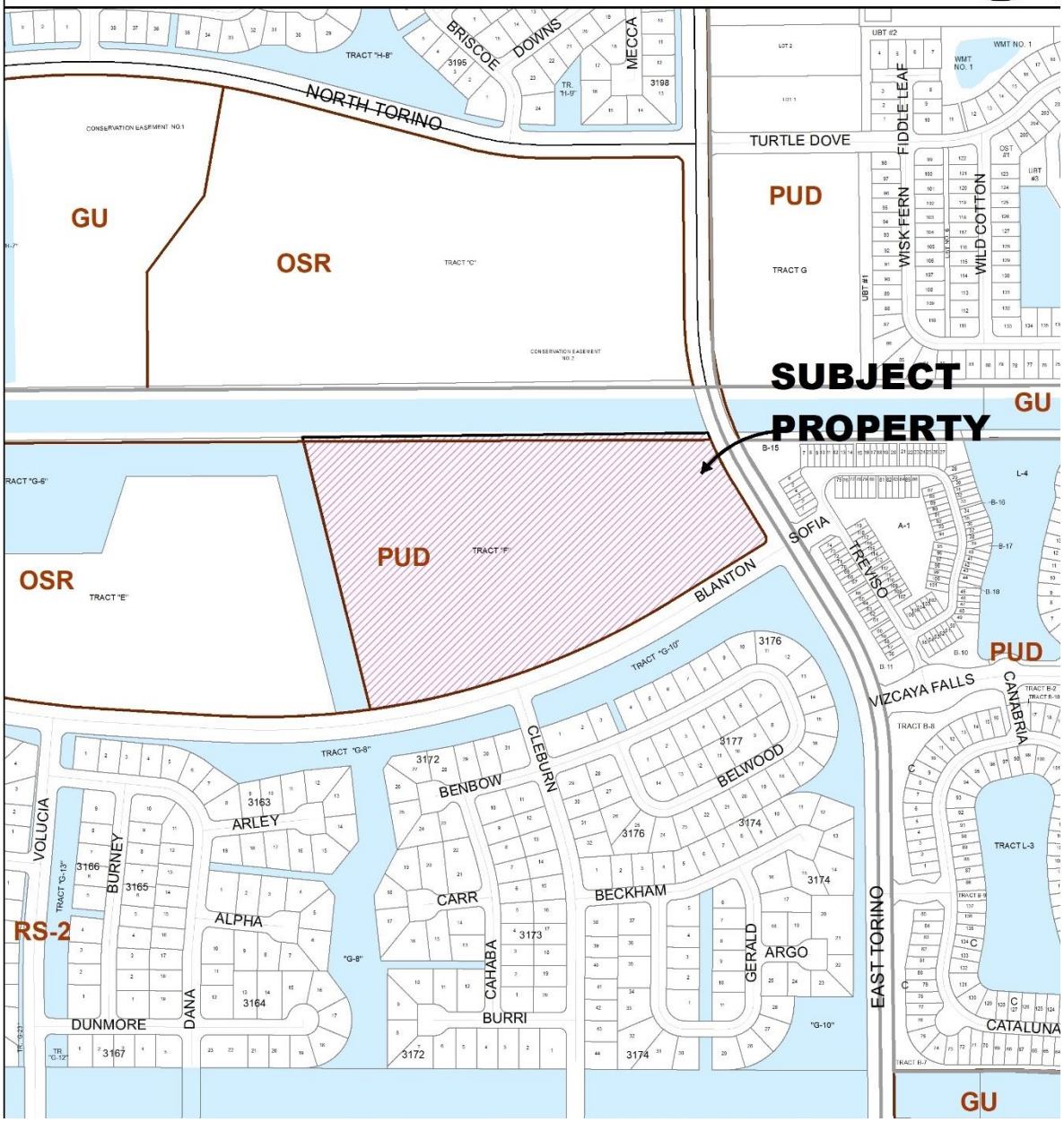
Parcel Number(s):	3420-731-0006-000-6
Property Size:	28.18 acres (1,254,963.60 square feet)
Legal Description:	Port St Lucie-Section 46- First Replat Tract F
Existing Future Land Use:	Medium Density Residential (RM)
Proposed Future Land Use	Open Space Recreation (OSR)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Open Space Recreation (OSR)	Open Space Recreation (OSR)	Vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single Family Residential
East	Low Density Residential (RL)	Planned Unit Development (PUD)	Residential
West	Open Space Recreation (OSR)	Open Space Recreation (OSR)	PSL Hobby Group


FUTURE LAND USE
SUBJECT PROPERTY
OSC
OSR
RM
RL
CG
U
NORTH TORINO
TURTLE DOVE
BRISCOE
DOWNS
MECCA
FIDDLE LEAF
WISK FERN
WILD COTTON
BLANTON
SOFIA
TREVISO
VIZCAYA FALLS
CANABRIA
CATALUNA
EAST TORINO
BENBOW
CLEBURN
BELWOOD
BECKHAM
GERALD
ARGO
CARR
CAHABA
BURRI
ALPHA
ARLEY
VOLUCIA
BURNEY
DANA
DUNMORE

EXISTING ZONING



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	*Enhance*
Compatibility with abutting and nearby land uses	*Y*
Enhance or degrade environmental resources	*Enhance*
Job creation within the targeted industry list	*N/A*

The proposed land use amendment will increase the amount of land the City has available for parks and recreational uses. Goal 7.1: of the Recreation and Open Element of the City's Comprehensive Plan states that the City should provide adequate recreation and open space facilities and areas offering a broad range of activities, convenient access, appropriate improvements, and sound management to provide all citizens of Port St. Lucie with active and passive recreation opportunities.

Policy 1.1.4.6 of the Future Land Use Element identifies the Open Space Recreational (OSR)-Future Land Use Designation for existing or future park sites.

Policy 7.1.1.1 of the Recreation and Open Space Element states that the City shall achieve the level of service standards for parks and recreation by utilizing parks impact fees, grant funds or other sources for purchase and/or development of park sites through an equitable and systematic land acquisition program.

Policy 7.1.2.6 of the Recreation and Open Space Element states that the City shall provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all residents.

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: The subject property is served by the City of Port St. Lucie Utility Systems Department. The existing RM land use allows a maximum density of 11 units per acre. It is estimated that the existing land use would require approximately 98,118 gallons per day based on the City's level of service of 115 gallons per day per capita per day and 83,400 gallons per day of wastewater as shown in the table below. 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 city parks are reviewed based on a case by case basis at the time of site plan review. It is anticipated that the park will create less demand on city water and sewer services compared to the existing RM land use.

Water and Wastewater Calculations by Land Use					
Future Land Use	**Acreage**	**Maximum Development**	**Level of Service[1]**	**Projected Demand Potable Water (gpd)**	**Projected Demand Wastewater (gpd)**
Medium Density Residential (Existing)*	28.81	316 Units (11 units per acre)	115 gpd	98,118	83,400.3
Open Space Recreationl(Proposed)**	28.81	N/A	N/A	N/A	N/A

*Per Policy 1.1.4.10 of the Comprehensive Plan, maximum dwelling units per acre is 11 units per acre under Medium Density Residential Land Use

*** Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 30 percent under* Open Space Recreational *Land Use*

[1]Per Policy 4.D.1.2.1, level of service for potable water is 115 gallons per day per capita per day for Residential Uses and level of service for wastewater is 85% of potable water rate.

Transportation: A trip generation analysis was prepared by Traffic & mobility Consultants for the proposed land use amendment and is attached as Exhibit "B" of the staff report. The trip generation calculations are based on the trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Handbook, 12th Edition*. Trip generation for Land Use Code (LUC) 221: Multifamily Housing (Mid-Rise) and LUC 411: Public Park were utilized. The analysis compared the maximum density allowed by the existing future land use for a total of 316 multi-family residential dwelling units, the 263 multi-family residential units approved in the PUD and a potential 28.81 acre park site. Based on the trip generation analysis, the amendment would result in net decrease in trip generation of approximately 1,072 daily trips and 99 p.m. peak hour trips as shown in the table below:

Table 1: Trip Generation Calculations Summary

Land Use	Intensity		Average Weekday Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing Approval									
Multifamily Mid-Rise	263 DU		1179	82	16	66	104	66	38
	Subtotal		1179	82	16	66	104	66	38
Net New External Trips			**1179**	**82**	**16**	**66**	**104**	**66**	**38**
Maximum Development Intensity Under Existing Future Land Use (FLU) Designation									
Multifamily Mid-Rise	316 DU		1420	98	20	78	122	77	45
	Subtotal		1420	98	20	78	122	77	45
Net New External Trips			**1420**	**98**	**20**	**78**	**122**	**77**	**45**
Maximum Development Intensity Under Proposed Future Land Use (FLU) Designation									
Public Park	28.81 Acres		107	3	2	1	5	2	3
	Subtotal		*107*	*3*	*2*	*1*	*5*	*2*	*3*
Net New External Trips			**107**	**3**	**2**	**1**	**5**	**2**	**3**
Trip Differential (Proposed FLU - Existing FLU)			**-1313**	**-95**	**-18**	**-77**	**-117**	**-75**	**-42**
Trip Differential (Proposed FLU - Existing Approval)			**-1072**	**-79**	**-14**	**-65**	**-99**	**-64**	**-35**

Scenario	LUC 411 - Public Park	LUC 221 - Multifamily Housing (Mid-Rise)
Weekday Daily Trip Rate	T = 0.64 (X) + 88.46 (50% in, 50% out)	T = 4.55 (X) - 17.52 (50% in, 50% out)
Weekday AMPeak Hour of Generator Trip Rate	0.11 trips / acre (59% in, 41% out)	Ln (T) = 0.99 Ln (X) - 1.11 (20% in, 80% out)
Weekday PMPeak Hour of Generator Trip Rate	0.17 trips / acre (42% in, 58% out)	Ln (T) = 0.85 Ln (X) - 0.09 (63% in, 37% out)

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis and applicable to residential development. Since the proposal is to change the future land use from Medium Density Residential (RM) to Open Space Recreational (OSR), no assessment of level of service for parks is required with this application.

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: An environmental assessment report was provided for the future land use amendment. It did identify the site did contain some upland habitat but the site had been previously cleared. Future surveys and habitat assessments will be required at the time of site plan submittal for phase of development of Torino Regional that includes the subject property.

Wildlife Protection: No active or inactive gopher tortoise burrows or any other state or federally listed animal species were found on site. A gopher tortoise survey will be required prior to any clearing of the site.

Flood Zone: The flood map for the selected area is number 12111C0260J and is located in Zone X. Zone X is determined to be located outside the 100-year and 500-year floodplains.

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 approval to the City Council - with conditions
- 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.

ORDINANCE 25-75

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF PORT ST. LUCIE TO INCLUDE A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE DESIGNATION OF APPROXIMATELY 28.81 ACRES OF LAND FROM MEDIUM DENSITY RESIDENTIAL (RM) TO OPEN SPACE RECREATION (OSR) FOR A PARCEL LEGALLY DESCRIBED AS PORT ST LUCIE-SECTION 46- FIRST REPLAT TRACT F, AND GENERALLY LOCATED AT THE NORTHWEST CORNER OF NW BLANTON BOULEVARD AND NW EAST TORINO PARKWAY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (P25-151).

WHEREAS, the City of Port St. Lucie, Florida, has adopted a comprehensive plan known as the City of Port St. Lucie Comprehensive Plan adopted by Ordinance 97-50, as subsequently amended via Ordinance 12-19 and Ordinance 20-28; and

WHEREAS, the City is committed to planning and managing the growth of the City; and

WHEREAS, the City has the authority to amend its Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the City Council of the City of Port St. Lucie desires to amend the Future Land Use Map portion of the Comprehensive Plan to guide and control the future development of the City and to preserve, promote, and protect the public's health, safety, and welfare; and

WHEREAS, the City of Port St. Lucie has initiated a small-scale amendment (P25-151) for City owned property legally described as Port St Lucie, Section 46, First Replat Tract F and located at the northwest corner of NW Blanton Boulevard and NW East Torino Parkway to amend the Future Land Use Map of the City of Port St. Lucie Comprehensive Plan in accordance with Section 163.3187, Florida Statutes, to change approximately 28.81 acres from the future land use designation of Medium Density Residential (RM) to the future land use designation of Open Space Recreation (OSR) as depicted on attached

Exhibit "A"; and

WHEREAS, the City of Port St. Lucie Planning and Zoning Board has been duly designated as the local planning agency pursuant to Section 163.3174 et. seq., Florida Statutes; and

WHEREAS, the Planning and Zoning Board met on December 2, 2025, at a duly noticed public meeting, and pursuant to the procedures of Chapter 163, Florida Statutes, Part II, reviewed and heard testimony concerning the proposed amendment (P25-151) to the City's Comprehensive Plan, and submitted its recommendations thereon to the City Council; and

WHEREAS, the City Council held a public hearing on January 12, 2026, to consider the proposed small-scale amendment, advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the testimony and evidence, as well as the recommendations of staff and the Planning and Zoning Board, the City Council has determined that the proposed amendment is consistent with the intent and direction of the City's Comprehensive Plan and wishes to amend the Comprehensive Plan Future Land Use Map as provided herein; and

WHEREAS, all the necessary hearings and public notices, in conformity with procedural and substantive requirements of Florida Statues and the Comprehensive Plan have been complied with.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The City Council of the City of Port St. Lucie, Florida, hereby adopts and ratifies those matters as set forth in the foregoing recitals.

Section 2. The Comprehensive Plan of the City of Port St. Lucie is hereby amended in the following respect:

1. The Future Land Use Map is hereby amended to designate approximately 28.81 acres of land

legally described as Port St Lucie, Section 46, First Replat Tract F, and generally located at the northwest corner of W Blanton Boulevard and NW East Torino Parkway from the future land use designations of Medium Density Residential (RM) to the future land use designation of Open Space Recreation (OSR) as depicted on attached Exhibit "A".

Section 3. Future Land Use Map Adopted. The Future Land Use Map of the City of Port St. Lucie is hereby amended and shall be conformed to be consistent with Exhibit "A" of this Ordinance as set forth by this Comprehensive Plan Amendment.

Section 4. Conflict. If any ordinances, or parts of ordinances, or if any sections, or parts of sections, of the ordinances of the City of Port St. Lucie, Florida, are in conflict herewith, this Ordinance shall control to the extent of the conflicting provisions.

Section 5. Severability. The provisions of this ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 6. Effective Date. The effective date of this plan amendment shall be as provided by law.

ORDINANCE 25-75

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this

_____ day of _____ 2026.

CITY OF PORT ST. LUCIE, FLORIDA

BY:_____
Shannon M. Martin, Mayor

ATTEST:

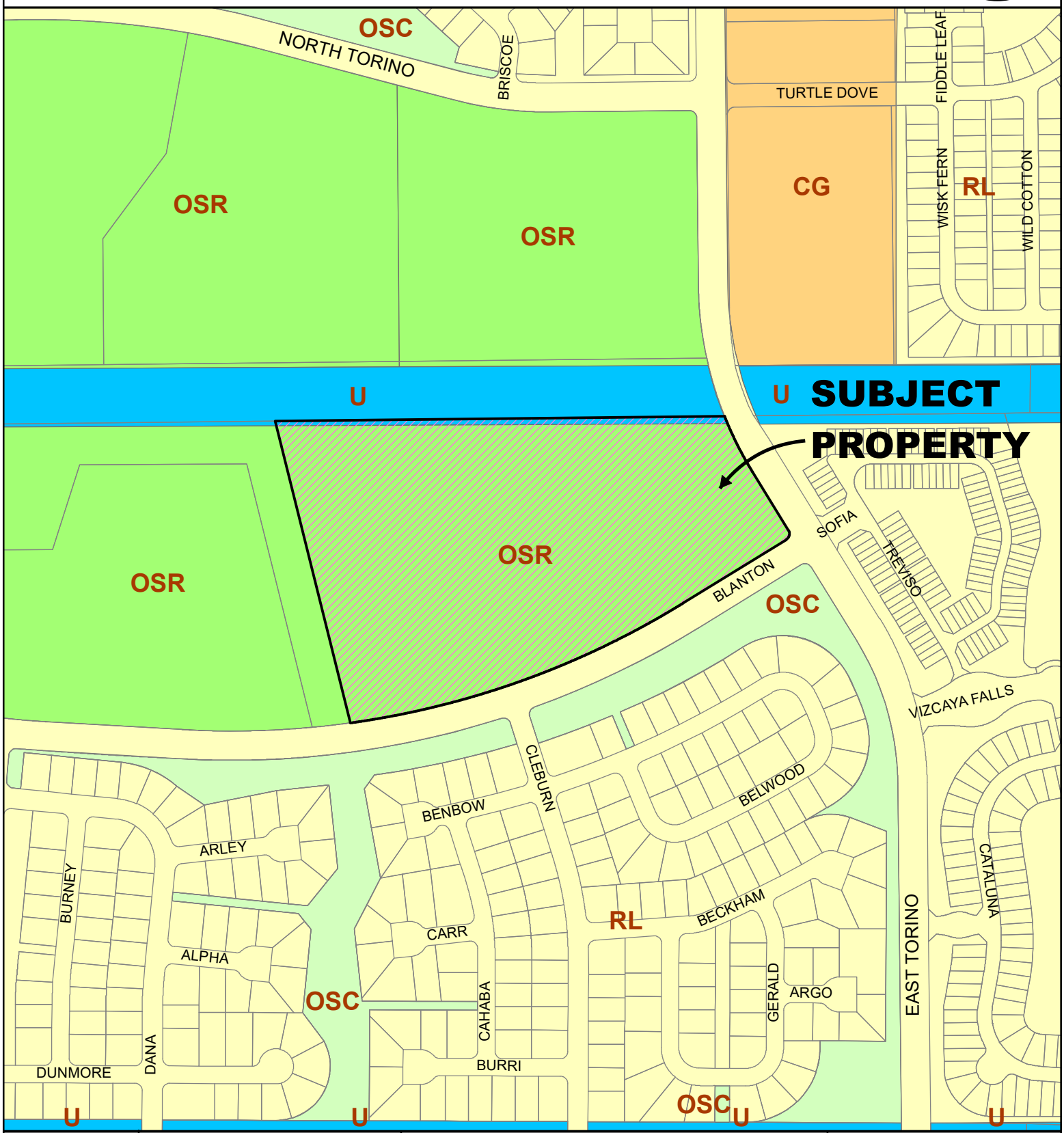
_____
Sally Walsh, City Clerk

APPROVED AS TO FORM:

BY:_____
Richard Berrios, City Attorney

Exhibit "A"

PROPOSED FUTURE LAND USE



PORT ST. LUCIE
HEART OF THE TREASURE COAST

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

COMPREHENSIVE PLAN

TORINO PARK

TRACK 'F'

DATE: 10/22/2025

APPLICATION NUMBER: P25-151

USER: RTaylor

SCALE: 1 in = 450 ft

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

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

FOR OFFICE USE ONLY

Planning Dept P25-151
Fee (Nonrefundable) $_____
Receipt # _____

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

PRIMARY CONTACT EMAIL ADDRESS: **CodySisk@cityofpsl.com**

PROPERTY OWNER

Name: City of Port St Lucie
Address: 121 SW Port St. Lucie, Port Saint Lucie, Florida, 34952

Telephone No.: 772-871-5213 Email: _____

IF PROPERTY IS IN MULTIPLE OR CORPORATE OWNERSHIP, PLEASE PROVIDE ONE CONTACT PERSON.
Name: _____
Address: _____

Telephone No.: _____ Email: _____

AGENT OF OWNER (if any)

Name: City of Port St Lucie
Address: 121 SW Port St. Lucie, Port Saint Lucie, Florida, 34952

Telephone No.: 772-871-5213 Email _____

PROPERTY INFORMATION

Boundary Description (attach map) See attached
Property Tax I.D. Number 3420-731-0006-000-6
Current Land Use RM Proposed Land Use OSR
Current Zoning Planned Unit Development)PUD) Acreage of Property 28.81 acres

Reason for Comprehensive Plan Amendment: An application to change the future land use on City owned land from RM (Medium Density Residential) to OSR (Open Space Recreation) for city park land.

*Signature of Owner	Jesus Merejo Hand Print Name	11/25/25 Date

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

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

TORINO PARK - MATILDA PARCEL
PORT ST. LUCIE, FL

FUTURE LAND USE PLAN
AMENDMENT TRAFFIC ANALYSIS

Kimley»Horn

November 10, 2025

FUTURE LAND USE PLAN
AMENDMENT TRAFFIC ANALYSIS

TORINO PARK - MATILDA PARCEL
PORT ST. LUCIE, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

November 10, 2025
Registry No. 35106
Kimley-Horn and Associates, Inc.
477 S Rosemary Avenue, Suite 215
West Palm Beach, Florida 33401
561/840-0848 TEL

CHRISTOPHER J. HOLLEN LICENSE No. 74685 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Christopher J Hollen
DN: cn=Christopher J Hollen, c=US, o=KIMLEY-HORN AND ASSOCIATES INC., email=chris.hollen@kimley-horn.com
Date: 2025.11.03 10:12:15 -05'00'

Stephanie A. Guerra, P.E.
Florida Registration Number 84302

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INTRODUCTION

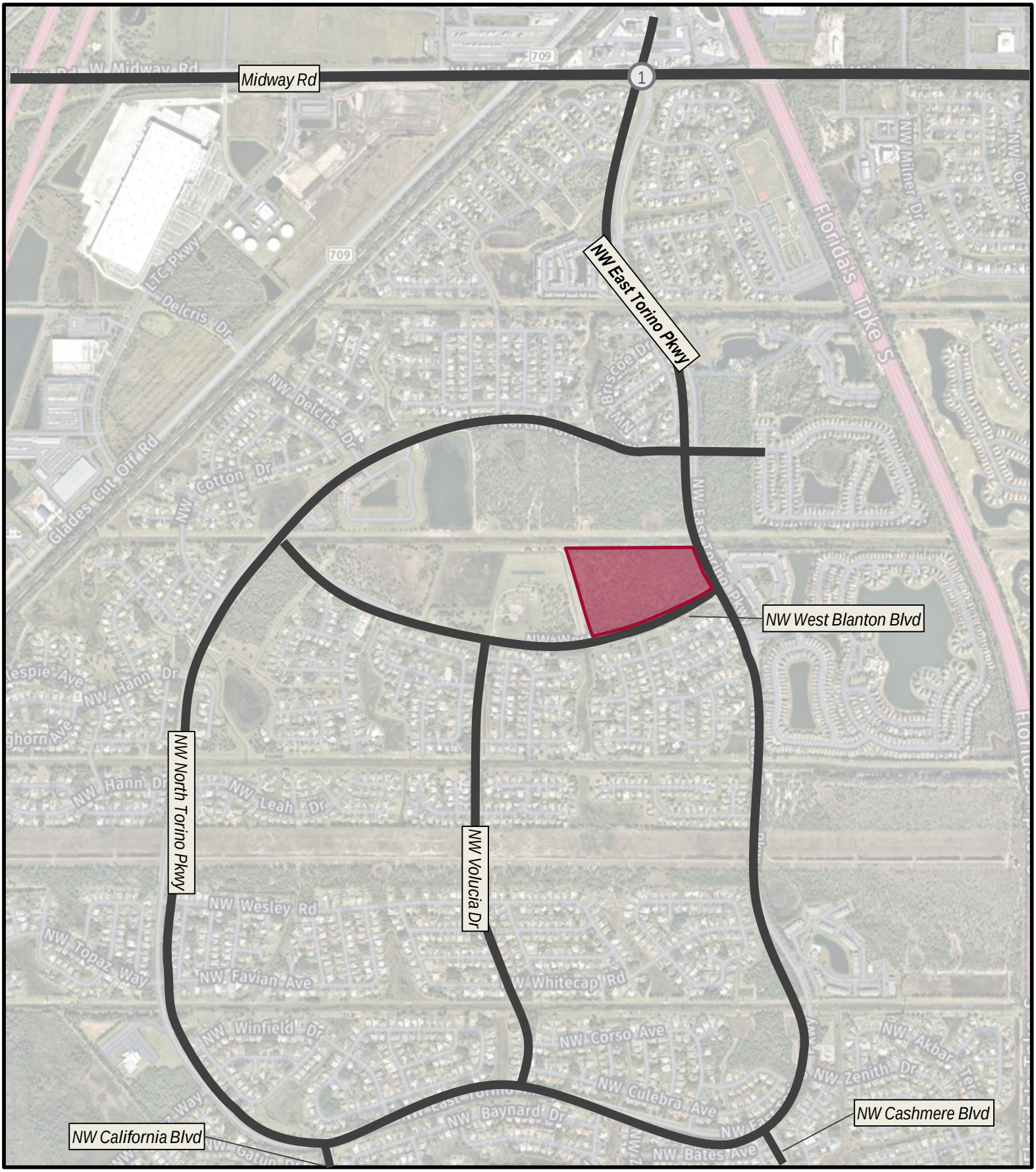
Kimley-Horn and Associates, Inc. has been retained to prepare a Future Land Use (FLU) Amendment traffic analysis for a 28.81-acre site located on the northwest corner of NW Blanton Boulevard & NW East Torino Parkway in the City of Port St. Lucie, Florida. **Figure 1** illustrates the location of the project site.

The site currently has an existing Future Land Use (FLU) designation of Residential Medium (RM) and is proposed to be changed to Open Space Recreation (OSR) The site has a zoning designation of Planned Use Development (PUD) and an existing approval for 263 residential units. The maximum development intensities under the existing and proposed designations are summarized below.

Table 1: Land Use Summary

Scenario	FLU Designation	Acreage	Intensity	Allowable Use
Existing Approval	RM	28.81 acres	-	263 residential units
Existing FLU Designation	RM	28.81 acres	Up to 11 Units Per Acre	316 residential units
Proposed FLU Designation	OSR	28.81 acres	-	28.81 acres of park

This analysis was conducted to evaluate a five-year (2030) buildout and a long-range (2045) buildout. This report summarizes the findings of the future land use plan amendment traffic analysis. The methodology and procedures used in this analysis are consistent with the guidelines for the City of Port St. Lucie and the Florida Department of Transportation.



NORTH

LEGEND

Site Location – Matilda Parcel

FIGURE 1
Torino Park – Matilda Parcel
Site Location

Kimley»Horn

PROJECT TRAFFIC

The project traffic volumes evaluated in this analysis are defined as the vehicle trips expected to be generated by the maximum possible site intensity, and the distribution and assignment of that traffic over the study roadway network.

Trip Generation

The trip generation calculations are based on the trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Handbook, 12th Edition*. Trip generation for Land Use Code (LUC) 221: Multifamily Housing (Mid-Rise) and LUC 411: Public Park were utilized. Trip generation calculations have been performed for the following scenarios:

Existing Site Approval

This scenario represents the trip generation potential for the existing site approval of 263 residential units. The existing approval has the potential to generate 1,179 daily trips, 82 AM peak hour trips, and 104 PM peak hour trips.

Existing Future Land Use Potential Development

This scenario represents the maximum development potential for the site under the existing FLU designation of RM. As shown in **Table 2**, the maximum intensity of development under the currently adopted future land use designation is 316 units. The existing FLU designation has the potential to generate 1,420 daily trips, 98 AM peak hour trips, and 122 PM peak hour trips.

Proposed Future Land Use Maximum Potential Development

This scenario represents the maximum development permitted on site under the proposed FLU designation of OSR, which equates to 28.81 acres of public park use. As indicated in **Table 2,** the maximum density of development allowed under the proposed FLU designation has the potential to generate 107 daily trips, 3 AM peak hour trips, and 5 PM peak hour trips.

As shown in Table 1, the proposed FLU change results in a decrease of 1,313 daily trips, a decrease of 95 AM peak hour trips, and a decrease of 117 PM peak hour trips in comparison to the existing FLU designation. In comparison to the existing approval, the proposed FLU change results in a decrease of 1,072 daily trips, a decrease of 79 AM peak hour trips, and a decrease of 99 PM peak hour trips.

Because the proposed amendment for the subject site results in an overall net decrease in the trip generation potential of the site on a daily, AM, and PM peak-hour basis in comparison to existing approval and existing FLU designation, no further analysis is required.

Table 2: Trip Generation Calculations Summary

Land Use	Intensity	Average Weekday Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing Approval								
Multifamily Mid-Rise	263 DU	1179	82	16	66	104	66	38
	Subtotal	1179	82	16	66	104	66	38
Net New External Trips		1179	82	16	66	104	66	38
Maximum Development Intensity Under Existing Future Land Use (FLU) Designation								
Multifamily Mid-Rise	316 DU	1420	98	20	78	122	77	45
	Subtotal	1420	98	20	78	122	77	45
Net New External Trips		1420	98	20	78	122	77	45
Maximum Development Intensity Under Proposed Future Land Use (FLU) Designation								
Public Park	28.81 Acres	107	3	2	1	5	2	3
	Subtotal	*107*	*3*	*2*	*1*	*5*	*2*	*3*
Net New External Trips		107	3	2	1	5	2	3
Trip Differential (Proposed FLU - Existing FLU)		-1313	-95	-18	-77	-117	-75	-42
Trip Differential (Proposed FLU - Existing Approval)		-1072	-79	-14	-65	-99	-64	-35

Scenario	LUC 411 - Public Park	LUC 221 - Multifamily Housing (Mid-Rise)
Weekday Daily Trip Rate	T = 0.64 (X) + 88.46 (50% in, 50% out)	T = 4.55 (X) - 17.52 (50% in, 50% out)
Weekday AM Peak Hour of Generator Trip Rate	0.11 trips / acre (59% in, 41% out)	Ln (T) = 0.99 Ln (X) - 1.11 (20% in, 80% out)
Weekday PM Peak Hour of Generator Trip Rate	0.17 trips / acre (42% in, 58% out)	Ln (T) = 0.85 Ln (X) - 0.09 (63% in, 37% out)

CONCLUSION

The foregoing future land use plan amendment traffic analysis has been conducted to evaluate the proposed future land use designation change from RM to OSR. The project is located on the northwest corner of NW Blanton Boulevard & NW East Torino Parkway in the City of Port St. Lucie, Florida. Based on the trip generation analysis, the amendment would result in a net decrease in trip generation potential of the site. Therefore, the proposed change in the future land use is consistent with the City's comprehensive plan and no significant transportation impacts are anticipated as a result of the proposed land use change.

APPENDIX

Property Identification

Site Address:	NW EAST TORINO PKWY
Sec/Town/Range:	12/36S/39E
Parcel ID:	**3420-731-0006-000-6**
Jurisdiction:	Port Saint Lucie
Land Use Code:	9900 - Non-Ag ACRG
Account #:	**106575**
Map ID:	33/12S
Zoning:	Planned Un



Legal Description

PORT ST LUCIE-SECTION 46- FIRST REPLAT TRACT F (28.81 AC) (MAP 33/12S)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	28.81
Land Size (SF):	1,254,963.6

Map



State of Florida, Vantor Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Ownership

City Of Port St Lucie
121 SW Port St Lucie BLVD
Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	$4,421,400
Assessed value:	$3,028,197
Exemption value:	$0
Taxable value:	$3,028,197

Public Park
(411)

Vehicle Trip Ends vs: **Acres**
On a: **Weekday**

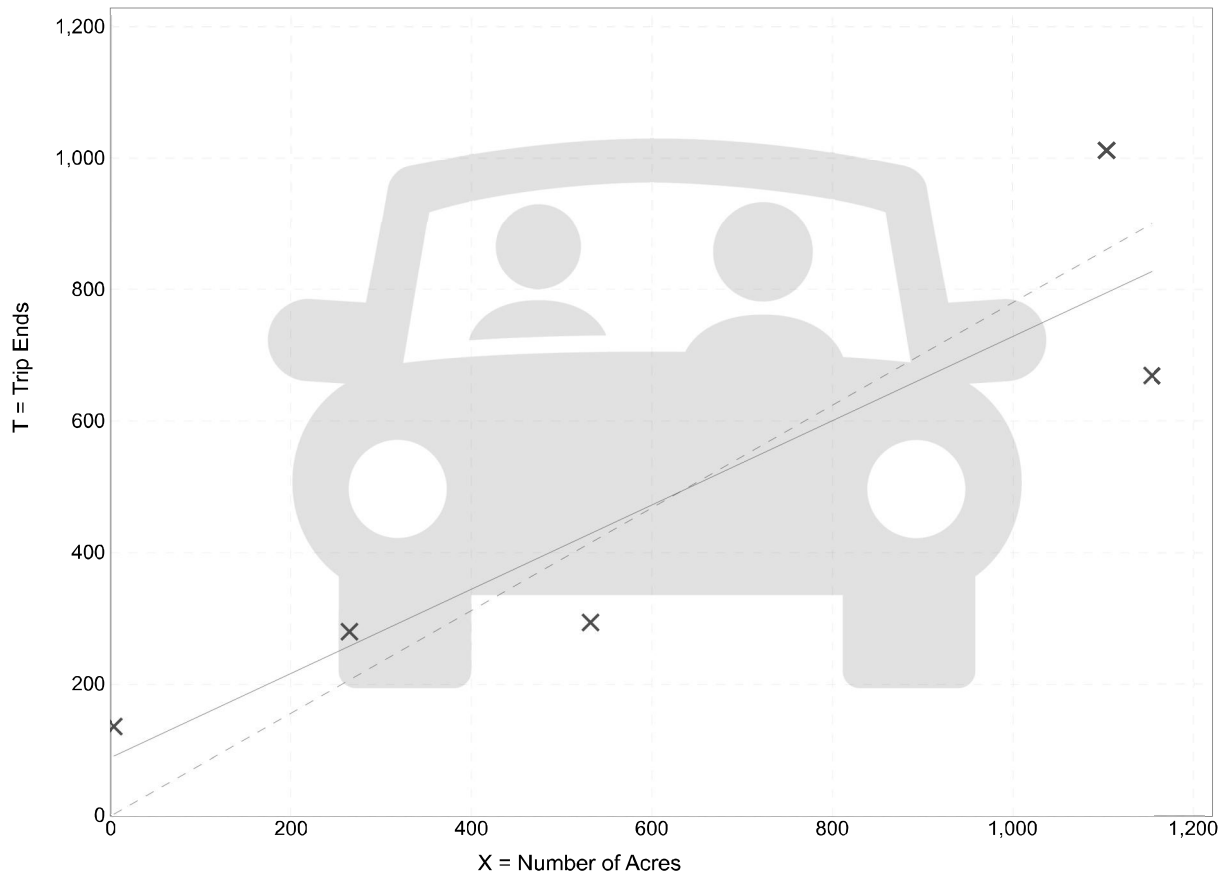
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. Num. of Acres: 612
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.78	0.55 - 34.00	1.36

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: T = 0.64(X) + 88.46

R^2= 0.82

Public Park
(411)

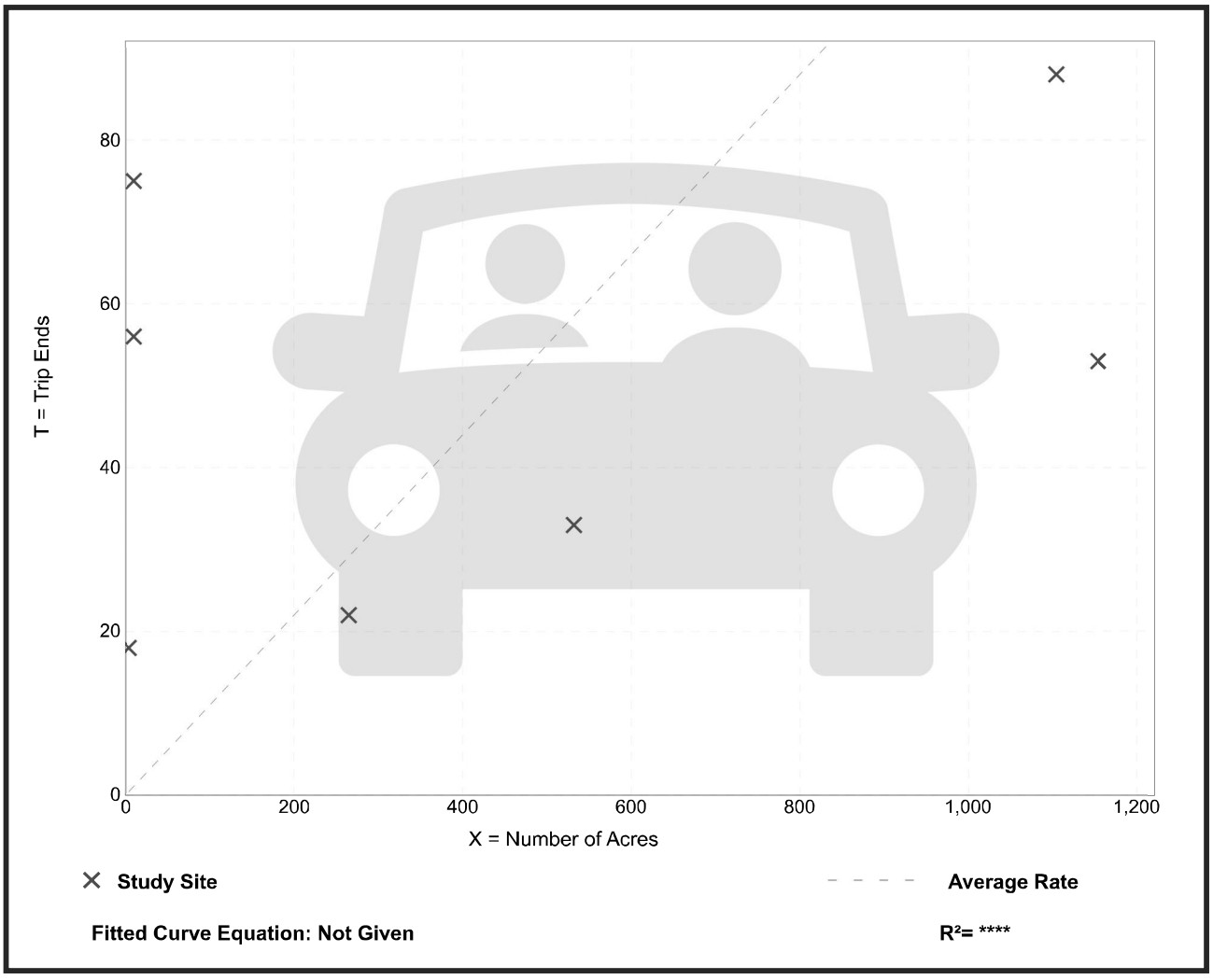
Vehicle Trip Ends vs: **Acres**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. Num. of Acres: 440
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.11	0.05 - 7.52	0.59

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Public Park
(411)

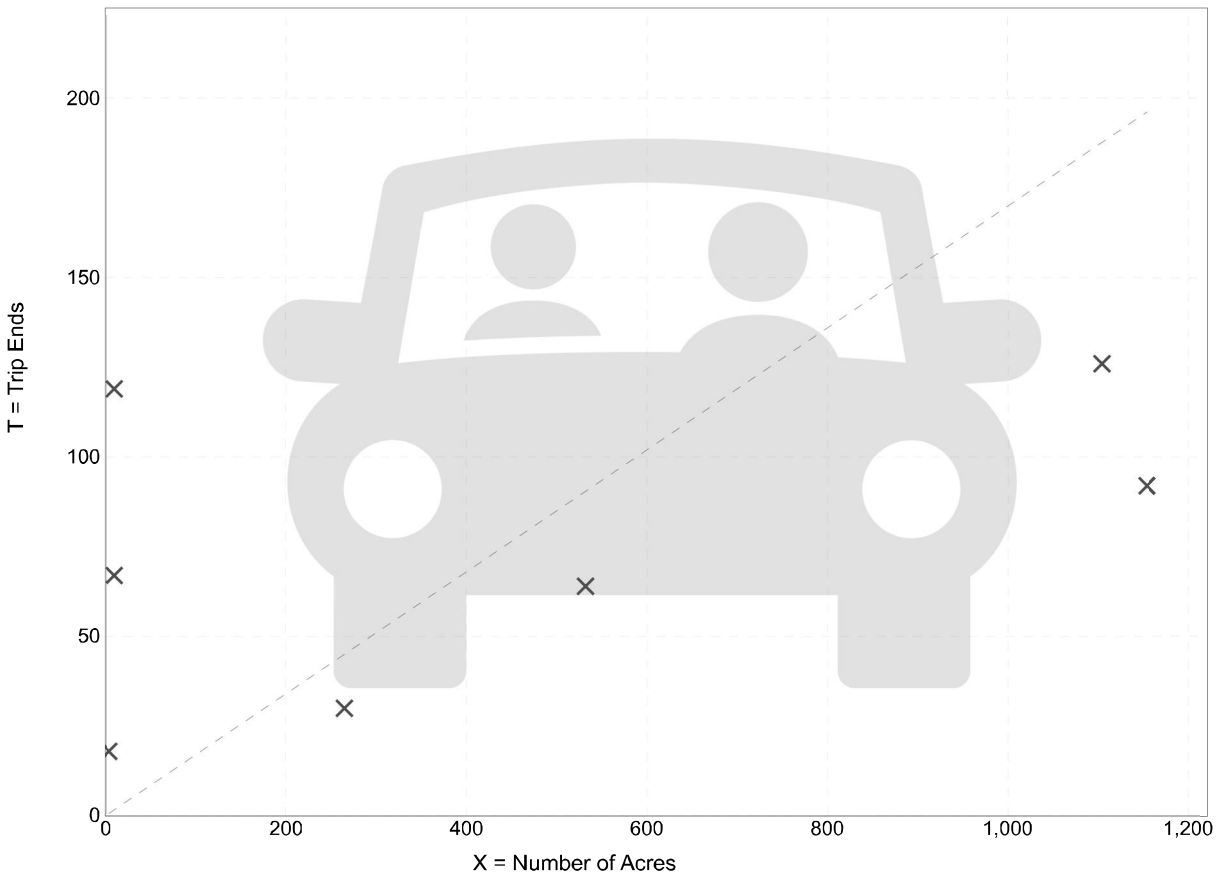
Vehicle Trip Ends vs: **Acres**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. Num. of Acres: 440
Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.17	0.08 - 11.92	0.85

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

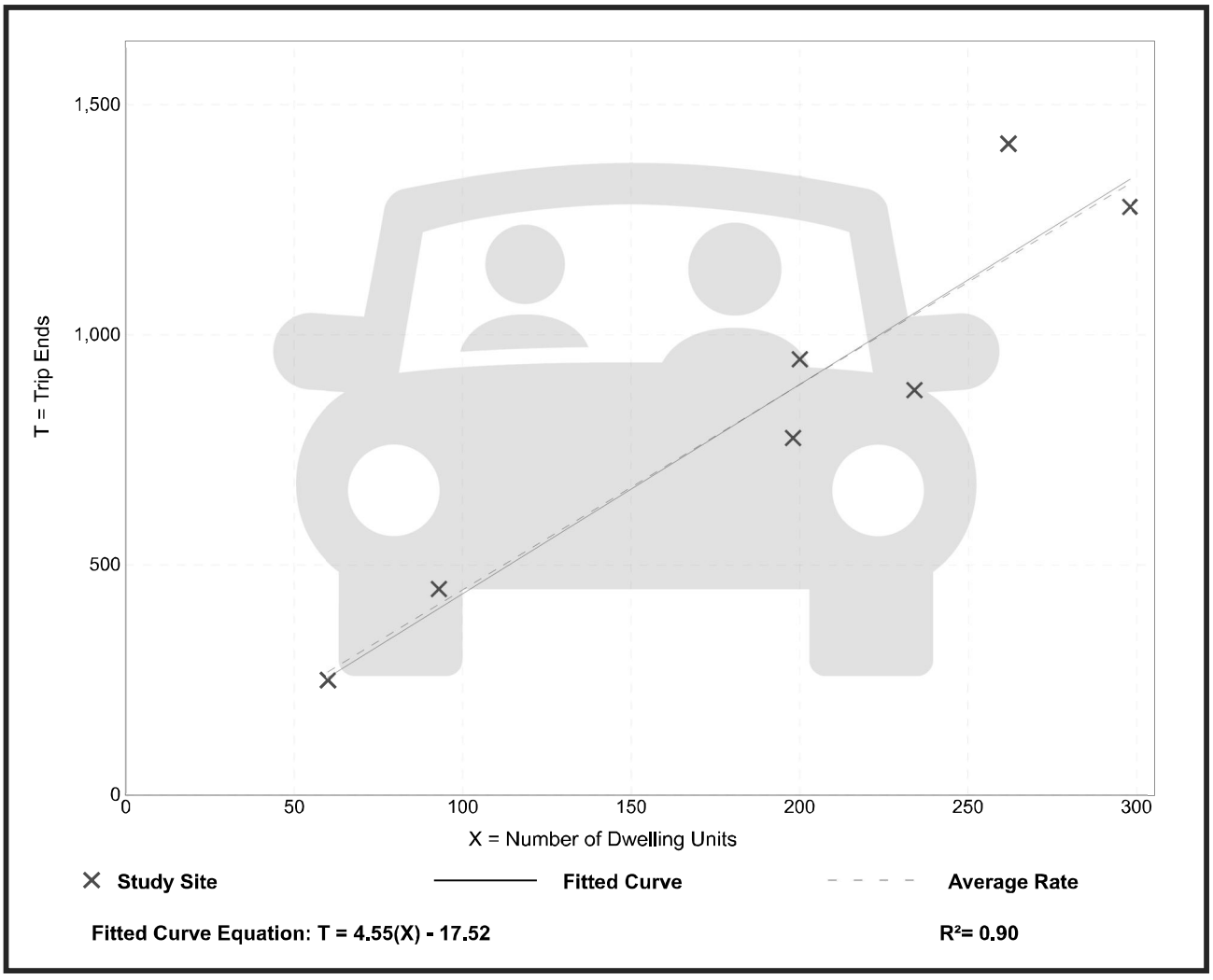
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. Num. of Dwelling Units: 192
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.46	3.76 - 5.40	0.62

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

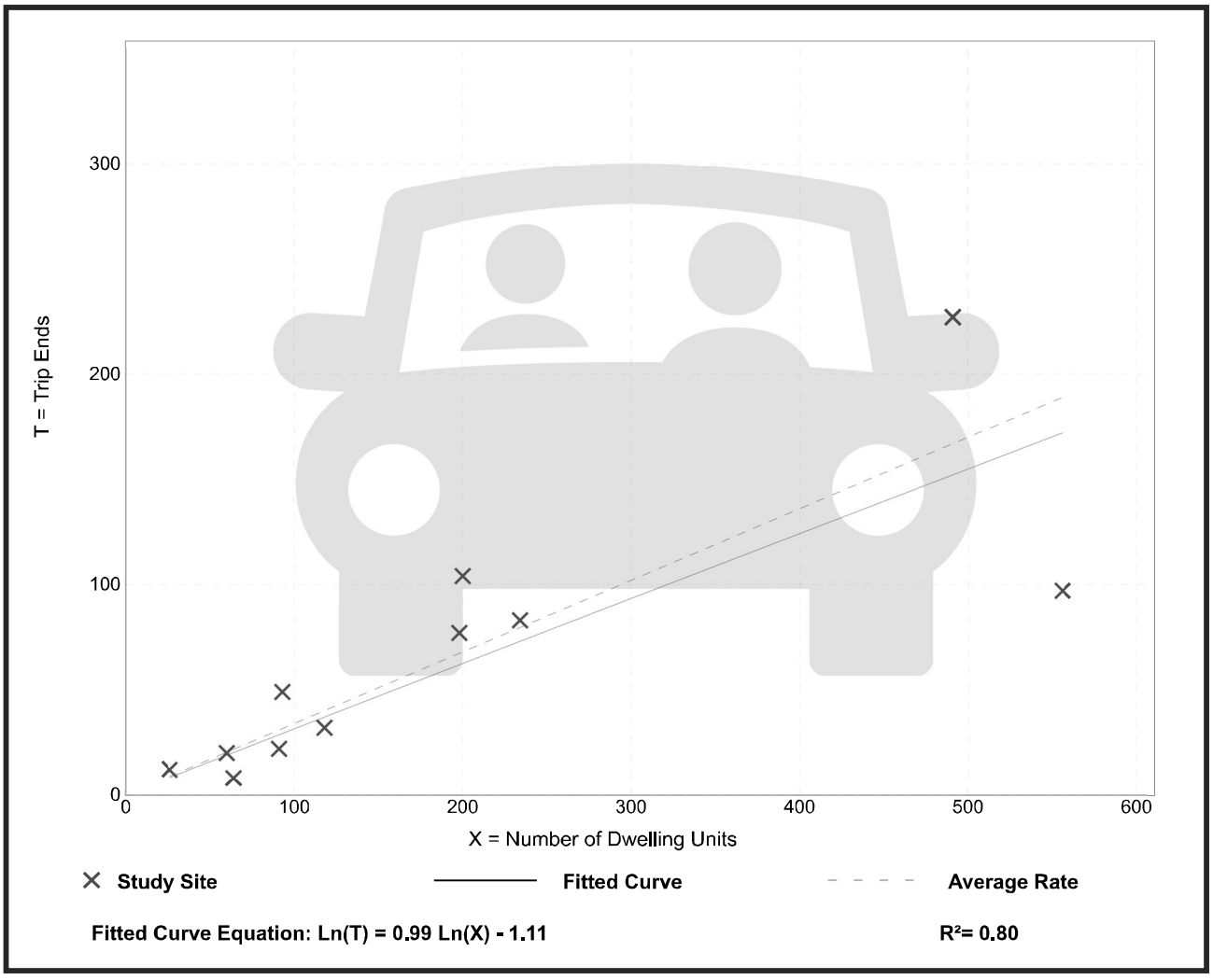
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Dwelling Units: 194
Directional Distribution: 20% entering, 80% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.34	0.13 - 0.53	0.14

Data Plot and Equation



Trip Gen Manual, 12th Edition • Institute of Transportation Engineers

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

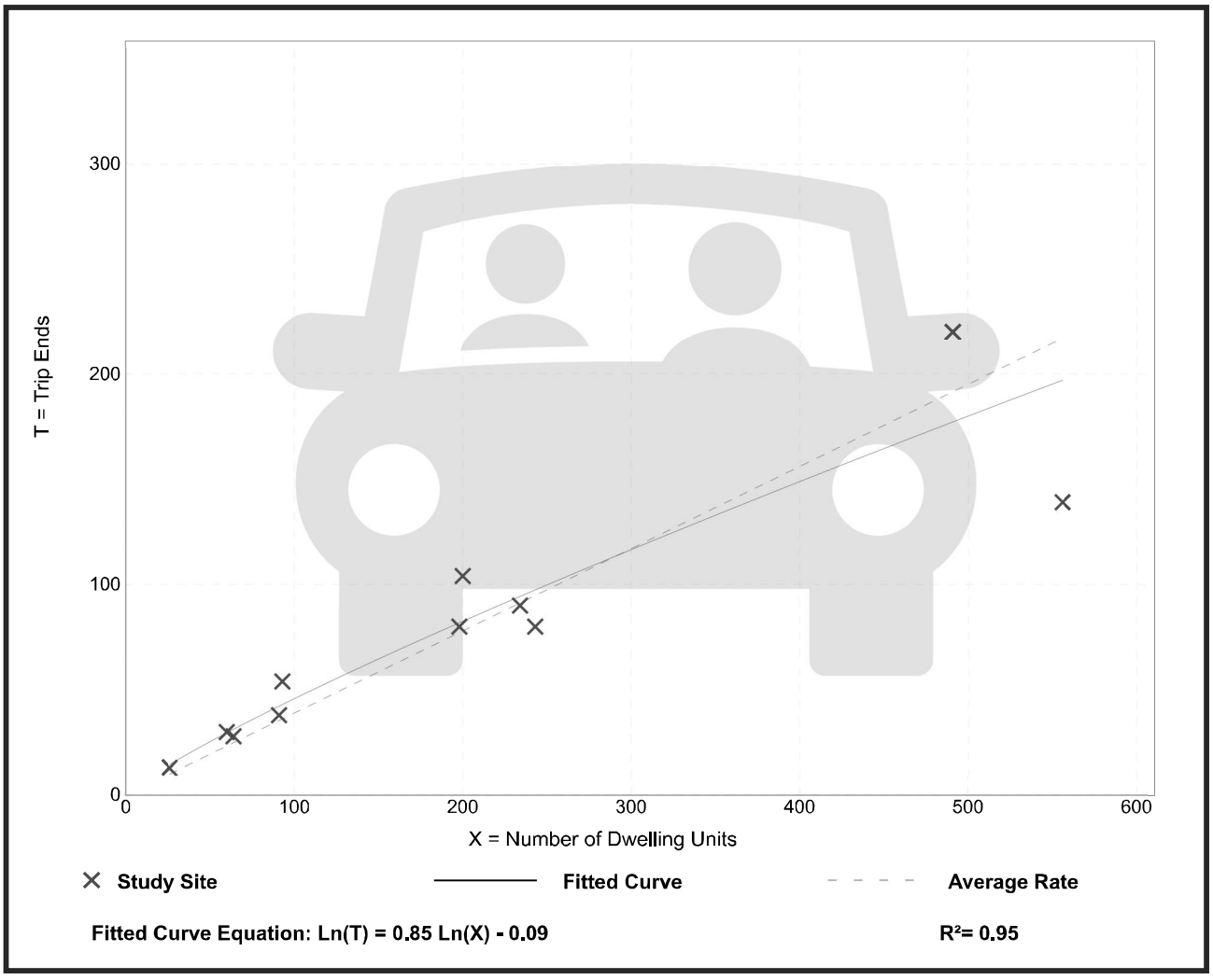
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Dwelling Units: 205
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.25 - 0.58	0.10

Data Plot and Equation



City of PSL – Torino Park

Small Scale Comprehensive Plan
Future Land Use Map Amendment

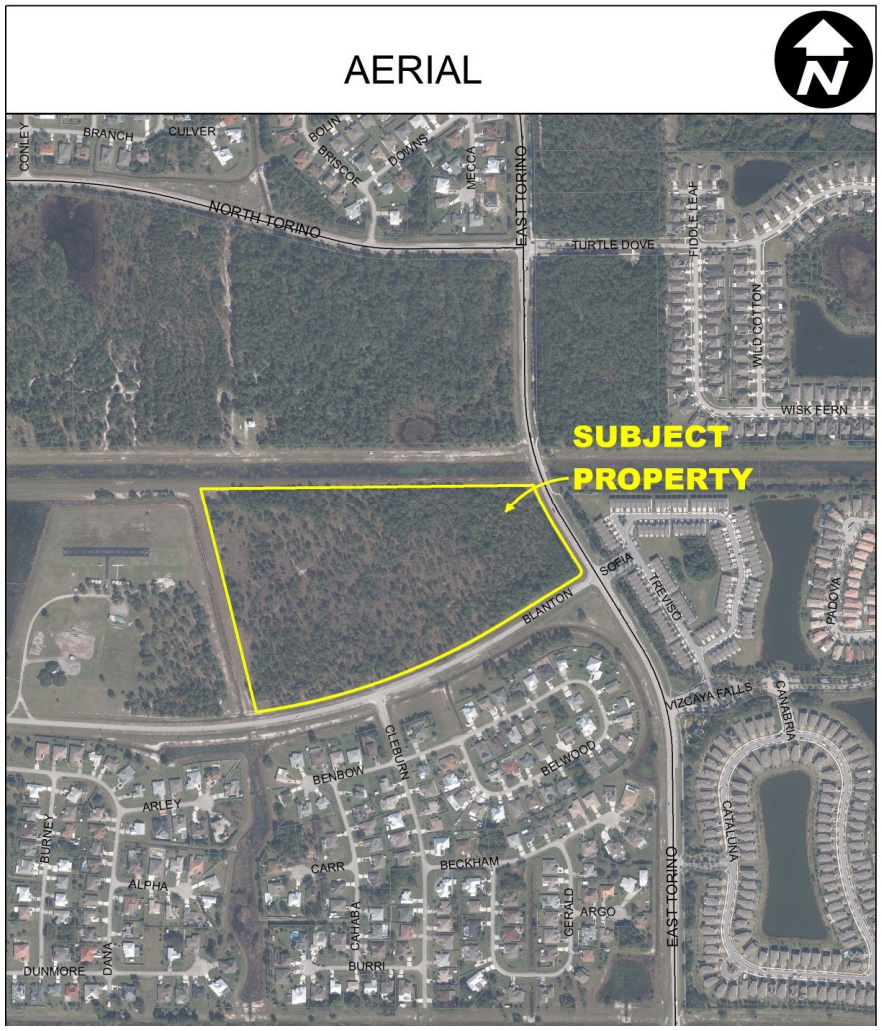
Planning & Zoning Board Meeting

December 2, 2025

Request Summary

Applicant's Request:	This is a city initiated small- scale future land use map amendment to amend the Future Land Use on 28.81 acres, more or less, of city owned land from the future land use designation of Medium Density Residential (RM) future land use classification to the Open Space Recreation (OSR) future land use designation.
Applicant/Property Owner:	City of Port St. Lucie
Location:	The property is generally located on the northwest corner of W Blanton Boulevard and NW East Torino Parkway

AERIAL


SUBJECT
PROPERTY
NORTH TORINO
EAST TORINO
TURTLE DOVE
WISK FERN
BLANTON
SOFIA
TREVISO
PADOVA
MIZCAYA FALLS
CANABRIA
CATALUNA
BELWOOD
CLEBURN
BENBOW
ARLEY
BURNEY
ALPHA
CARR
BECKHAM
ARGO
GERALD
CAHABA
BURRI
DANA
DUNMORE
CONLEY
BRANCH
CULVER
BOLIN
BRISCOE
DOWNS
MECCA
FIDDLE LEAF
WILDCOTTON

Background and Justification

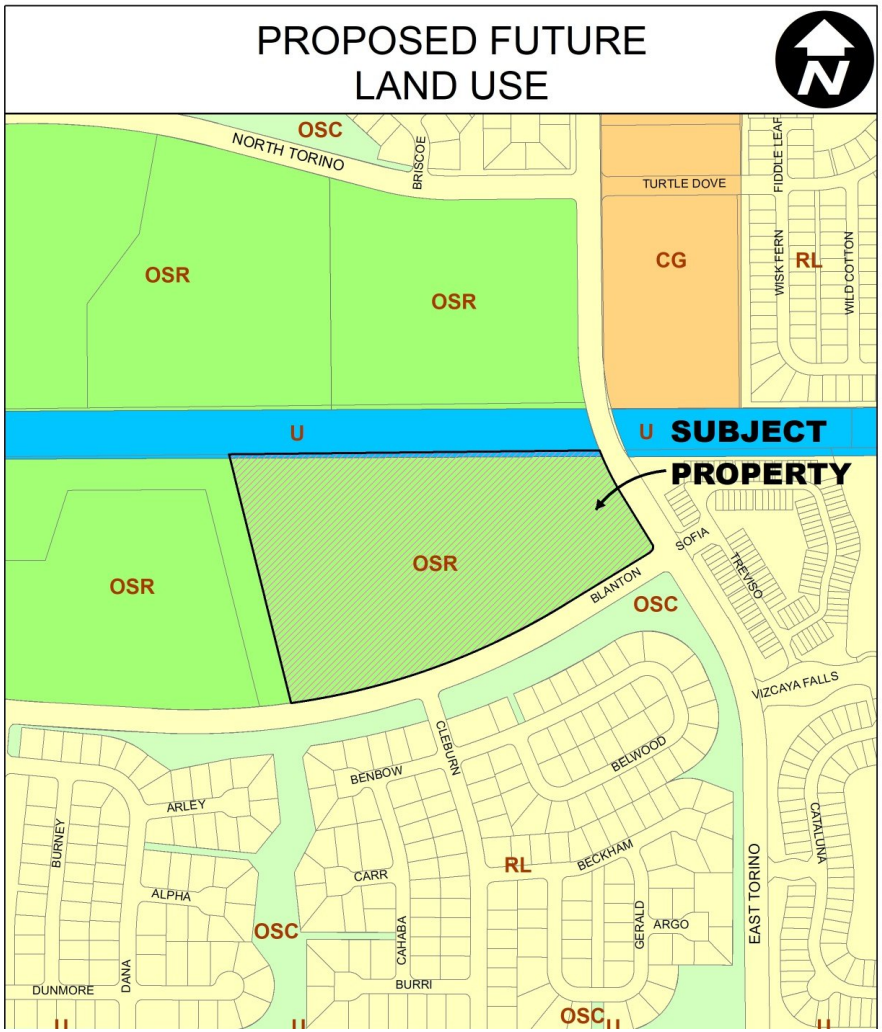
- The subject property consists one parcel generally located on the northwest corner of NW Blanton Boulevard and NW East Torino Parkway.
- The property was acquired by the City for inclusion in the future development of Torino Regional Park.
- The property was previously owned by Saint Matilda, LLC, and slated to be developed with 263 townhomes.
- Through a land swap, the City acquired the property for Torino Regional Park and Saint Matilda, LLC, acquired property in Southern Grove for a multi-family development project (P24-090).

Background and Justification

- The parcels are currently zoned Planned Unit Development (PUD) for approximately 28.81 acres acres.
- The purpose of this amendment is to change the property's future land use from Medium Density Residential (RM) to Open Space Recreation (OSR) so the future land use is consistent with the acquisition of the property for a future park site.
- The proposed land use amendment implements the City's Parks and Recreation 10 Year Master Plan and Goal 6 of the City's Strategic Plan by increasing residents access to nature and recreation.

Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	Open Space Recreation (OSR)	Open Space Recreation (OSR)	Vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single Family Residential
East	Low Density Residential (RL)	Planned Unit Development (PUD)	Residential
West	Open Space Recreation (OSR)	Open Space Recreation (OSR)	PSL Hobby Group


PROPOSED FUTURE
LAND USE
N
OSC
NORTH TORINO
BRISCOE
TURTLE DOVE
FIDDLE LEAF
WISK FERN
WILD COTTON
OSR
OSR
CG
RL
U
U
SUBJECT
PROPERTY
OSR
OSR
SOFIA
TREVISO
BLANTON
OSC
VIZCAYA FALLS
CLEBURN
BENBOW
BELWOOD
ARLEY
BURNEY
CARR
RL
BECKHAM
CATALUNA
ALPHA
OSC
CAHABA
GERALD
ARGO
EAST TORINO
DANA
DUNMORE
BURRI
OSC
U
U
U

Adequate Public Facilities Analysis

- The proposed future land use amendment was reviewed for impacts the City's level of service requirements.
- The proposed amendment is anticipated to result in a decrease in the demand for potable water and wastewater.
- The proposed future land use amendment is expected to result in a net decrease in trip generation of approximately 1,072 daily trips and 99 p.m. peak hour trips.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- An Environmental Assessment Report was provided. The site does not contain any wetlands. The native habitat has been disturbed through previous land clearing.

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 as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.
- The proposed land use amendment will increase the amount of land the City has available for parks and recreational uses.
- Goal 7.1: of the Recreation and Open Element of the City's Comprehensive Plan states that the City should provide adequate recreation and open space facilities and areas offering a broad range of activities, convenient access, appropriate improvements, and sound management to provide all citizens of Port St. Lucie with active and passive recreation opportunities.

Staff Recommendation

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

Agenda Summary

2025-1155

Agenda Date: 12/2/2025 **Agenda Item No.:** 7.c

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P25-177 City of PSL - Northport Utility Site Small-Scale Comprehensive Plan Amendment

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).

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

Executive Summary: The City is requesting a small-scale amendment to the Future Land Use Map for four parcels located at Lots 7, 8, 9, and 10, Block 325, Port St. Lucie Section Twenty Five, along NW St. James Drive. The proposed amendment seeks to change the land use designation of approximately 0.92 acres from Residential, Office & Institutional (ROI) to Utility (U).

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: In early 2025, the city acquired subject parcels to support the planned expansion of the Northport Utility Site. The Utility Systems Department (USD) has developed a Master Plan for the Northport Utility Site, which includes the relocation of the Utility Warehouse operations from the Prineville facility to this location. The acquisition of the subject parcels will support implementation of the Master Plan by expanding the site footprint and establishing a buffer around the utility facility, thereby enhancing operational efficiency and compatibility with adjacent land uses.

Issues/Analysis: This amendment is consistent with the Comprehensive Plan by supporting the expansion of public utility infrastructure. It facilitates the implementation of the Northport Utility Site Master Plan and enhances compatibility with adjacent land uses. The amendment does not negatively impact level of service standards or environmental resources and supports the delivery of essential municipal services.

Special Consideration: A concurrent application to rezone the property to Utility (U) is under review (P25-172).

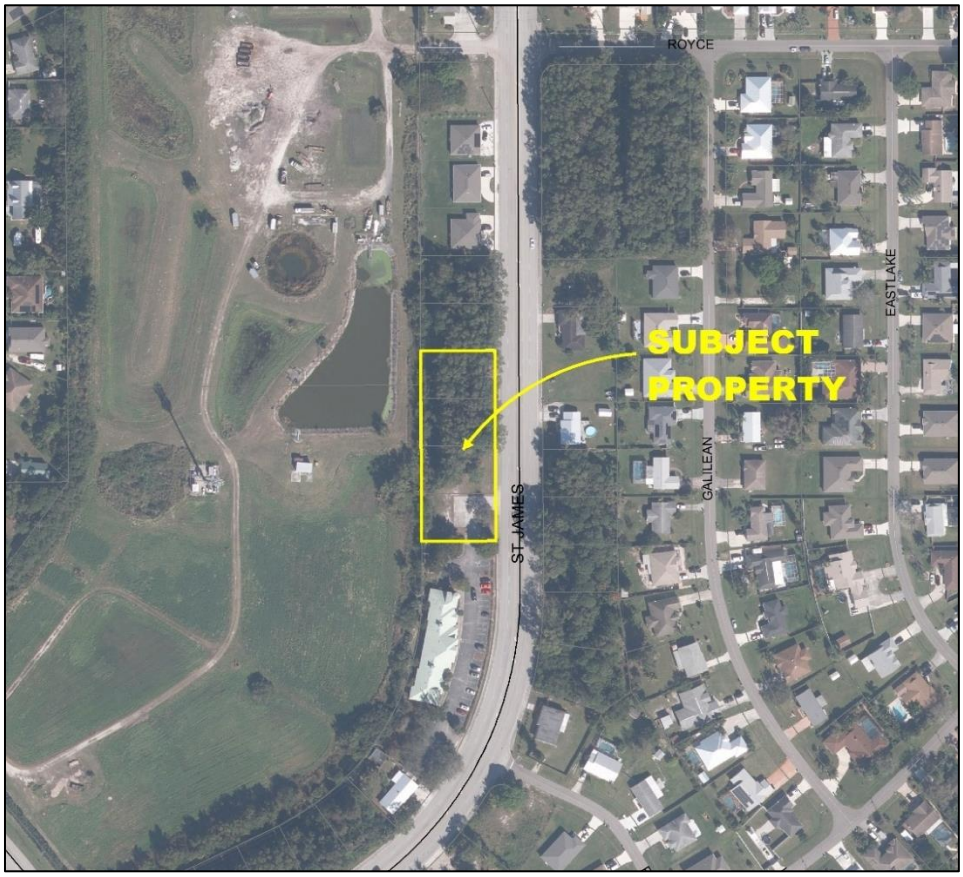
Location of Project: The properties are generally located west of the intersection of NE Airoso Boulevard and

NE St. James Drive.

Attachments:

1. Staff Report
2. Application and Warranty Deed
3. Staff Presentation

City of PSL – Northport Utility Site
Small-Scale Comprehensive Plan Amendment
P25-177



Project Location

SUMMARY

Applicant's Request:	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).
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Location:	The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive
Address:	225, 231, 237 and 243 NW St. James Drive
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City is requesting a small-scale amendment to the Future Land Use Map for four parcels legally described as Lots 7, 8, 9, and 10, Block 325, Port St. Lucie Section 25, along NW St. James Drive. The proposed amendment seeks to change the land use designation of approximately 0.92 acres from Residential, Office & Institutional (ROI) to Utility (U).

In early 2025, the City acquired the subject parcels to support the planned expansion of the Northport Utility Site. The Utility Systems Department (USD) has developed a Master Plan for the Northport Utility Site, which includes the relocation of the Utility Warehouse operations from the Prineville facility to this location. The acquisition of the subject parcels will support implementation of the Master Plan by expanding the site footprint and establishing a buffer around the utility facility, thereby enhancing operational efficiency and compatibility with adjacent land uses. The project will ultimately expand the existing Northport Site Plan (P04-081) and incorporate the four parcels under the primary facility address at 281 NW St. James Drive.

A concurrent application to rezone the property to Utility (U) is under review (P25-172).

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the December 2, 2025, Planning & Zoning Board meeting.

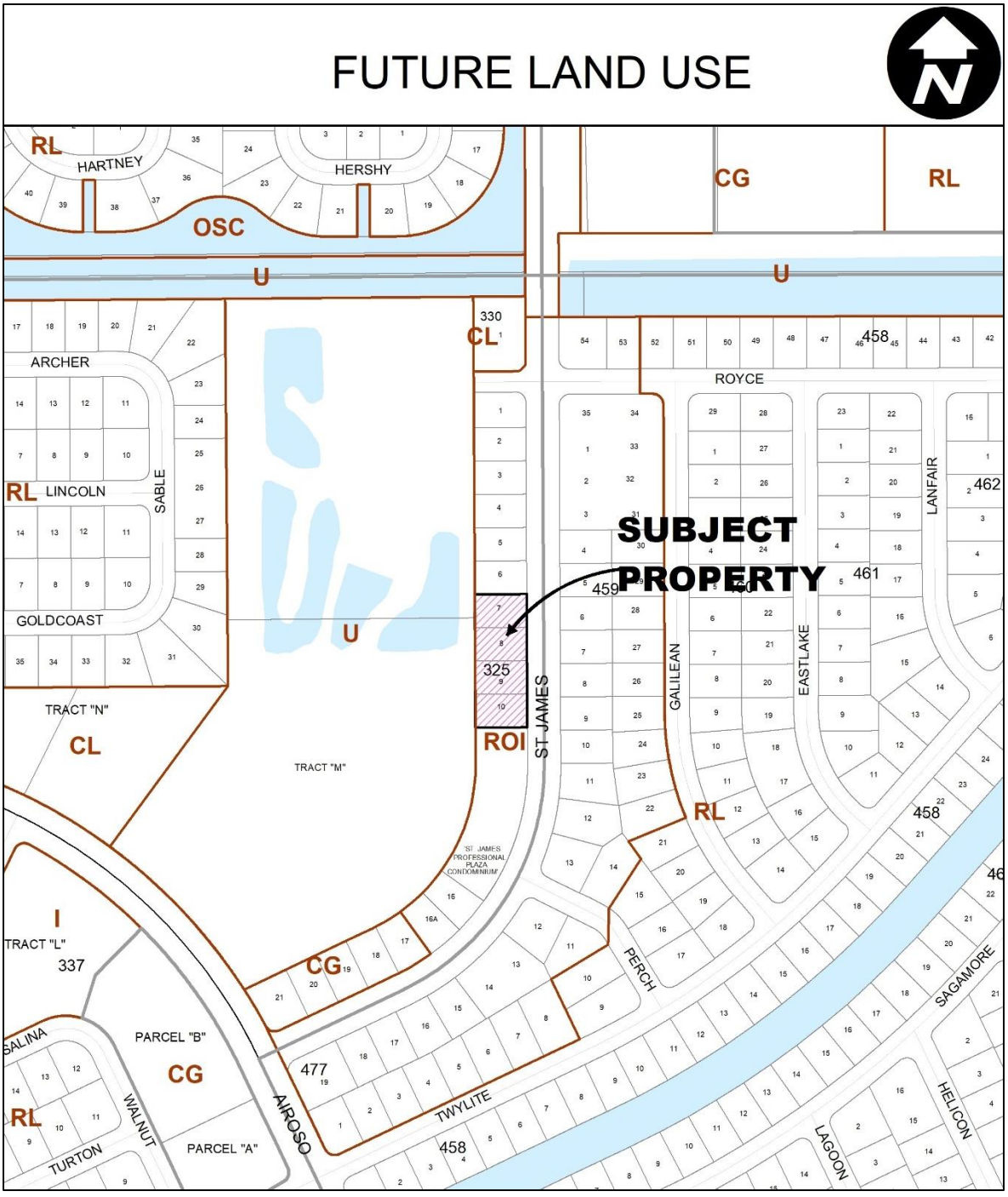
Location and Site Information

Parcel Number(s):	3420-620-1837-000-6; 3420-620-1836-000-9; 3420-620-1835-000-2; 3420-620-1834-000-5
Property Size:	0.92 acres
Legal Description:	Port St. Lucie Section 25, Block 325, Lots 7 through 10
Current Future Land Use:	Residential, Office & Institutional (ROI)
Existing Zoning:	Limited Mixed Use (LMD)
Existing Use:	Vacant
Requested Future Land Use:	Utility (U)
Proposed Use:	City Utility Site

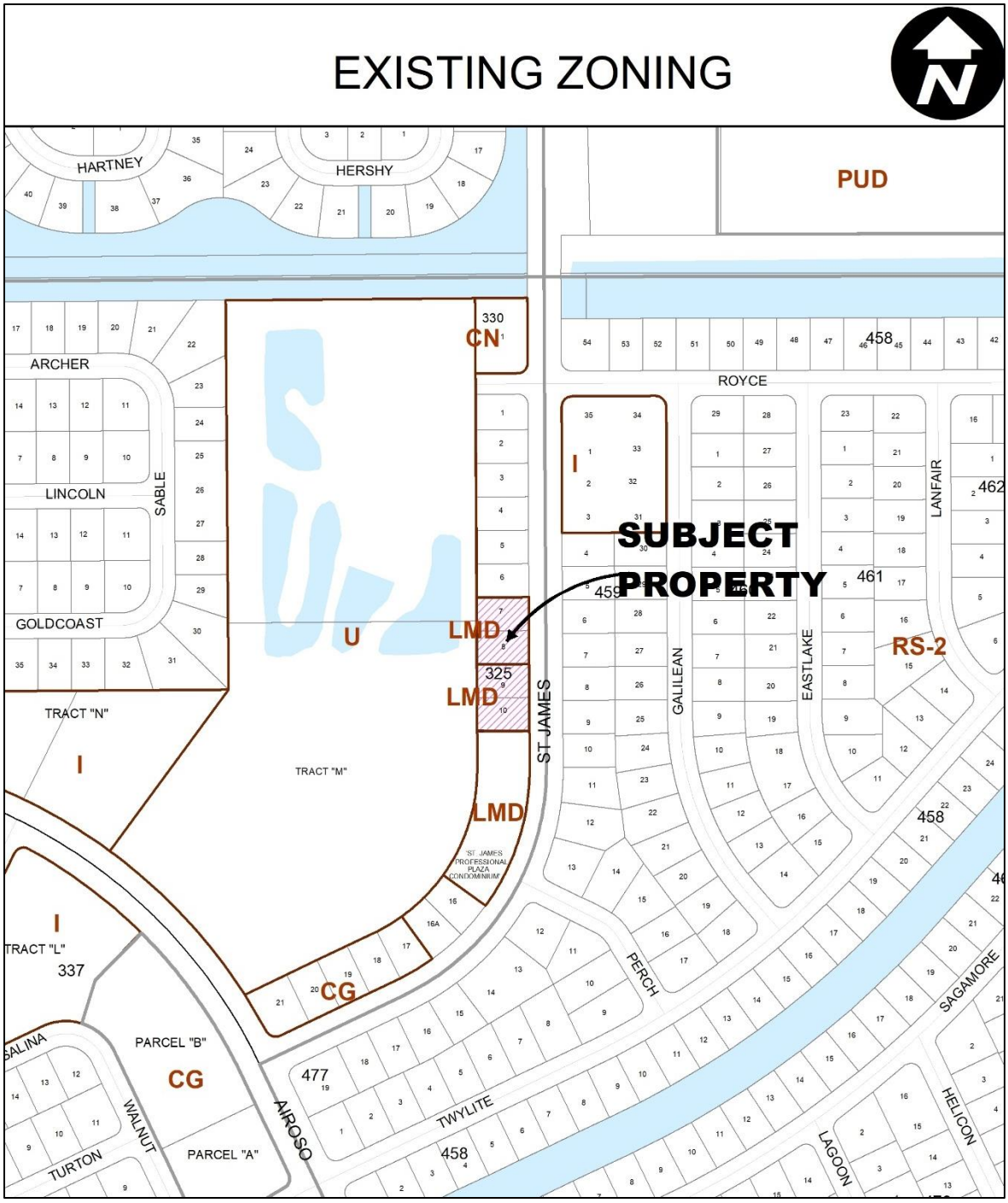
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Office Building
East	ROI	RS-2	Single-Family Residential; Vacant
West	U	U	City Utility Site

ROI-Residential, Office and Institutional, RS-2- Single-Family Residential (2du/ac), LMD, Limited Mixed Use, U-Utility



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*

This amendment is consistent with the Comprehensive Plan by supporting the expansion of public utility infrastructure. It facilitates the implementation of the Northport Utility Site Master Plan and enhances compatibility with adjacent land uses. The amendment does not negatively impact level of service standards or environmental resources and supports the delivery of essential municipal services.

Land Use Consistency (Policy 1.1.4.5): Policy 1.1.4.5 of the Future Land Use Element states the City shall provide the Utility (U) Future Land Use Designation to lands accommodating major public and private utilities generally requiring two or more acres of land.

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 land use designation from commercial to utility, potable water demand is expected to be no net change in gallons per day (gpd) or wastewater demand. This comparison considers the most intense proposed land use based on the existing and proposed land uses and the total building coverage permitted per use as shown below:

Water and Wastewater Calculations by Land Use					
Future Land Use	***Acreage***	***Maximum Development***	***Level of Service[1]***	**Projected Demand Potable Water (gpd)**	**Projected Demand Wastewater (gpd)**
Residential, Office and Institutional (Existing)*	0.92	16,030 SF (40% coverage)	125 gpd	2,004	1,703
Utility (Proposed)**	0.92	12,023 SF (30% coverage)	150 gpd	1,803	1,533

**Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 40 percent under ROI (Commercial) Land Use*

*** Per Policy 1.1.4.10 of the Comprehensive Plan, maximum building coverage is 30 percent under Utility (Industrial) Land Use*

[1]Per Policy 4.D.1.2.1, level of service for potable water is 125 gallons per day per 1000 square feet for Commercial Uses and level of service for wastewater is 85% of potable water rate.

Transportation: The trip generation was determined using the Institute of Transportation Engineers (ITE) document, Trip Generation Manual, 12th Edition for the existing and proposed future land uses. Based on the allowable intensities and densities of the currently assigned Residential, Office and Institutional future land use, a maximum development program of approximately 16,030 square feet of commercial space is possible (Strip Retail Plaza (<40k) Land Use Code 822). Based on ITE average rates, there would potentially be 873 daily trips and 212 p.m. peak-hour trips.

Based on the allowable intensities and densities of the proposed Utility future land use, a maximum development program of approximately 12,023 square feet of building space is possible (Utility Land Use Code 170). Based on ITE average rates, there will potentially be 148 daily trips and 28 p.m. peak-hour trips. This results in a potential trip decrease of 725 daily trips and 184 p.m. peak-hour trips as shown in the table below:

Summary of Trip Generation Rates				
Existing Land Use	***ITE Code***	***Intensity***	***Daily Trip Ends***	***P.M. Peak Hour***
ROI Strip Retail Plaza (<40k)	822	16,030 SF	873	212
U Utility	170	12,023 SF	148	28
Net Difference			-725	-184

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 and is applicable to residential development. 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: An Environmental Assessment Report is not required, as the site is under two (2) acres in size. However, prior to any land clearing, a gopher tortoise inspection must be conducted in accordance with state and local environmental regulations. If gopher tortoises or their burrows are identified, appropriate relocation procedures must be followed before clearing can proceed.

Flood Zone: The flood map for the selected area is number 121111CO278K 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 14 at 300 NW California Boulevard 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.

REZONING 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 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: Pvignier@cityofpsl.com

PROPERTY OWNER:

Name: City of Port St. Lucie, a Florida municipal Corporation

Address: 121 SW Port St. Lucie Blvd.

Telephone No.: 772-871-5434 Email_____

AGENT OF OWNER (if any)

Name: _____

Address: _____

Telephone No.: _____ Email_____

PROPERTY INFORMATION

Legal Description: Section 25 BLK 325 Lots 7, 8, 9 & 10 Book 5305
(Include Plat Book and Page) Page 366

Parcel I.D. Number: 3420-620-1836-000-9, 3420-620-1837-000-6, 3420-620-1835-000-2, 3420-620-1834-000-5

Current Zoning: Residental / Commerical

Proposed Zoning: Utility

Future Land Use Designation: _____ Acreage of Property: .92 acres (.23)

Reason for Rezoning Request:

The USD intends to include parcels as part of the Northport site for redevelpment.
Address: 281 NW St. James Drive

*Signature of Owner | Jesus A Merejo Hand Print Name | 10/2/25 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.

Property Identification

Site Address:	237 NW ST JAMES DR
Sec/Town/Range:	20/36S/40E
Parcel ID:	**3420-620-1835-000-2**
Jurisdiction:	Port Saint Lucie
Land Use Code:	0000 - Vac Residential
Account #:	**396108**
Map ID:	34/20N
Zoning:	



Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 8 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000

Map



State of Florida, Maxar, Microsoft Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

City of Port St Lucie
121 SW Port St Lucie BLVD
Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	$20,000
Assessed value:	$20,000
Exemption value:	$0
Taxable value:	$20,000

Property Identification

Site Address:	243 NW ST JAMES DR
Sec/Town/Range:	20/36S/40E
Parcel ID:	**3420-620-1834-000-5**
Jurisdiction:	Port Saint Lucie
Land Use Code:	0000 - Vac Residential
Account #:	**77442**
Map ID:	34/20N
Zoning:	



Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 7 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000

Map



State of Florida, Maxar, Microsoft Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

City of Port St Lucie
121 SW Port St Lucie BLVD
Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	$20,000
Assessed value:	$20,000
Exemption value:	$0
Taxable value:	$20,000

Property Identification

Site Address:	225 NW ST JAMES DR
Sec/Town/Range:	20/36S/40E
Parcel ID:	**3420-620-1837-000-6**
Jurisdiction:	Port Saint Lucie
Land Use Code:	1000 - Vac Comm
Account #:	**396107**
Map ID:	34/20N
Zoning:	Limited Mi

Image or Sketch unavailable for display

Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 10 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000

Map



Earthstar Geographics Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

City of Port St Lucie
121 SW Port St Lucie BLVD
Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	$92,000
Assessed value:	$92,000
Exemption value:	$0
Taxable value:	$92,000

Property Identification

Site Address:	225 NW ST JAMES DR
Sec/Town/Range:	20/36S/40E
Parcel ID:	**3420-620-1836-000-9**
Jurisdiction:	Port Saint Lucie
Land Use Code:	1000 - Vac Comm
Account #:	**77443**
Map ID:	34/20N
Zoning:	Limited Mi



Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 9 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000

Map



Earthstar Geographics Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

City of Port St Lucie
121 SW Port St Lucie BLVD
Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	$92,000
Assessed value:	$60,500
Exemption value:	$0
Taxable value:	$60,500

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5473950 OR BOOK 5305 PAGE 366, Recorded 04/30/2025 12:22:29 PM Doc Ta: 169
$3206.00

Prepared by and return to:
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
File No 25-01-1079

Parcel Identification No 3420-620-1834-000-5

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **28th day of April, 2025** between **GRBK GHO St. James, LLC, a Florida limited liability company**, whose post office address is **590 Northwest Mercantile Place, Port St. Lucie, FL 34986**, of the County of St. Lucie, State of Florida, Grantor, to **City of Port St. Lucie Inc., a Florida municipal corporation**, whose post office address is **121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984**, of the County of St. Lucie, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$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 St. Lucie County, Florida, to-wit:

Property 1:
Lot 7, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

Lot 8, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

Lot 9, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

Lot 10, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, **and 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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, 2024, and subject to covenants, restrictions, easements, reservations and limitations of record, if any.

Grantee acknowledges and agrees that there may be deed restrictions, restrictive covenants and such other restrictions appearing on the plat or otherwise common to the subdivision affecting the real property described herein. Grantee's acceptance of title to the real property described herein, which is subject to such restrictions, shall not be construed as a waiver of Grantee's claim of exemption as a governmental unit, from any cloud or encumbrance created by the above-mentioned matters pursuant to *Ryan v. Manalapan*, 414 So.2d 193 (Fla. 1982).

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRBK GHO St. James, LLC

BY: William Handler, Manager

WITNESS 1
PRINT NAME: Carol Mclaws

1410 19th Place
Vero Beach, FL 32960
WITNESS 1 ADDRESS

WITNESS 2
PRINT NAME: Althea Cassell

1410 19th Place
Vero Beach, FL 32960
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 17 day of April, 2025 by William Handler, Manager on behalf of GHO St. James, LLC, a Florida limited liability company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

ALTHEA N. CASSELL
MY COMMISSION # HH 573874
EXPIRES: August 28, 2026

Personally known: ✓
OR Produced Identification: ___

Type of Identification Produced: ___

City of Port St Lucie – Northport Utility Site Small-Scale Comprehensive Plan Future Land Use Map Amendment

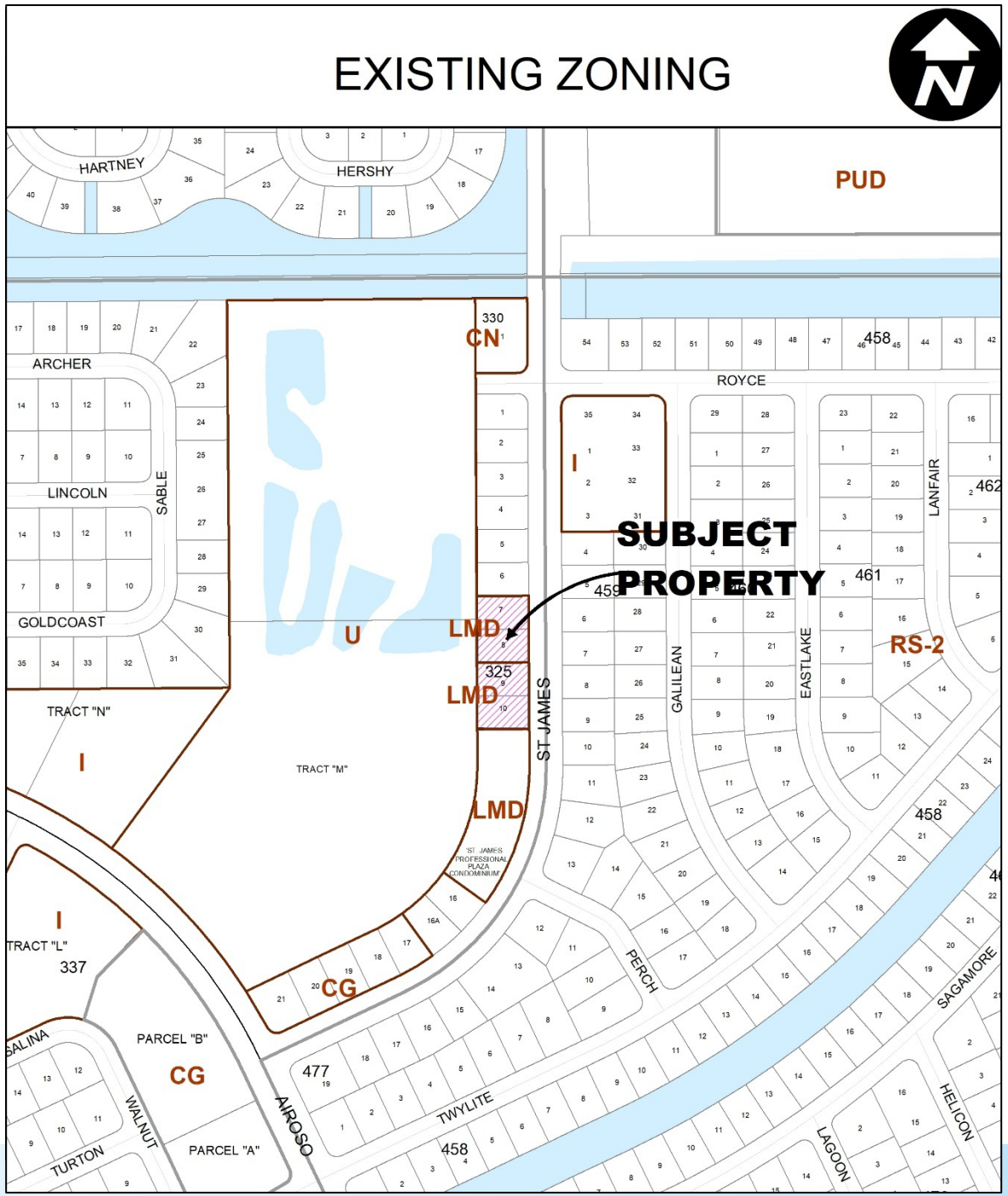
Planning & Zoning Board Meeting
December 2, 2025
Bethany Grubbs, AICP, Senior Planner/Public Art Program

Request Summary

Applicant's Request:	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).
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Address:	225, 231, 237 and 243 NW St. James Drive
Location:	The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Office Building
East	ROI	RS-2	Single-Family Residential; Vacant
West	U	U	City Utility Site



Background & Justification

- The subject property consists of four (4) parcels, generally located west of the intersection of NE Airoso Boulevard and NW St. James Drive, totaling approximately 0.92 acres.

- The parcels are currently zoned Limited Mixed Use (LMD).

- The purpose of this request is to amend the Future Land Use Map designation to Utility (U) and rezone the property to Utility (U) to support the development of a City utility facility.

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.

- The proposed future land use designation will allow for the property to be used for utility related publicly owned building uses or for uses permitted under the City's Utility (U) zoning district

Adequate Public Facilities Analysis

- The proposed Future Land Use Map amendment is not expected to increase demand for potable water or wastewater services, based on the maximum development potential allowed under the Comprehensive Plan.
- Adequate utility capacity is available to support the proposed Utility (U) designation.
- The amendment is projected to result in a decrease in average daily and p.m. peak-hour trips, based on ITE trip generation rates for the existing ROI designation compared to the proposed Utility use.
- There are no anticipated impacts to parks or public schools, as the amendment does not involve residential development.
- The subject property is located in FEMA Flood Zone X, indicating an area of minimal flood risk.

Traffic Impact Analysis

- Change in Future Land Use designation results in a DECREASE in trips.

Existing Future Land Use	1,000 SF GFA	Proposed Use	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
ROI	16,030 SF	Strip Retail Plaza (<40k)	822	873	212
Proposed Future Land Use	**1,000 SF GFA**	**Proposed Use**	**Trip Generation Average Rate (ITE Code)**	**Average Daily Trips**	**PM Peak Hour**
U	12,023 SF	Utility	170	148	28
			Total Trips (Net Decrease)	-725	-184

PORT ST. LUCIE
HEART OF THE TREASURE COAST

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.

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 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

2025-1149

Agenda Date: 12/2/2025 **Agenda Item No.:** 7.d

Placement: Public Hearing - Non Quasi Judicial

Action Requested: Motion / Vote

P25-199 City of Port St. Lucie - Zoning Text Amendment - Chapter 158: Zoning Code - Institutional Zoning District

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.

Submitted By: Bridget Kean, Deputy Director, Planning and Zoning

Executive Summary: This application is a city-initiated text amendment to Chapter 158-Zoning Code, Article VII - Institutional Districts, Section 158.110 of the City of Port St. Lucie Code of Ordinances. The amendment is to subsection 158.110 (G) to provide for a maximum building height of sixty-five (65) feet for publicly owned or operated buildings or uses in an Institutional Zoning District.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Approve the amendment as recommended by the Planning and Zoning Department.

Alternate Recommendations:

1. Move that the Board amend the recommendation and approve the text amendment as recommended by staff.
2. Move that the Board not approve and provide staff direction.

Background: On February 12, 2024, the City Council approved a large scale comprehensive plan text amendment to amend Policy 1.4.4.10 of the Future Land Use Element (P23-215) to allow for an increase in building height up to sixty-five (65) feet for public buildings or uses for the Institutional Land Use Designation (OR 23-73).

Issues/Analysis: See attached staff report.

Special Consideration: N/A

Location of Project: N/A

Attachments:

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

City of Port St. Lucie Zoning Text Amendment
Chapter 158 – Zoning Code, Article VII -Institutional Zoning District, Amending Section 168.110
Project No. P25-199

SUMMARY

Applicant's Request:	A City initiated zoning text amendment to Chapter 158, Section 158.110
Applicant:	City of Port St. Lucie
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description and Analysis

This application is a city-initiated text amendment to Chapter 158-Zoning Code, Article VII- Institutional Districts, Section 158.110 of the City of Port St. Lucie Code of Ordinances. The amendment is to subsection 158.110 (G) to provide for a maximum building height of sixty-five (65) feet for publicly owned or operated buildings or uses in an Institutional Zoning District. The Institutional Zoning District establishes a maximum building height of thirty-five (35) feet for all development. On February 12, 2024, the City Council approved a large scale comprehensive plan text amendment to amend Policy 1.4.4.10 of the Future Land Use Element (P23-215) to allow for an increase in building height up to sixty-five (65) feet for public buildings or uses for the Institutional Land Use Designation (OR 23-73). This amendment updates the Zoning Code to be consistent with the City's comprehensive plan for the Institutional Zoning District. Per Policy 1.1.4.13 of the Future Land Use Element, the Institutional Zoning District is a compatible zoning district with the Institutional Future Land Use Designation.

Proposed Amendment

The proposed changes are shown below and in Exhibit "A" of the associated ordinance with additions shown as underlined and deletion shown as ~~strikethrough.~~

> *Sec. 158.110. Institutional Zoning District (I)*
> *(G) Maximum Building Height. Thirty-five (35) feet, except for the ROI (residential, office and institutional) conversion area as identified in the "City of Port St. Lucie Land Use Conversion Manual," lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. The maximum building height may be increased to 65 feet for publicly owned or operated buildings or uses.*

Staff Analysis

The proposed text amendment is consistent with Policy 1.4.4.10 of the Future Land Use Element which allows a maximum height of sixty-five (65) feet for public buildings or uses for the Institutional Future Land Use Designation.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the proposed text amendment as depicted in Exhibit "A" 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 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.

Sec. 158.110. Institutional Zoning District (I).

(A) **Purpose.** The purpose of the institutional zoning district (I) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of uses of an institutional nature to serve the residents of the City; to designate those uses and services deemed appropriate and proper for location and development within that development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and functioning of uses within that zoning district.

(B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:

(1) Cemetery, including mausoleum.

(2) Enclosed assembly area, with an alcoholic beverage license for sales of alcoholic beverages to members and guests in accordance with chapter 110.

(3) Enclosed assembly area, without an alcoholic beverage license for sales of alcoholic beverages to members and guests in accordance with chapter 110.

(4) Park or playground, or other public recreation.

(5) School (public, private or parochial, kindergarten (including VPK) and grades 1 through 12).

(6) Assisted living facility as set forth in Section 158.224.

(7) Nursing or convalescent home.

(8) Publicly-owned or operated building or use.

(9) Group care home, as set forth in section 158.224.

(10) Community Residential Home, as set forth in section 158.224.

(11) Funeral homes, with or without a crematory.

(C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:

(1) College, technical, or vocational school, including dormitories.

(2) Hospital and free standing emergency department.

(3) Public utility facility, including water pumping plant, reservoir, electrical substation, sewage treatment plant, and wireless communication antennas and towers, as set forth in section 158.213.

(4) Publicly-owned or operated building or use with drive-through service.

(D) **Accessory Uses.** As set forth in section 158.217. A caretaker's office or residence shall be considered to be an accessory use within this district.

(E) **Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet, provided that properties located within conversion areas as defined by this chapter shall meet the requirements contained within the "City of Port St. Lucie Land Use Conversion Manual." More than one (1) permitted or special exception use may be located upon the lot as part of a totally designated development to be maintained under single ownership.

(F) **Maximum Building Coverage.** Thirty (30%) percent; provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

(G) **Maximum Building Height.** Thirty-five (35) feet, except for the ROI (residential, office and institutional) conversion area as identified in the "City of Port St. Lucie Land Use Conversion Manual," lying between

Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. The maximum building height may be increased to 65 feet for publicly owned or operated buildings or uses.

(H) **Minimum Living Area.** Caretaker's residence: Six hundred (600) square feet.

(I) **Yard Requirements and Landscaping.**

(1) Front Yard. Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

(2) Side Yard. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be maintained adjacent to any residential future land use category or to a public right-of-way.

(3) Rear Yard. Each lot shall have a rear yard with a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.

(4) Landscaping Requirements. Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier.

(J) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.

(K) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 through 158.245.

(Ord. No. 98-84, § 1, 3-22-99; Am. Ord. 03-31, § 1(Exh. A), 3-10-03; Am. Ord. 11-79, § 1(Exh. A), 11-14-11; Ord. No. 15-85, § 1, 12-7-15; Ord. No. 17-16, § 2, 3-13-17; Ord. No. 19-13, § 1(Exh. A), 3-11-19; Ord. No. 20-25, § 2, 5-11-20; Ord. No. 25-06, § 2(Exh. C), 1-27-25; Ord. No. 25-24, § 2(Exh. B), 5-12-25)

City of Port St. Lucie

Zoning Text Amendment

(P25 -199)

Planning and Zoning Board December 2, 2025

Request Summary

- This application is a city-initiated text amendment to Chapter 158-Zoning Code, Section 158.110, Institutional Zoning District.
- Section 158.110 establishes the allowed uses and development standards for the Institutional Zoning District.
- At present, the Institutional Zoning District sets a maximum height of 35 feet for all development.
- This application amends Subsection 158.110 (G) to provide for a maximum height of sixty-five 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.

Background

- In 2024, the City Council approved an amendment to Policy 1.4.4.10 of the City's Comprehensive Plan to allow for an increase in building height up to sixty-five (65) feet for public buildings or uses for the Institutional Land Use Designation.
- This application amends the City's Zoning Code to provide for the increase in height for public buildings and uses in an Institutional Zoning District.

Proposed Amendment

Sec. 158.110. Institutional Zoning District (I)

(G) Maximum Building Height. Thirty-five (35) feet, except for the ROI (residential, office and institutional) conversion area as identified in the "City of Port St. Lucie Land Use Conversion Manual," lying between Airoso Boulevard and U.S. #1 where the maximum building height shall be one (1) story. The maximum building height may be increased to 65 feet for publicly owned or operated buildings or uses.

Analysis

- The proposed text amendment is consistent with Policy 1.4.4.10 of City's Comprehensive Plan.
- Policy 1.4.4.10 establishes the densities and intensities that apply to all the future land use categories
- It allows a maximum height of sixty-five (65) feet for public buildings or uses for the Institutional Future Land Use Designation.

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.

Agenda Summary

2025-1119

Agenda Date: 12/2/2025 **Agenda Item No.:** 8.a

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P24-134 Decorative Concrete Specialists of South Florida - Special Exception Use

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.

Submitted By: Daniel Robinson, Planner III

Executive Summary: The applicant is requesting a special exception use (SEU) to allow a concrete plant in the Industrial Zoning District. Section 158.136(C)(8) of the Zoning Code allows heavy industrial uses that are not specifically listed to be approved by special exception in the Industrial (IN) Zoning District.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval 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: In 2019, the property was rezoned to Service Commercial to bring the property into compatibility with the existing Land Use of Service Commercial and to allow the applicant to develop a warehouse building with open storage for a concrete fencing business at this site. The business owner now proposes to expand his business by adding a batch concrete plant.

On February 10, 2025, Lot 13 was approved by City Council for the change of the Future Land Use to Heavy Industrial and the Zoning to Industrial. On November 12, 2024, Lot 14 was approved by City Council for the change of the Future Land Use to Heavy Industrial and the Zoning to Industrial. The next steps to have a batch concrete plant on the property are to receive approval for a SEU, and then a site plan

This project was originally scheduled for the June 3, 2025, Planning and Zoning Board meeting. Staff requested the tabling of this project due to truck traffic concerns. The Board tabled P24-134 to a date uncertain.

Issues/Analysis: An ESAL (Equivalent Single Axel Load) was provided to analyze the additional load being put on City roads from the concrete trucks proposed as part of this Special Exception Use. The additional loading on city roads will cause faster deterioration of the roadway if the roadways being utilized are not built to a

high enough structural capacity to handle the concrete truck weight. Per this analysis, 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. The City's legal department and the property owner have put together a Cost Responsibility Agreement (attached). Based on the cost estimate from the City's contractor contract pricing and this agreement, the developer has agreed to provide the City a payment of $40,082.31 upon approval of the SEU and prior to Public Works construction permits being issued. The City will coordinate the additional work and the timing of the asphalt with the roadway work already planned in the area of Commerce Centre Drive very soon.

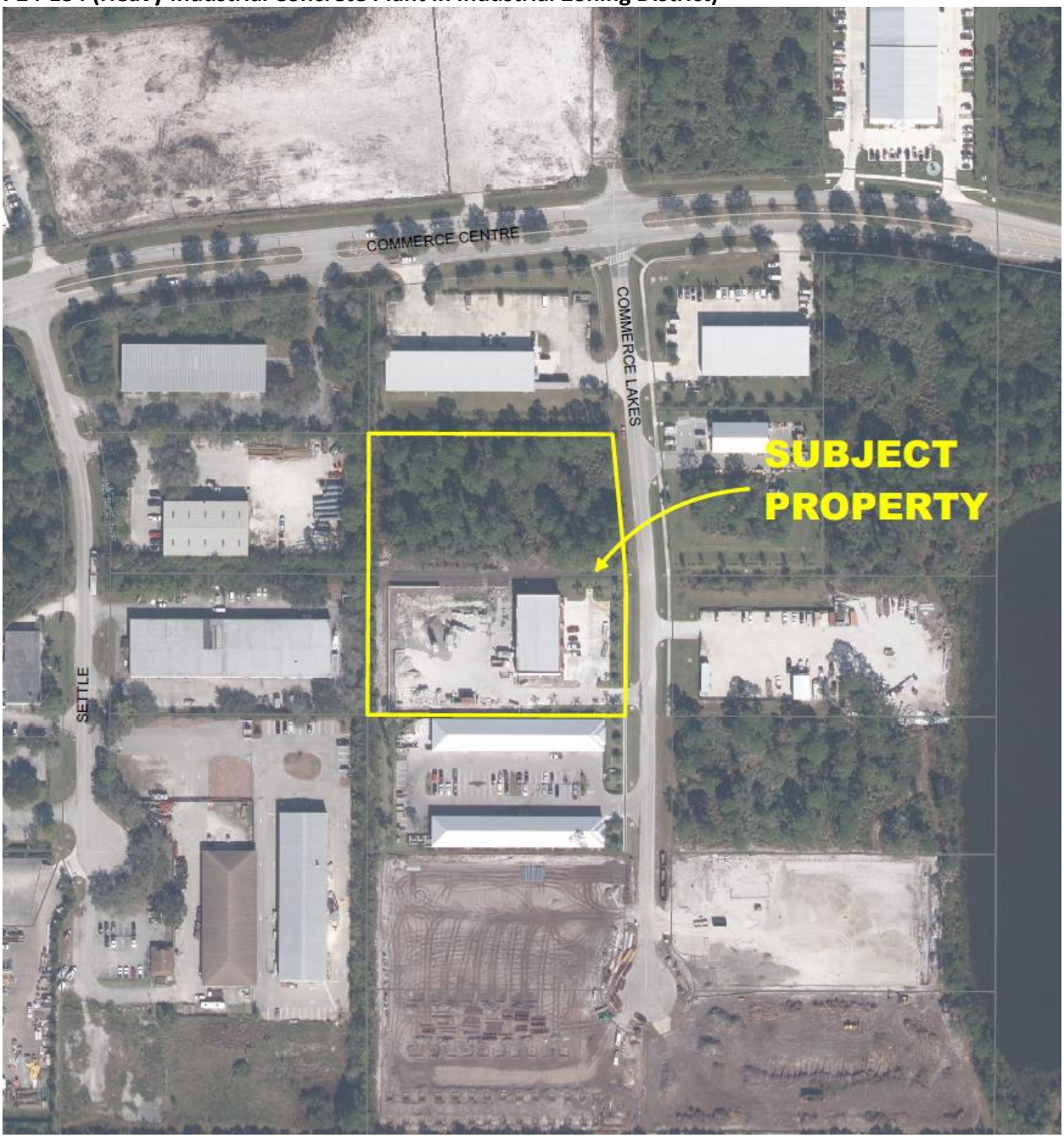
Special Consideration: N/A

Location of Project: The property is located at 2134 and 2174 NW Commerce Lakes Drive.

Attachments:

- Staff Report
- Exhibit A - Conceptual Site Plan
- Cost Responsibility Agreement
- Public Works Memo
- Equivalent Single Axel Load Report
- Application
- Deeds
- Staff Presentation

Decorative Concrete Specialists of South Florida
Special Exception Use
P24-134 (Heavy Industrial Concrete Plant in Industrial Zoning District)



SUMMARY

Applicant's Request:	The request is for a Special Exception Use (SEU) to allow a Concrete Plant to be located in the Industrial Zoning District as per Section 158.136 (C) (8) of the Zoning Code.
Applicant/Owner:	Jorge Mercado
Location:	The property is located at 2134 and 2174 NW Commerce Lakes Drive.
Project Planner:	Daniel Robinson, Planner III

Project Description

The applicant is requesting a special exception use (SEU) to allow a concrete plant in the Industrial Zoning District. Section 158.136(C)(8) of the Zoning Code lists other heavy industrial development not listed but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts as a special exception use within the Industrial (IN) Zoning District. The Zoning Code lists a special exception use as a use that may be permitted only following the review and specific approval thereof by the City Council. The proposed special exception use will allow the operation of a concrete plant at this location as depicted in the attached Exhibit A – Conceptual Site Plan.

Background

In 2019 The property was rezoned to Service Commercial to bring the property into compatibility with the existing Land Use of Service Commercial. The rezoning was requested to develop a warehouse building with open storage for a concrete fencing business. The business owner now wants to expand his business into a concrete plant. As this is a heavy industrial use the Future Land Use and Zoning is required to be updated appropriately. On February 10, 2025, Lot 13 was approved by City Council for the update of the Future Land Use to Heavy Industrial and the Zoning to Industrial. On November 12, 2024, Lot 14 was approved by City Council for the update of the Future Land Use to Heavy Industrial and the Zoning to Industrial.

This project was originally scheduled for the June 3, 2025, Planning and Zoning Board meeting. Staff requested the tabling of this project due to truck traffic concerns. The Board tabled P24-134 to a date uncertain.

An ESAL (Equivalent Single Axel Load) (attached) was provided to analyze the additional load being put on City roads from the concrete trucks proposed as part of this Special Exception Use. The additional loading on city roads will cause faster deterioration of the roadway if the roadways being utilized are not built to a high enough structural capacity to handle the concrete truck weight. Per this analysis, 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. The City's legal department and the property owner have put together a Cost Responsibility Agreement (attached). Based on the cost estimate from the City's contractor contract pricing and this agreement, the developer has agreed to provide the City a payment of $40,082.31 upon approval of the SEU and prior to Public Works construction permits being issued. The City will coordinate the additional work and the timing of the asphalt with the roadway work already planned in the area of Commerce Centre Drive.

Public Notice Requirements

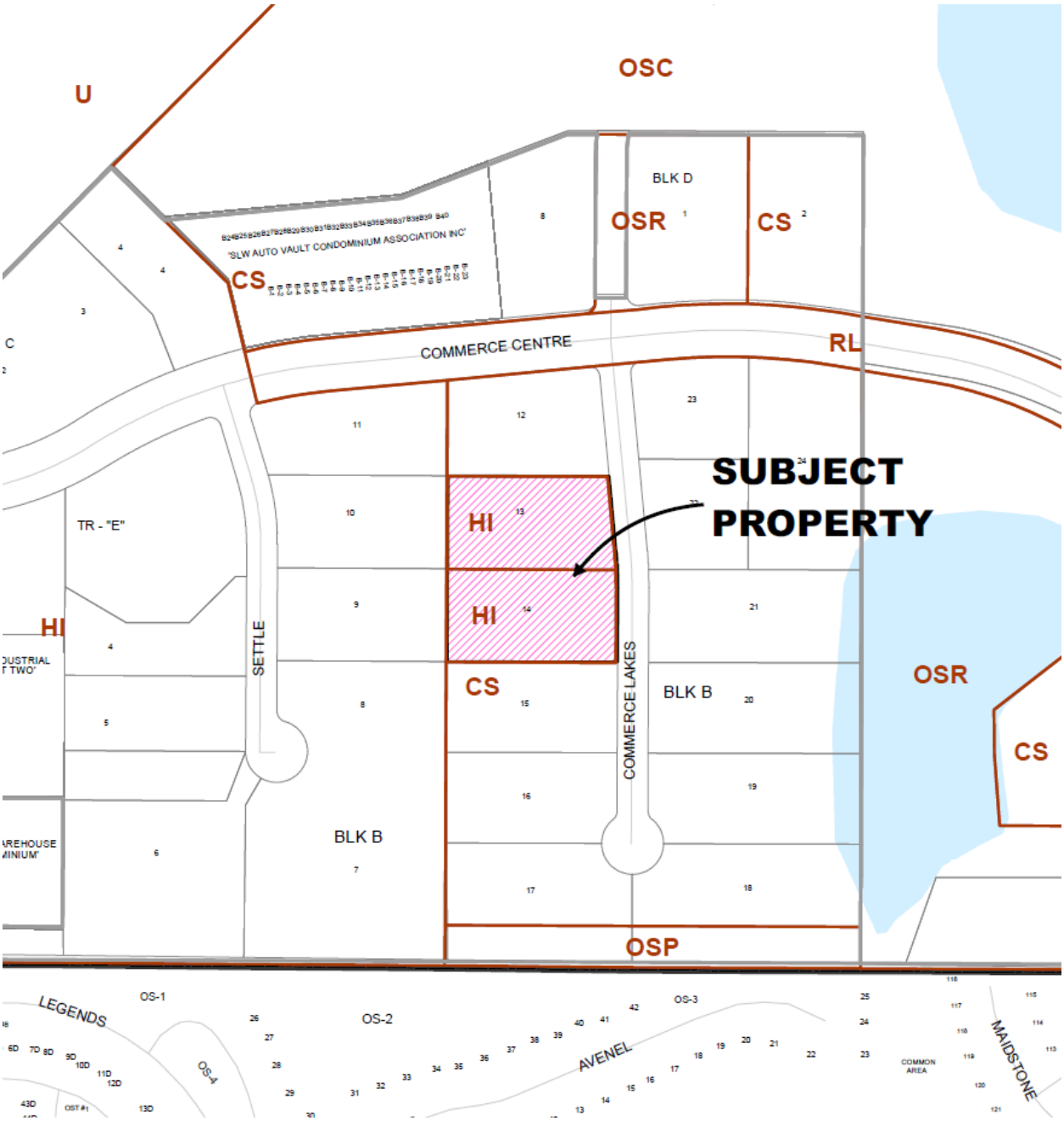
Public notice was sent to owners within 750 feet.

Location and Site Information

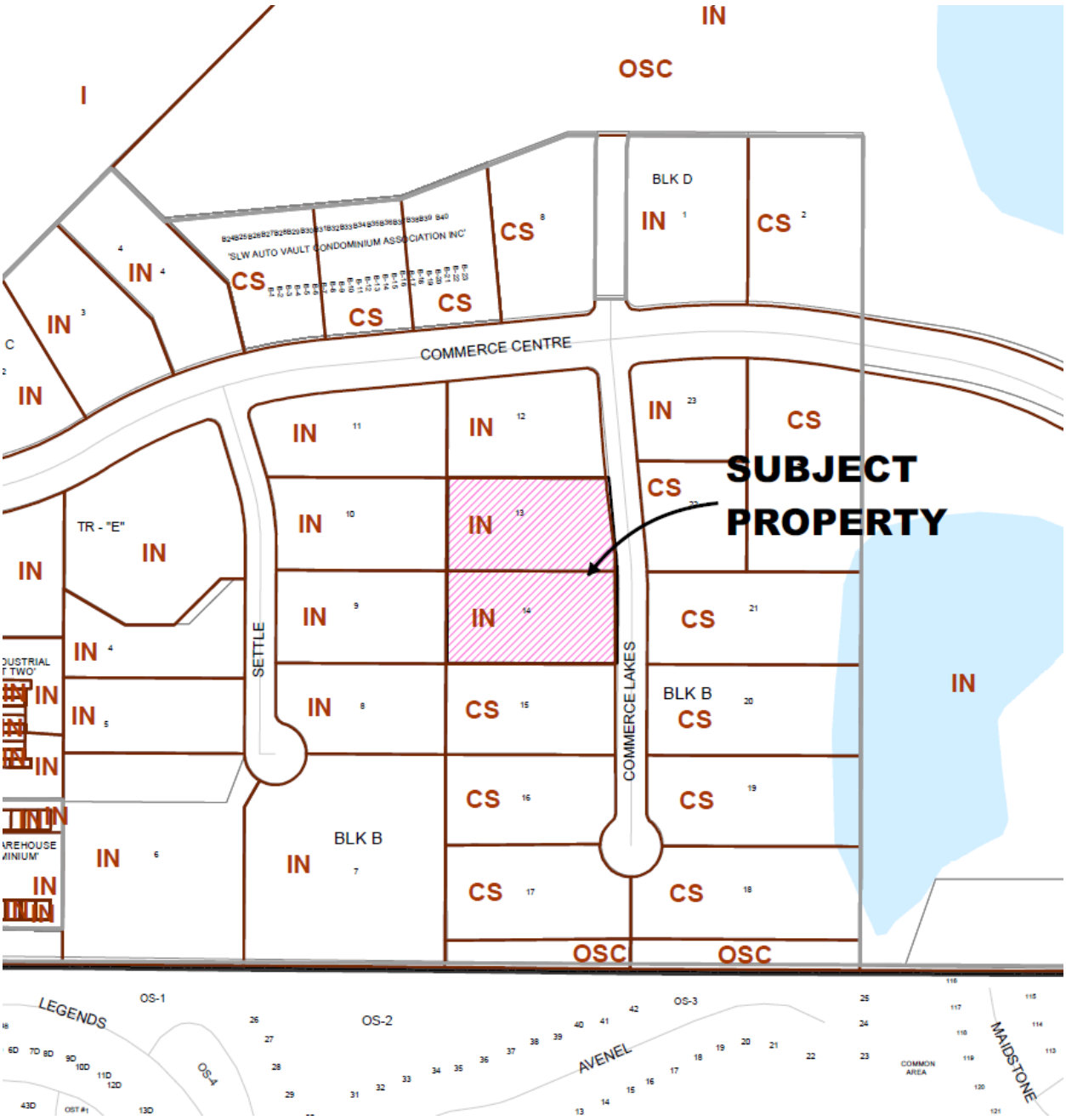
Parcel Number:	3315-703-0003-000-5 and 3315-703-0002-000-8
Property Size:	3.67 Acres
Legal Description:	Go Team Industrial Park-Unit Three-Block B Lots 13 & 14
Current "Future Land Use:"	Heavy Industrial (HI)
Existing Zoning:	Industrial (IN)
Existing Use:	Open storage and warehouse building

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Service Commercial	Industrial	Vacant
South	Service Commercial	Service Commercial	Warehouse
East	Service Commercial	Service Commercial	Open storage yard
West	Heavy Industrial	Industrial	Warehouse



Existing Land Use



Existing Zoning

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or any other emergency.

- Applicant Reply: There is adequate ingress and egress 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 any other emergency.
- Staff findings: The conceptual plan demonstrates that the site has adequate ingress and egress for vehicles, the proposed development will allow for pedestrian safety and convenience. The Public Works Department shall review the transportation element of the project when the site pan is submitted to confer if the site is in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

(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 Reply: There is Adequate off-street parking, loading areas, and adequate stacking may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.
- Staff findings: Required off-street parking shall be provided with site plan approval. The concrete yard will provide for loading areas. The concrete plant will have machines running outside during business hours. Air quality permits will be secured in accordance with the guidelines set forth by the Florida Department of Environmental Protection (FDEP).

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant Reply: There is Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.
- Staff findings: Adequate utilities are available to service the development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant Reply: 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. (This is not applicable because the cement plant will have sophisticated filters which will address any buffering issues).

- Staff findings: The Landscape Plan shall meet all requirements of the Landscape Code. No additional landscaping is required by Code.

(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 Reply: All Signs to the 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.

- Staff findings: Signs shall meet the requirements of Chapter 155 of the Code of Ordinances.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Applicant Reply: Yes, all Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings*:* Yard setbacks and open space are adequate, to properly serve the proposed development and to ensure compatibility with adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant Reply: Yes, the use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Staff findings: The proposed use of concrete plant is a Special Exception Use in the Industrial Zoning District. Section 158.136(C)(8) of the Zoning Code lists other heavy industrial development not listed but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts as a special exception use within the Industrial (IN) Zoning District. The proposed operation of a concrete plant at this location shall conform to all Code Requirements and Setbacks.

(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 Reply: The Establishment and operation of the proposed use not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Staff findings: By adhering to City Code of Ordinances and Regulations, the establishment and operation of the proposed use are not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant Reply: The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, and because of the hours of operation.

- Staff findings: The business shall abide by the City's noise ordinance. Operations The plant will operate between 7:00 AM - 5:00 PM, Monday through Saturday, with expected daily and weekly production estimates to be provided based on market demand.

(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 Reply: The use as proposed for development will be compatible with the existing or permitted uses of adjacent property.

- Staff findings: The concrete plant use as shown on the attached conceptual plan will be compatible with the existing or permitted uses of adjacent property. The neighboring properties are open storage and warehouse type uses. The additional loading on city roads will cause faster deterioration of the roadway if the roadways being utilized are not built to a high enough structural capacity to handle the concrete truck weight. 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. Please see Traffic Memo and backup documents for further information.

(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.

PLANNING AND ZONING BOARD ACTION OPTIONS

Section 158.260 (A) through (L) of the City code, then the Board may pass a:

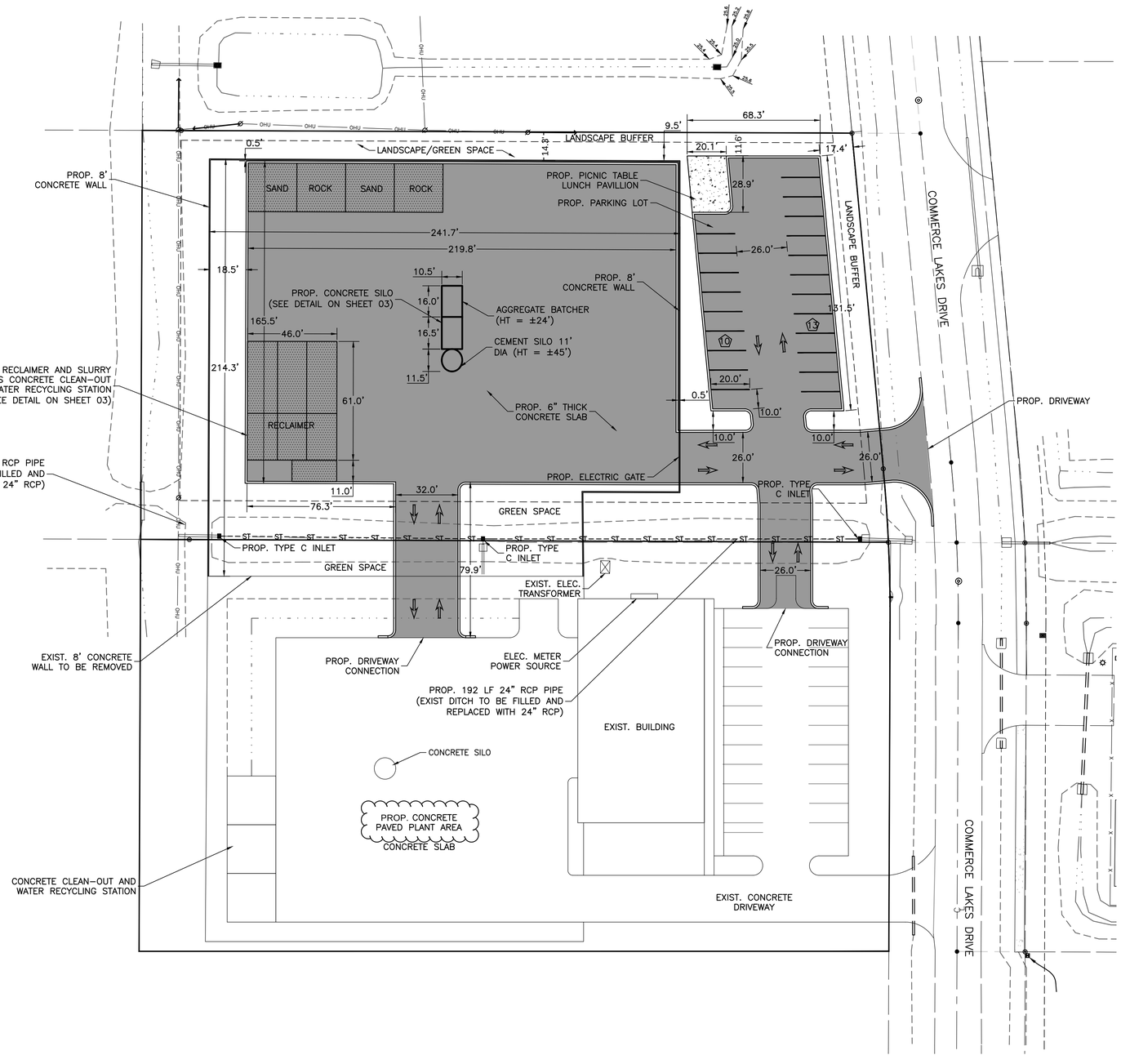
- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions

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 pass a:

- 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.

Exhibit A



LEGEND:

- EXIST. PROPERTY LINE
- EXIST. EDGE OF PAVEMENT
- EXIST. CONCRETE
- EXIST. LOT LINE
- EXIST. FENCE
- PROP. BUILDING
- PROP. CONCRETE

SITE DATA TABLE:

PARCEL ID	3315-703-0002-000-8 3315-703-0003-000-5
PROJECT AREA	3.66 AC (159,429 SF)
SECTION/TOWNSHIP/RANGE	15/36S/39E
ZONING	HIGH INDUSTRIAL
FUTURE LAND USE	INDUSTRIAL
FLOOD ZONE	X
EXIST. PERVIOUS	113,206 SF
EXIST. IMPERVIOUS	46,223 SF
PROP. PERVIOUS	58,905 SF
PROP. IMPERVIOUS	100,524 SF
TOTAL	159,429 SF

PARKING INFO:	EXISTING	PROPOSED
PARKING SPACES	23	21
ADA SPACES	1	1

NOTES:
ALL PARKING AND DRIVEWAY TO BE 6" THICK CONCRETE 4,000 PSI FIBER REINFORCED SLAB

CITY OF PORT ST LUCIE PROJECT NUMBER P24-134

N

Dylan O'Berry, P.E.
Civil Engineer
Art of Engineering
Port St. Lucie, Florida
(772) 203-0664
dylan@artofengineering.net
https://artofengineering.net

ART DYLAN O'BERRY LICENSE No. 88512 STATE OF FLORIDA PROFESSIONAL ENGINEER

ART DYLAN O'BERRY
2674 SE RUFFIN TERRACE
PORT ST LUCIE, FL 34952
P.E. NO. 88512

DANIEL CALDERON
AutoCad Civil Design Services
Art of Engineering
http://ArtofEngineering.net
P: (772) 801-4606
E: DannyMagana47@yahoo.com

PERMITS REQUIRED

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

PERMIT#

NO.	REVISIONS	DATE
01	REV PER CITY COMMENT	5/16/25

Digitally signed by Art D O'Berry
Location: Art of Engineering, Inc. Port St Lucie, FL
Reason: I attest to the accuracy and integrity of this document
Contact Info: email: dylan@artofengineering.net phone: (772) 203-0664
Date: 2025.05.19 10:10:55-04'00'

DECORATIVE CONCRETE SPECIALISTS
2174 NW COMMERCE LAKES DR
PORT ST LUCIE, FL 34986
ST LUCIE COUNTY

SHEET TITLE
CONCEPT SITE PLAN

DATE 02/02/2025
SCALE 1:30
DRAWN BY DC
SHEET 02

COST RESPONSIBILITY AGREEMENT
(P24-134 SEU)

This **Cost Responsibility Agreement** ("Agreement") is entered into this 31 day of October, 2025, ("Effective Date") by and between **Decorative Concrete Specialists of South Florida, LLC**, a Florida limited liability company ("Applicant") and the **City of Port St. Lucie, Florida** ("City").

RECITALS

WHEREAS, the Applicant is the owner of property located at 2134 NW Commerce Lake Drive and 2174 NW Commerce Lake Drive, Port St. Lucie, Florida (collectively, the "Property"); and

WHEREAS, the Applicant is seeking approval from the City of a Special Exception Use (P24-134) for the operation of a concrete facility on the Property (the "Project"); and

WHEREAS, the approval of such Project would cause additional burden on City maintained roads with the addition of loaded concrete trucks reducing the life span of the roadways; and

WHEREAS, it is the desire of the Applicant, that in consideration and as a condition of approval of the Project, the Applicant will contribute to the cost of improvements to such roadways that will be affected by the Project ; and

WHEREAS, such improvements include, but are not limited to, the evaluation and application of approximately one (1) inch of asphalt pavement overlay along the public access roadway extending from the driveway entrance of the Property located at 2134 NW Commerce Lake Drive to the stop sign at Commerce Centre Drive (the "Improvement"); and

WHEREAS, the City, through its designated contractor, has provided a cost estimate for said Improvement and the cost estimate is attached hereto as **Exhibit A** (the "Payment Amount").

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants contained herein, the parties agree as follows:

1. **Incorporation of Recitals.** The Recitals stated above are true and correct, and by this reference, are incorporated into this Agreement.

2. **Cost Obligation.** The Applicant hereby agrees to remit the Payment Amount to the City after approval of the SEU but prior to issuance of any other permits by the City. Payment shall be remitted to the City by wire transfer.

Use of Payment Amount. Within forty-five (45) business days following the Effective Date, the City shall create a specific benefit account in which the Payment Amount is placed to fund the future Improvement.

4. **Amendment; Waiver.** This Agreement may be amended only by a written instrument signed by both parties. If any party fails to enforce their respective rights under this Agreement or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this Agreement.

5. **Notices**. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, emailed, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

City:	City of Port St. Lucie 121 SW Port St. Lucie Boulevard, Building A Port St. Lucie, Florida 34984 Attention: City Manager – Jesus Merejo cmo@cityofpsl.com
With a copy to:	City of Port St. Lucie 121 SW Port St. Lucie Boulevard, Building A Port St. Lucie, Florida 34984 Attention: City Attorney – Elizabeth Hertz ehertz@cityofpsl.com
Applicant:	Decorative Concrete Specialist of South Florida, LLC 2134 NW Commerce Lakes Dr. Port St. Lucie, Florida 34986 Attention: President – Jorge Mercado Jorgepainting1@hotmail.com

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address or email address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and

addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

6. SEVERABILITY. The parties agree that if any part, term or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable, unless the severed part of the Agreement is material to the Agreement.

7. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

8. ASSIGNMENT. This Agreement may not be assigned without the written consent of the City. The City shall not unreasonably withhold its consent to such assignment.

9. COUNTERPARTS AND EXECUTION. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document**.**

10. NO THIRD-PARTY BENEFICIARY. None of the provisions of this Agreement shall be for the benefit of or enforceable by any third party. This Agreement has been entered into for the sole benefit and protection of the City and Applicant and is not intended to confer upon any other person or entity any rights or remedies hereunder. This Agreement shall not provide any third-party with any right, remedy, claim, liability, reimbursement, or other cause of action.

11. INTERPRETATION; VENUE; JURY WAIVER. All interpretations shall be governed by the laws of the State of Florida. In the event it is necessary for any Party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida, for claims under state law, and in the Southern District of Florida for claims justiciable in federal court. TO ENCOURAGE PROMPT AND EQUITABLE RESOLUTION OF ANY LITIGATION, ALL PARTIES HEREBY WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY LITIGATION RELATED TO THIS AGREEMENT. This clause shall survive the expiration or termination of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

APPLICANT:
Decorative Concrete Specialists of South Florida, LLC
By: _____
Jorge L. Mercado, President

CITY OF PORT ST. LUCIE
By: _____
Jesus Merejo

Title: City Manager
Date: _____

Exhibit "A" – Cost Estimate

Mill and Resurface - Section

STREET	LIMITS	LINEAR FT	ROAD WIDTH	Asphalt Thickness (inches)	Road Square Yard	Asphalt Weight (PCF)	Qty (LF)	Milling Cost	Qty. (Tons)	Asphalt Cost	Overlay Total Cost	
	Radius at Intersection	37	43.78	1	180.00	110.0	37		9.90	$ 225.00	$ 2,227.31	
	Remaining Distance to property line	653	24	1	1741.33	110.0	653		95.77	$ 225.00	$ 21,549.00	
											$ 23,776.31	**Subtotal**
	Total Ft	690									**$ 23,776.31**	**Total**
	Total Miles	**0.13**										
					Total Sq.				Total Tons			
					1741.33				95.77			

Mobilization	LS	1	$ 10,000.00	$ 10,000.00	**$ 10,000.00**	**MOB**
Maintenance of Traffic	Day	2	$ 2,200.00	$ 4,400.00	**$ 4,400.00**	**MOT**

	Description	Unit	Qty	Unit Cost	Total Cost
Paint					
	Standard, White, Solid, 12"	LF	90	$ 2.20	$ 198.00
	Standard, White, Solid, 24"	LF	35	$ 4.20	$ 147.00
	Standard, Yellow, Solid, 6"	LF	200	$ 1.25	$ 250.00
Thermoplastic					
	Standard, White, Solid, 12"	LF	90	$ 5.40	$ 486.00
	Standard, White, Solid, 24"	LF	35	$ 11.00	$ 385.00
	Standard, Yellow, Solid, 6"	LF	200	$ 1.60	$ 320.00
	RPMs	EA	8	$ 15.00	$ 120.00
				TOTAL =	$ 1,906.00

$ 1,906.00 Pavement Markings

$ 40,082.31 Grand total for 690 LF

MEMORANDUM

TO: Daniel Robinson, Planning & Zoning

FROM: Diana Spriggs, P.E. – Assistant Director, Public Works D.S.

DATE: November 12, 2025

SUBJECT: P24-134 - Decorative Concrete Specialists @ South Florida Traffic Generation, Stacking & Circulation Approval

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This application and conceptual site plan prepared by Art of Engineering dated May 19, 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.

An ESAL (Equivalent Single Axel Load) was provided to analyze the additional load being put on City roads from the concrete trucks proposed as part of this Special Exception Use. The additional loading on city roads will cause faster deterioration of the roadway if the roadways being utilized are not built to a high enough structural capacity to handle the concrete truck weight. Per this analysis, 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. The City's legal department and the property owner have put together a Cost Responsibility Agreement (attached). Based on the cost estimate from the City's contractor contract pricing and this agreement, the developer has agreed to provide the City a payment of $40,082.31 upon approval of the SEU and prior to Public Works construction permits being issued. The City will coordinate the additional work and the timing of the asphalt with the roadway work already planned in the area of Commerce Centre Drive very soon.

MacKenzie
Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • www.mackenzieengineeringinc.com

Memorandum

To: Dylan O'Berry, Art of Engineering, Inc.
From: Shaun G. Mackenzie, P.E.
Date: August 27, 2025
Re: Decorative Concrete Specialists ESAL Projections

Shaun G. MacKenzie LICENSE No. 61751 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAUN G. MACKENZIE, P.E. 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.
MACKENZIE ENGINEERING AND PLANNING, INC.
1172 SW 30TH STREET, SUITE 500
PALM CITY, FL 34990
CERTIFICATE OF AUTHORIZATION 29015
SHAUN G. MACKENZIE, P.E. NO. 61751

Digitally signed by Shaun G MacKenzie
Date: 2025.08.27 11:01:52 -04'00'

INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) was retained by Art of Engineering, Inc to determine the ESAL value of the concrete truck and its impact to Commerce Centre Drive.

The roadway segment location is shown in Figure 1.

Figure 1 – Roadway Segment Location Map



Legend:

Location - From Glades Cut-Off Road to Reserve Boulevard

ESAL CALCULATION

An ESAL(Equivalent single axial load) is calculated by using Table D.4 (based on single axles flexible pavement with p_t 2.5) and Table D.5 for tandem axles, and Table D.6 for triple axles from AASHTO's "Guide for Design of Pavement Structures (1993)". A structural number of 3 was considered.

ESAL calculations for empty and fully loaded concrete trucks are shown in the below Table 1.

Table 1. 18-kip ESAL Projections for Empty and Fully Loaded Concrete Truck

	Weight of Concrete Truck in lbs	Number of Axles	Steer Axle Load in lbs	ESAL (Equivalent Single Axle Load)	Tandem /Triple Axle Load in lbs (each)	ESAL (Equivalent Single Axle Load)	Total ESAL (Equivalent Single Axle Load)
Empty Concrete Truck	30,000	3	9,000	0.09	21,000	0.20	0.29
Fully Loaded Concrete Truck	70,000	4	14,000	0.40	56,000	1.90	2.30

ESAL PROJECTIONS

The 18-kip ESAL of empty and fully loaded concrete truck were multiplied with the project trips to estimate the total ESALs on a daily, weekly, and annual basis. The ESAL calculations are shown in the below Table 2.

Table 2. Daily, Weekly, and Annual ESAL projections

	ESAL (Equivalent Single Axle Load)	Project Trips (Trucks only)	ESAL Per Day	ESAL Per Week	ESAL Per Year
Empty Concrete Truck	0.29	54	15.7	79	4,108
Fully Loaded Concrete Truck	2.30	54	124.2	621	32,292
Total					36,400

The total ESALs were determined from annual ESALs from Table 2 and estimating the impacts for a 10-year period. The resulting 10-year ESALs were used to calculate the ESALs for Commerce Centre Drive, north and south of Commerce Lakes Drive. The ESALs calculations for Commerce Centre Drive are shown below Table 3.

Table 3. ESALs for Commerce Centre Drive

	Total ESAL per year	Total ESAL per 10-years	Assigned Project trips	ESAL Impact
Commerce Centre Drive North of Commerce Lake Drive	36,400	364,000	40%	145,600
Commerce Centre Drive South of Commerce Lake Drive	36,400	364,000	60%	218,400

CONCLUSION

The total ESAL impact on Commerce Centre Drive north and south of the Commerce Lake Drive is 145,600 and 218,400 ESALs, respectively.

EXHIBITS

Exhibit 1 - Trip Generation - Decorative Concrete Specialists

Exhibit 2 - Traffic Assignment - Decorative Concrete Specialists

Exhibit 3 - AASHTO - Tables D.4, D.5, and D.6

If you have any questions, please do not hesitate to contact Shaun Mackenzie at shaun@mackenzieengineeringinc.com or (772) 834-8909.

Sincerely,

Shaun MacKenzie

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

MacKenzie
Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

Exhibit 1 - Trip Generation

	Trucks		Site Employees		Truck Drivers		Deliveries		Total Trips		
Time	Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit	Total	Enter	Exit
7:00			**8**		**12**				**20**	**20**	**0**
8:00		11			6		1	1	19	7	12
9:00		7					1	1	9	1	8
10:00	7	7					2	2	18	9	9
11:00	11	11					1	1	24	12	12
12:00			2	2			1	1	6	3	3
13:00	11	11					1	1	24	12	12
14:00	7	7					1	1	16	8	8
15:00	7					6	1	1	15	8	7
16:00	**11**			**8**		**12**	**1**	**1**	**33**	**12**	**21**
17:00									0	0	0
Total	54	54	10	10	18	18	10	10	184	92	92

Estimated Truck Fill Time ~ 5 mins = 12 truck per hour
Total Service Time ~ 10 mins per truck = -1 truck during initial loading time

Exhibit 2 - Traffic Assignment

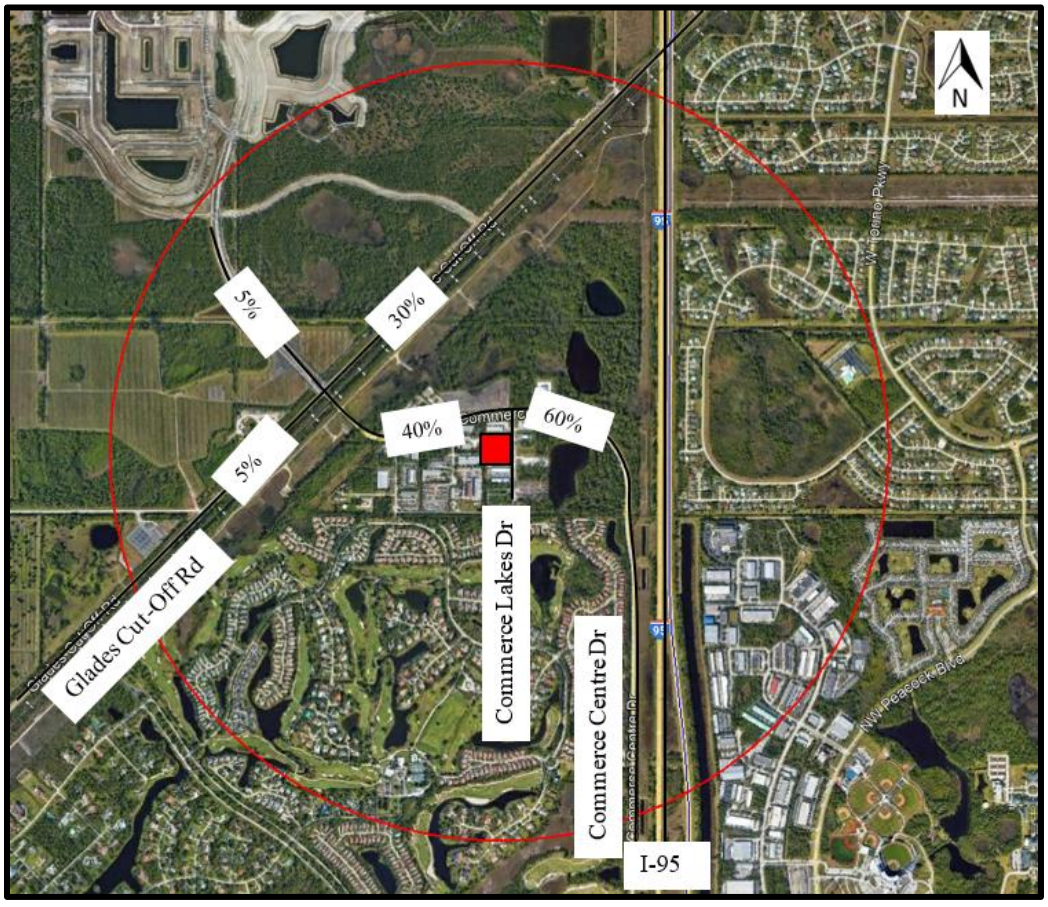


Exhibit 3.1 - Table D.4 Axle load equivalency factors for flexible pavements single axles and p_t 2.5

Table D.4. Axle load equivalency factors for flexible pavements, single axles and p_t 2.5.

Axle Load (kips)	Pavement Structurel Number (SN)					
	1	2	3	4	5	6
2	.0004	.0004	.0003	.0002	.0002	.0002
4	.003	.004	.004	.003	.002	.002
6	.011	.017	.017	.013	.010	.009
8	.032	.047	.051	.041	.034	.031
10	.078	.102	.118	.102	.088	.080
12	.168	.198	.229	.213	.189	.176
14	.328	.358	.399	.388	.360	.342
16	.591	.613	.646	.645	.623	.606
18	1.00	1.00	1.00	1.00	1.00	1.00
20	1.61	1.57	1.49	1.47	1.51	1.55
22	2.48	2.38	2.17	2.09	2.18	2.30
24	3.69	3.49	3.09	2.89	3.03	3.27
26	5.33	4.99	4.31	3.91	4.09	4.48
28	7.49	6.98	5.90	5.21	5.39	5.98
30	10.3	9.5	7.9	6.8	7.0	7.8
32	13.9	12.8	10.5	8.8	8.9	10.0
34	18.4	16.9	13.7	11.3	11.2	12.5
36	24.0	22.0	17.7	14.4	13.9	15.5
38	30.9	28.3	22.6	18.1	17.2	19.0
40	39.3	35.9	28.5	22.5	21.1	23.0
42	49.3	45.0	35.6	27.8	25.6	27.7
44	61.3	55.9	44.0	34.0	31.0	33.1
46	75.5	68.8	54.0	41.4	37.2	39.3
48	92.2	83.9	65.7	50.1	44.6	46.5
50	112.	102.	79.	60.	53.	56.

9 → 0.09

Ad ×

Exhibit 3.2 - Table D.5 Axle load equivalency factors for flexible pavements tandem axles and p_t 2.5

Table D.5. Axle load equivalency factors for flexible pavements, tandem axles and p_t of 2.5

Axle Load (kips)	Pavement Structural Number (SN)					
	1	2	3	4	5	6
2	.0001	.0001	.0001	.0000	.0000	.0000
4	.0005	.0005	.0004	.0003	.0003	.0002
6	.002	.002	.002	.001	.001	.001
8	.004	.006	.005	.004	.003	.003
10	.008	.013	.011	.009	.007	.006
12	.015	.024	.023	.018	.014	.013
14	.026	.041	.042	.033	.027	.024
16	.044	.065	.070	.067	.047	.043
18	.070	.097	.109	.092	.077	.070
20	.107	.141	.162	.141	.121	.110
21	.160	.198	0.20	.207	.180	.166
24	.231	.273	.315	.292	.260	.242
26	.327	.370	.420	.401	.364	.342
28	.451	.493	.548	.534	.495	.470
30	.611	.648	.703	.695	.658	.633
32	.813	.843	.889	.887	.857	.834
34	1.06	1.08	1.11	1.11	1.09	1.08
36	1.38	1.38	1.38	1.38	1.38	1.38
38	1.75	1.73	1.69	1.68	1.70	1.73
40	2.21	2.16	2.06	2.03	2.08	2.14
42	2.76	2.67	2.49	2.43	2.51	2.61
44	3.41	3.27	2.99	2.88	3.00	3.16
46	4.18	3.98	3.58	3.40	3.55	3.79
48	6.08	4.80	4.25	3.98	4.17	4.49
50	8.12	5.76	6.03	4.64	4.86	5.28
52	7.33	8.87	5.93	6.38	5.63	6.17
54	8.72	8.14	6.96	6.22	8.47	7.16
56	10.3	9.6	8.1	7.2	7.4	8.2
58	12.1	11.3	9.4	8.2	8.4	9.4
60	14.2	13.1	10.9	9.4	9.6	10.7
62	16.5	15.3	12.6	10.7	10.8	12.1
64	19.1	17.6	14.5	12.2	12.2	13.7
66	22.1	20.3	16.6	13.8	13.7	15.4
68	25.3	23.3	18.9	15.6	15.4	17.2

Ad

Exhibit 3.3 - Table D.6 Axle load equivalency factors for flexible pavements triple axles and p_t 2.5

Teble D.6. Axle load equivalency factors for flexible pavements, triple axles and p_t of 2.5.

Axle Load (kips)	Pavement Structural Number (SN)					
	1	2	3	4	5	6
2	.0000	.0000	.0000	.0000	.0000	.0000
4	.0002	.0002	.0002	.0001	.0001	.0001
5	.0006	.0007	.0005	.0004	.0003	.0003
8	.001	.002	.001	.001	.001	.001
10	.003	.004	.003	.002	.002	.002
12	.005	.007	.005	.004	.003	.003
14	.008	.012	.010	.008	.006	.005
16	.012	.019	.018	.013	.011	.010
18	.018	.029	.028	.021	.017	.016
20	.027	.042	.042	.032	.027	.024
22	.038	.058	.060	.048	.040	.035
24	.053	.078	.084	.068	.057	.051
26	.072	.103	.114	.095	.080	.072
28	.098	.133	.151	.128	.109	.099
30	.129	.169	.195	.170	.145	.133
32	.169	.213	.247	.220	.191	.175
34	.219	.266	.308	.281	.246	.228
36	.279	.329	.379	.352	.313	.292
38	.352	.403	.461	.436	.393	.368
40	.439	.491	.554	.533	.487	.459
42	.543	.594	.651	.644	.597	.567
44	.666	.714	.781	.769	.723	.692
46	.811	.854	.918	.911	.868	.838
48	.979	1.015	1.072	1.069	1.033	1.005
50	1.17	1.20	1.24	1.25	1.22	1.20
52	1.40	1.41	1.44	1.44	1.43	1.41
54	1.65	1.66	1.66	1.66	1.66	1.66
56	1.95	1.93	1.90	1.90	1.91	1.93
58	2.29	2.25	2.17	2.16	2.20	2.24
60	2.67	2.60	2.48	2.44	2.51	2.58
62	3.09	3.00	2.82	2.76	2.85	2.95
64	3.57	3.44	3.19	3.10	3.22	3.36

P24-134 Decorative Concrete Specialists @ South Florida

TYPE	STATUS	BUILDING TYPE
SEUD	CUSTOMER RESPONSED	

ASSIGNED TO

Daniel Robinson; Public Works Engineering; Evan Delgado

ADDRESS

2134 NW Commerce Lakes Dr

SECTION	BLOCK	LOT
Unit 3	B, GoTmIndPk	13 & 14

LEGAL DESCRIPTION

GO TEAM INDUSTRIAL PARK-UNIT 3, Block B, lot 14

SITE LOCATION

2134 and 2174 NW COMMERCE LAKES DR Port St. lucie, FL 34984

PARCEL #

3315-703-0003-000-5 3315-703-0002-000-8

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
HI		IN	

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

Other heavy industrial development not listed above but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts. See attached letter for the proposed details of the land.

Primary Contact Email

JORGEPAINTING1@HOTMAIL.COM

AGENT/APPLICANT

FIRST NAME	LAST NAME
JORGE	MERCADO

Business Name

DECORATIVE CONCRETE SPECIALIS OF SOUTH FLORIDA, LLC

ADDRESS

1652 SW SCHLEICHER LN

CITY	STATE	ZIP
PORT ST LUCIE	FL	34984

EMAIL	PHONE
JORGEPAINTING1@HOTMAIL.COM	7725285409

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
JORGE	MERCADO

ADDRESS

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5391773 OR BOOK 5213 PAGE 1071, Recorded 09/30/2024 09:47:47 AM Doc Tax: $5600.00

Prepared by and Return To:
Courtney Ellert
Fidelity National Title of Florida, Inc., Chelsea Title Division
582 NW University Blvd, Suite 325
Port St. Lucie, FL 34986

Order No.: 61-24-0376

For Documentary Stamp Tax purposes the consideration is $800,000.00

APN/Parcel ID(s): 3315-703-0002-000-8

WARRANTY DEED

THIS WARRANTY DEED dated 9-27-24, by Fresnillo Enterprises Inc., a Florida Corporation, hereinafter called the grantor, to Decorative Concrete Specialists of South Florida LLC, a Florida limited liability company, whose post office address is 2174 NW Commerce Lakes Drive, Port Saint Lucie, FL 34986, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of St. Lucie, State of Florida, to wit:

Lot 13, Block B, G.O. TEAM INDUSTRIAL PARK UNIT THREE, according to the plat thereof, as recorded in Plat Book 26, Pages 2-2A, of the Public Records of St. Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2023.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Monica Pritchard
Print Name

Address: 582 NW University Blvd. #325
Port St. Lucie, FL 34986

Witness Signature

Joffin Davis
Print Name

Address: 1775 SW Goffin Blvd
Port St Lucie FL 34953

Fresnillo Enterprises Inc., a Florida Corporation

BY: _____
Jose Fresnillo
President

BY: _____
Norma Fresnillo
President

Address: 188 NE Surfside Ave
Port St. Lucie, FL 34983

State of FL
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 27 day of September 2021, by Jose Fresnillo and Norma Fresnillo, to me known to be the person(s) described in or who has/have produced PTL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires:

MONICA PRITCHARD
Commission # HH 431744
Expires September 28, 2027

MONICA PRITCHARD
Commission # HH 431744
Expires September 28, 2027

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4511199 OR BOOK 4213 PAGE 723, Recorded 12/14/2018 09:17:59 AM Doc T
$1120.00

Prepared by and return to:
Laurie Rusk Sewell, Esq.
Laurie Rusk Sewell, P.A.
2215 SW Martin Highway a/k/a 3500 SW Palm City School Ave.
Palm City, FL 34990
772-223-0106
File Number: **3163.001**
Parcel Identification No. **3315-703-0003-0005**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **6th** day of **December, 2018** between **Bruckner Dev Co. LLC, a New York limited liability company** whose post office address is **8526 SW Kansas Avenue, Stuart, FL 34997** of the County of **Martin**, State of **Florida**, grantor*, and **Decorative Concrete Specialists of South Florida, LLC, a Florida limited liability company** whose post office address is **1652 SW Schleicher Lane, Port Saint Lucie, FL 34984** of the County of **Saint Lucie**, State of **Florida**, grantee*,

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:

Lot 14, Block B, of G.O. Team Industrial Park Unit Three, according to the Plat thereof as recorded in Plat Book 26, Page 2, of the Public Records of St. Lucie County, Florida.

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any; and

Subject to the use restrictions set forth on Exhibit "A" attached hereto and incorporated herein by reference.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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: LAURIE RUSK SEWELL

Witness Name: JOHN H. AUCD

Bruckner Dev Co. LLC

By: _____
Vincent Amato, Vice President/Managing Member

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 6th day of December, 2018 by Vincent Amato, Vice President/Managing Member of Bruckner Dev Co. LLC, on behalf of the limited liability company. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

LAURIE RUSK SEWELL
MY COMMISSION # GG 217937
EXPIRES: May 19, 2022
Bonded Thru Notary Public Underwriters

DoubleTime®

This document was prepared by
and should be returned to:
Laurie Rusk Sewell, Esq.
LAURIE RUSK SEWELL, P.A.
2215 SW Martin Highway
Palm City, FL 34990

CERTIFICATE OF APROVAL AND WAIVER OF OPTION TO PURCHASE

THE UNDERSIGNED, the Developer of Reserve Commerce Centre, and in accordance with Section 2.3 of the Amended and Restated Covenants and Restrictions for Reserve Commerce Centre recorded in Official Records Book 530, Page 1166, as amended, and further incorporated by reference into that Special Warranty Deed recorded in Official Records Book 3044, Page 2583, all of the Public Records of St. Lucie County, Florida, hereby approves of the sale of the following described property to **Decorative Concrete Specialists of South Florida, LLC, a Florida limited liability company** ("Purchaser")

Lot 14, Block B, of G.O. Team Industrial Park Unit Three, according to the Plat thereof as recorded in Plat Book 26, Page 2, of the Public Records of St. Lucie County, Florida. ("Property")

and further waives its right or option to purchase the Property from this date forward.

IN WITNESS WHEREOF, the undersigned authorized officer of Developer has executed this Certificate on the 28th day of NOVEMBER, 2018.

RESERVE HOMES LTD., L.P. a Delaware limited partnership
By: Kolter Property Development, LLC, a Delaware limited liability company, its general partner
By: The Kolter Group LLC, a Florida limited liability company, its Manager

By _____
John C. Csapo, Authorized Signatory

State of Florida
County of Palm Beach

The foregoing instrument was sworn to and subscribed before me this 28th day of November, 2018 by John C. Csapo, as Authorized Signatory of The Kolter Group, LLC, the Manager of Kolter Property Development, LLC, the general partner of Reserve Homes Ltd, L.P. on behalf of the partnership. He [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public _____
Printed Name: Sila Brown
My Commission Expires: 8/31/2019

SILA BROWN
MY COMMISSION # FF 911474
EXPIRES: August 31, 2019
Bonded Thru Notary Public Underwriters

EXHIBIT "A"
USE RESTRICTIONS

The Property shall be owned, held, transferred, and conveyed subject to the restrictive covenants and conditions hereinafter set forth, which shall apply to and be covenants running with the Property. Grantee, its successors and assigns, covenant and agree that this conveyance is made subject to:

Section 157.39 (B) of the City of Port St. Lucie Land Development Code requires that when "native vegetative communities", as determined by the City of Port St. Lucie, exist on the Property, at least 25% of the total area of each such "native vegetative communities" may in no way be altered from their natural state, or the City Council may consider a monetary payment or land donation in lieu thereof. Grantee shall fully comply with the requirements of Section 157.39(B) of the City of Port St. Lucie Land Development Code, as amended from time to time.

Grantee shall also comply with the terms of Condition No. 15 of the Development Order for the Development of Regional Impact known as The Reserve as contained in The City of Port St Lucie Resolution 08-R79, recorded in Official Record Book 3018, Pages 619 - 660, Public Records of St. Lucie County, Florida, as amended from time to time, to the extent that any "Native Upland Habitat Preservation Areas" are located on the Property.

The Amended and Restated Covenants and Restrictions for Reserve Commerce Centre (the "**Centre**") (formerly G.O. Team Industrial Park) recorded in Official Records Book 530, Page 1166 (the "**Declaration**"), as amended and modified from time to time, which include, without limitation, restrictions, covenants, conditions, easements, lien rights, obligations to pay assessments and architectural restrictions, all of which are recorded in the Public Records of St. Lucie County, Florida, and are incorporated by reference in their entirety into this deed.

All conditions of the South Florida Water Management District ("**SFWMD**") Permit No. 56-00431-S (the "**Permit**") on file with the SFWMD, as amended from time to time. All of the owners of property located within the Centre shall comply with the conditions of the Permit and shall be jointly and severally responsible for operation and maintenance of the surface water management system.

The foregoing restrictive covenants shall be enforceable by Reserve Homes Ltd, L.P. , a Delaware limited partnership, its successors or assigns, by any remedies available at law or in equity and may only be modified by a writing in recordable form executed by Reserve Homes Ltd, L.P. or its successors or assigns.

Decorative Concrete Specialists of South Florida

Special Exception Use

Project No. P24-134

Planning and Zoning Board Meeting

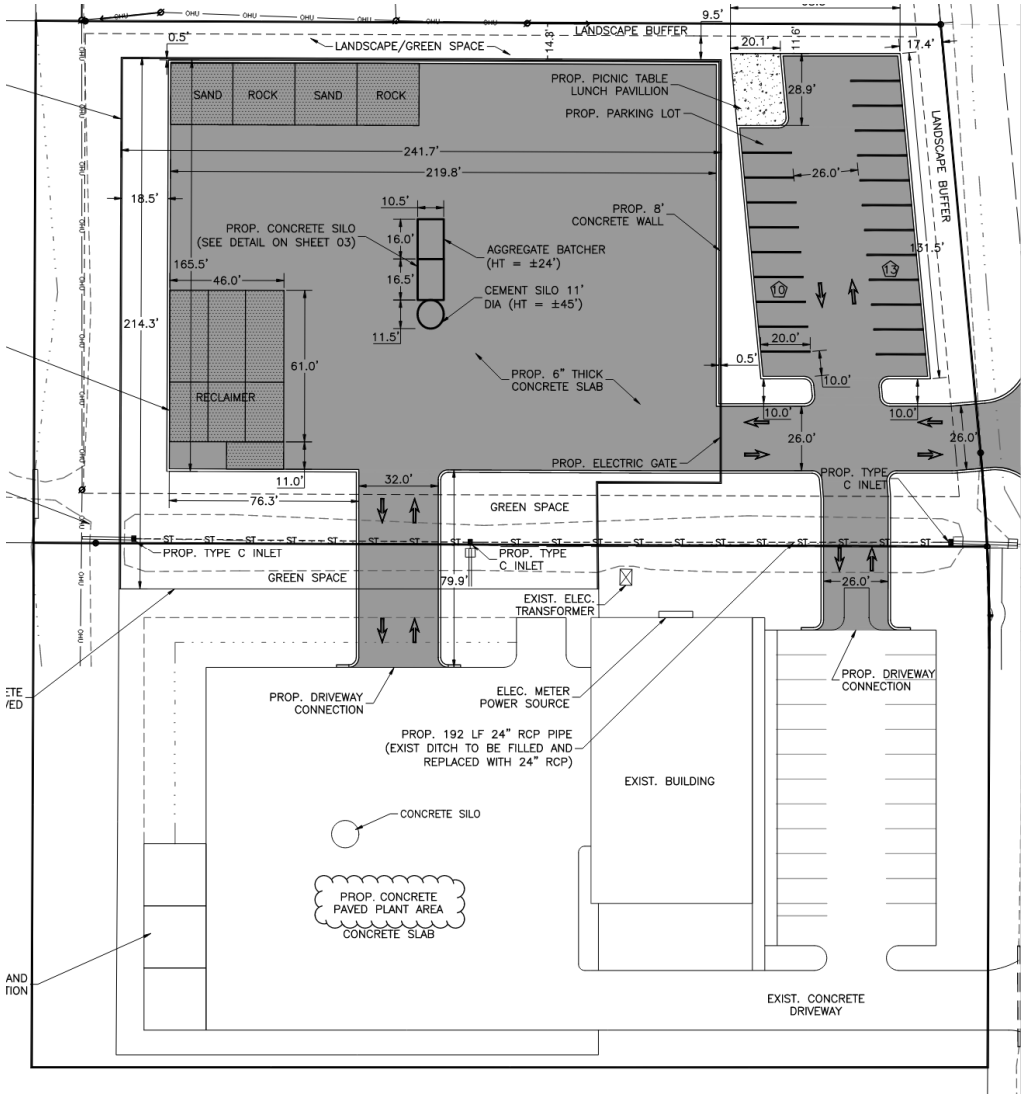
Daniel Robinson, Planner III

December 2, 2025

Request Summary

- Applicant/Owner: Jorge Mercado
- Location: The property is located at 2134 and 2174 NW Commerce Lakes Drive.
- Request: The applicant is requesting a special exception use (SEU) to allow a concrete plant in the Industrial Zoning District. Section 158.136(C)(8) of the Zoning Code lists other heavy industrial development not listed but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts as a special exception use within the Industrial (IN) Zoning District.

Conceptual Site Plan





PORT ST. LUCIE
HEART OF THE TREASURE COAST

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The conceptual plan demonstrates that the site has adequate ingress and egress for vehicles, the proposed development will allow for pedestrian safety and convenience. The Public Works Department shall review the transportation element of the project when the site pan is submitted to confer if the site is in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Required off-street parking shall be provided with site plan approval. The concrete yard will provide for loading areas. The concrete plant will have machines running outside during business hours. Air quality permits will be secured in accordance with the guidelines set forth by the Florida Department of Environmental Protection (FDEP).
ADEQUATE AND PROPERLY LOCATED UTILITIES (§158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§158.260 (D) (F))	The Landscape Plan shall meet all requirements of the Landscape Code. No additional landscaping is required by Code.

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Signs shall meet the requirements of Chapter 155 of the Code of Ordinances.
Conformance with all Code of Ordinances requirements (§158.260 (G)	The proposed use of concrete plant is a Special Exception Use in the Industrial Zoning District. Section 158.136(C)(8) of the Zoning Code lists other heavy industrial development not listed but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts as a special exception use within the Industrial (IN) Zoning District. The proposed operation of a concrete plant at this location shall conform to all Code Requirements and Setbacks.
COMPATIBILITY WITH SURROUNDING USES (§158.260 (H) (I) (J))	(H) By adhering to City Code of Ordinances and Regulations, the establishment and operation of the proposed use are not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. (I) The business shall abide by the City's noise ordinance. Operations The plant will operate between 7:00 AM - 5:00 PM, Monday through Saturday, with expected daily and weekly production estimates to be provided based on market demand. (J) The concrete plant use as shown on the attached conceptual plan will be compatible with the existing or permitted uses of adjacent property. The neighboring properties are open storage and warehouse type uses.

Other Roadway Impacts

Public Works also analyzed the additional load being put on City roads from the concrete trucks and found that the additional loading on city roads will cause faster deterioration of the roadway if the roadways being utilized are not built to a high enough structural capacity to handle the concrete truck weight

For this reason, 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.

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

Agenda Summary

2025-1081

Agenda Date: 12/2/2025 **Agenda Item No.:** 8.b

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-091 Town Place Master Sign Program

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.

Submitted By: Daniel Robinson, Planner 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: N/A

Staff Recommendation: Move that the Board table this item to the January 6, 2025 Planning and Zoning meeting. See attached memo to table.

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.

Issues/Analysis: N/A

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:

- Memo to table
- Request to table

MEMORANDUM

TO: Planning & Zoning Board Members

VIA: Mary Savage-Dunham, AICP, CFM, Director of Planning & Zoning

FROM: Daniel Robinson, Planner III

SUBJECT: Request to Table Application- Town Place Master Sign Program (P25-091)

DATE: November 19, 2025

- It has been requested by the applicant to **table this application to January 6, 2025 Planning and Zoning Meeting.**
- The application has indicated that some missing information is to be added to the document prior to moving forward.

Attachments:

1. Request to Table

PSL Town Place Partners, LLC

2552 Peters Rd Suite B
Fort Pierce, FL 34945
PH: 772-446-7344 FX: 772-446-7628

11/19/25

Mr. Daniel Robinson
City of Port St Lucie
Planning & Zoning Dept.
121 SE Port St Lucie Blvd
Port St Lucie, FL

RE: P25-091

Dear Mr. Robinson,
Pursuant to our discussion this date concerning the above referenced Master Sign Program, please accept our request to table this matter at the 12/2/25 Planning Board Meeting and the subsequent Council Meeting.
We will submit this Program in the immediate future to address items missing from the Program and just discovered today.

We appreciate your attention to this matter.

Sincerely,

Richard Lundy
Gen. Mgr.

Agenda Summary

2025-1134

Agenda Date: 12/2/2025 **Agenda Item No.:** 8.c

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-135 VRE PSL Landco, LLC - Variance

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.

Submitted By: Daniel Robinson, Planner III

Executive Summary: 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.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the request and vote to approve or deny the variance.
If approved, staff recommends the following condition of approval:

- 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.

Alternate Recommendations:

1. Move that the Board review the request and vote to approve the variance with conditions.
2. Move that the Board table the application and provide direction.

Background: The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development. For the site plan to be approved as proposed the variance requested is required.

Issues/Analysis: The applicant's responses to the variance criteria and the staff findings are outlined in the staff report.

Special Consideration: N/A

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

Attachments:

- Staff Report
- Application
- Concept Plan
- Proposed Canopy Elevations
- Landscape Plan
- Agent Authorization Letter
- Dead
- Staff Presentation

VRE PSL Landco, LLC Variance
Project No. P25-135



SUMMARY

Applicant's Request:	Variances 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.
Application Type:	Variance, Quasi-Judicial
Applicant/Owner:	Kimley-Horn and Associates / VRE PSL Landco, LLC
Location:	Northwest corner of Port St. Lucie Boulevard and Becker Road
Project Planner:	Daniel Robinson, Planner III

Project Description

The City of Port St. Lucie has received a request from agent, Kimley-Horn and Associates, on behalf of the property owner VRE PSL Landco, LLC., 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. The subject property is zoned General Commercial (CG) and is generally located at the northwest corner of SW Port St. Lucie Boulevard and Becker Road. The property is legally described as Parcels A and B of NAU Ranch together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three.

Background

The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development. For the site plan to be approved as proposed the variance requested is required.

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 November 20, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

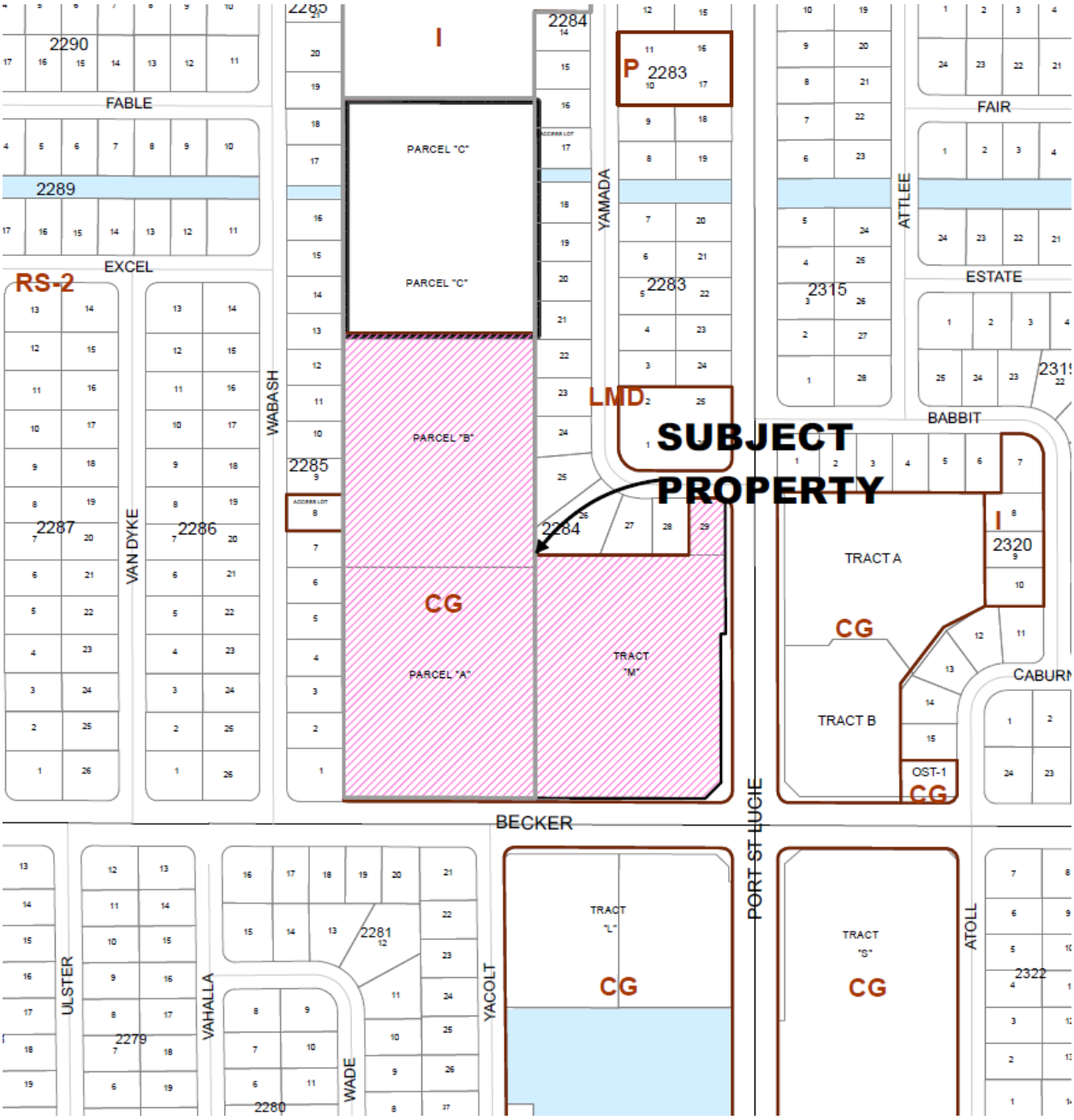
Location and Site Information

Parcel Numbers:	3420-660-0013-000-1, 4431-500-0001-000-8, 4431-500-0002-000-5, & 3420-660-2640-000-9
Property Size:	15.45 acres (672,817 SF)
Legal Description:	Parcels A and B of NAU Ranch together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three
Address:	Northwest corner of Port St. Lucie Boulevard and Becker Road
Future Land Use:	CG - General Commercial
Existing Zoning:	CG - General Commercial
Existing Use:	Vacant

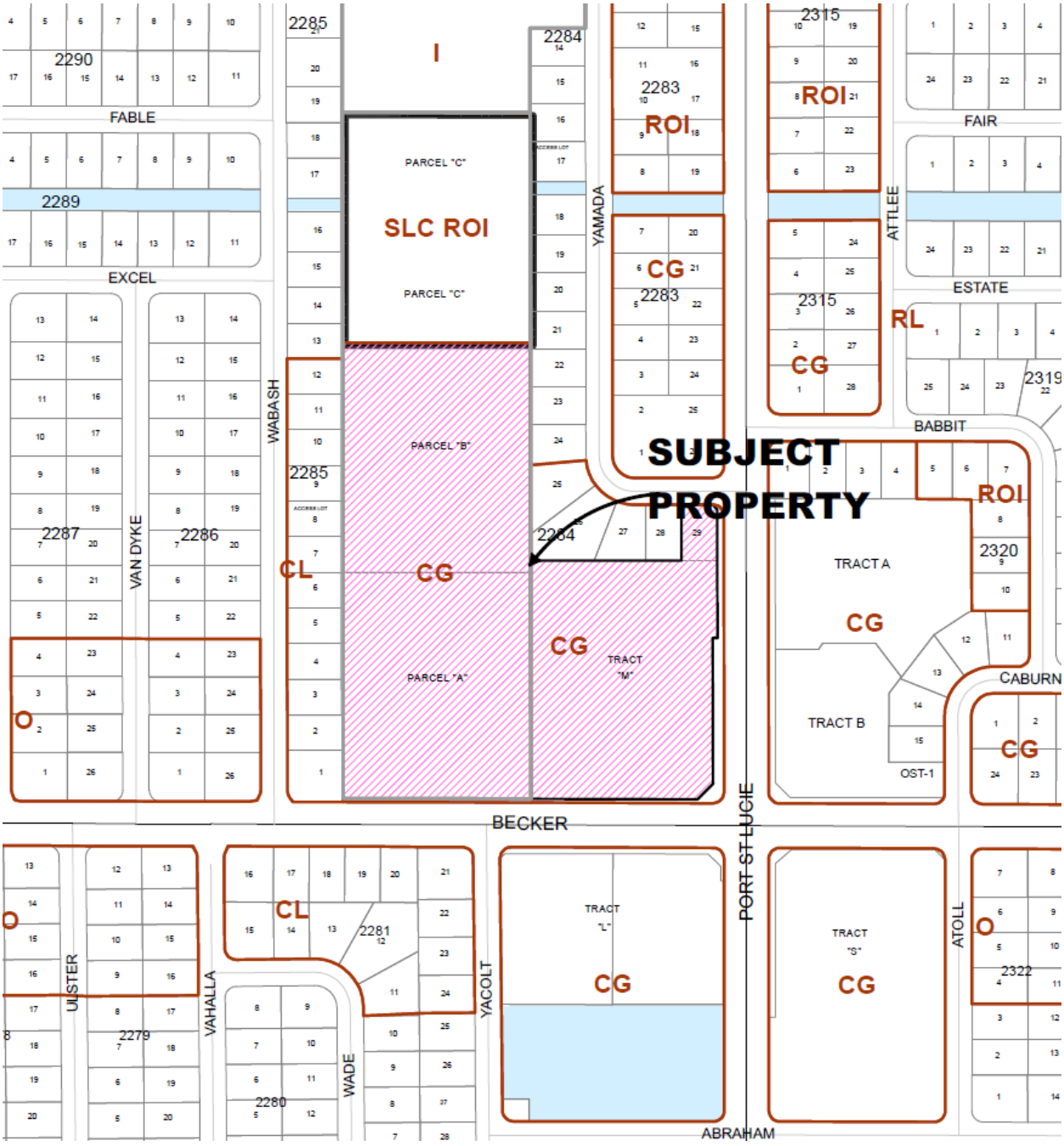
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC-RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential

CL - Light Commercial; CG-General Commercial; RS-2 Single Family Residential; SLC-RU- St. Lucie County Residential Urban; SLC-AR1 St. Lucie County Agricultural Residential 1



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: The site falls within the Becker Road Overlay District (BROD) which specifies additional criteria from general planning and zoning requirements.*
   - *Staff Findings: No special conditions and circumstances exist. The property is zoned General Commercial and is located within the Becker Road Overlay District. The Becker Road Overlay District Design Standards, Section 3.4-4.1.d limits the length of a gas station canopy to 120 linear feet maximum.*

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

   - *Applicant's Response: These conditions are not a result of actions from the applicant.*
   - *Staff Findings: There are no special circumstances associated with the subject property. The design of the canopy is to provide the desired size 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.

   - *Applicant's Response: This The proposed variance will not grant any special privilege that would be a disadvantage to others within the district. The Wawa on the SW corner of Becker Rd and PSL Blvd has 8 fuel pumps which is two pumps more than Circle K proposes. Additionally, Circle K building will encumber the view of the of the fueling canopy by being positioned on the side of Becker Road.*
   - *Staff Findings: The granting of this variance will confer special privileges on the current owners/tenant. The property is zoned General Commercial and is subject to the Becker Road Overlay Design standards. All other General commercial development that would not be subject to the Overlay district would still be subject to the Citywide Design Standards and would be limited to 140 linear feet of length maximum for the gas station canopy structure.*

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 Wawa located on the SW corner of Becker Road and PSL Blvd., and under the same BROD standard has site geometry which is able to accommodate 8 fueling pumps and a canopy in compliance with the BROD standards. The Circle K site is requesting only 6 pumps in an inline 154' canopy due to site geometry which does not allow for double stacked pumps. If canopy length was to be 120' only 5 fueling pumps could be constructed which is a significant economic disadvantage to the Wawa property.*

- *Staff Findings: There is no other property in the Becker Road Overlay District that has not met the requirement of the maximum length. The property is subject to the Becker Road Overlay Design Standards. That 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 under the terms of the chapter and would not work unnecessary and undue hardship on the applicant. The applicant has platted and designed the property as they have wanted for the applicants desired layout.*

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: The proposed variance of 154' canopy is the minimum length able to accommodate six fuel pumps.*
   - *Staff Findings: The granting of this request is the minimum that has been proposed to accommodate the applicants design of the property.*

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: The general intent for canopy length per BROD standard is to limit fueling pumps to an appropriate amount. With 6 proposed pumps under the requested canopy variance, the site design is aligned with the intent of the BROD standard.*

   - *Staff Findings: The proposed increase of the length of the gas station canopy is greater than the intended maximum size permitted by the Becker Road Overlay Design Standards. The granting of the variance would not be injurious to the involved or otherwise detrimental to the public welfare. Additional buffering is required. The site's landscape plan provides enhanced perimeter landscaping. Staff recommends 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.*

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: Acknowledged.*
   - *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 the variance

If approved, staff recommends the following condition of approval:

- 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.

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).

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: matt.cyran@kimley-horn.com, sarah.anderson@kimley-horn.com, scopeland@themorgancos.com

PROPERTY OWNER:

Name: VRE PSL Landco LLC

Address: 351 E. Hudgins Street, Grapevine, TX 76051

Telephone No. _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Chris Hollen, P.E.

Address: 445 24th Street, Suite 200, Vero Beach, FL 32960

Telephone No. 772-794-4087 Email chris.hollen@kimley-horn.com

SUBJECT PROPERTY:

Legal Description: PORT ST LUCIE-SECTION 33- TRACT M-LESS THAT PART MPDAF: COMM AT INT OF BECKER RD AND SW COR PARCEL A,TH S 89-52 22 E 422 FT AND POB,TH CONT E 408.91 FT TO CURVE CONC NW, R OF 25 FT,TH NELY ALG ARC 39.36 FT,TH N 00 05 23 W 14 FT,TH S 00 05 23 E 175.2

Parcel I.D. Number: 3420-660-0013-000-1

Address: SW Yamada Drive

Current Zoning Classification General Commercial

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

Circle K is seeking a variance from the BROD standard 4.1.d in regards to 120' maximum canopy length. The site geometry for the Circle K lot is unable to accommodate a double stack pump design which is implied by the BROD standard. Circle K proposes a 154' canopy length with only 6 fuel pumps which is significantly under the maximum allowed fuel pumps of 8 per the BROD standard.

Signature of Applicant	Chris Hollen, P.E. Hand Print Name	7/31/2025 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.

03/02/20

§ 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;

The site falls within the Becker Road Overlay District(BROD) which specifies additional criteria from general planning and zoning requirements.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

These conditions are not a result of actions from 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;

The proposed variance will not grant any special privilege that would be a disadvantage to others within the district. The Wawa on the SW corner of Becker Rd and PSL Blvd has 8 fuel pumps which is two pumps more than Circle K proposes. Additionally, Circle K building will encumber the view of the of the fueling canopy by being positioned on the side of Becker Road.

(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 Wawa located on the SW corner of Becker Road and PSL blvd, and under the same BROD standard has site geometry which is able to accomodate 8 fueling pumps and a canopy in compliance with the BROD standards. The Circle K site is requesting only 6 pumps in an inline 154' canopy due to site geometry which does not allow for double stacked pumps. If canopy length was to be 120' only 5 fueling pumps could be constructed which is a significant economic disadvantage to the Wawa property.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

The proposed variance of 154' canopy is the minimum length able to accommodate six fuel pumps.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

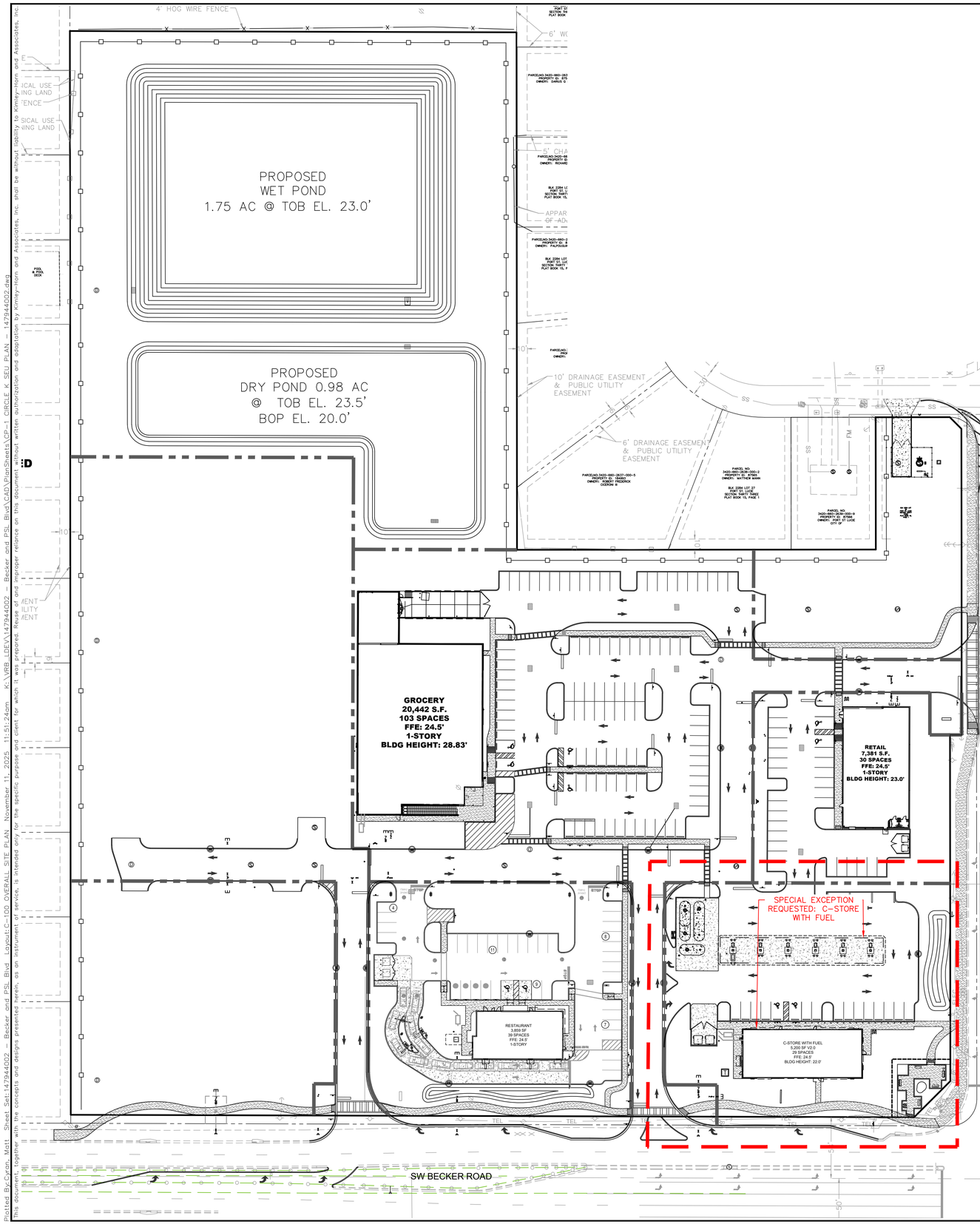
The general intent for canopy length per BROD standard is to limit fueling pumps to an appropriate amount. With 6 proposed pumps under the requested canopy variance, the site design is aligned with the intent of the BROD standard

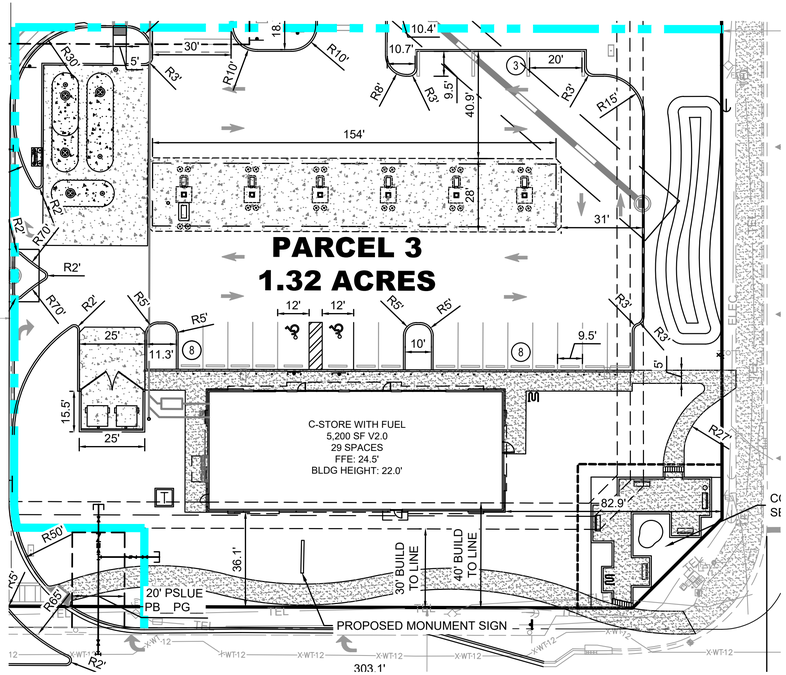
(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

Acknowledged.



Signature of Applicant	Chris Hollen, P.E. Hand Print Name	7/31/2025 Date





LEGAL DESCRIPTION

PARCEL 1:
PARCELS "A" AND "B" OF NAU RANCH, RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A STRIP OF LAND 8.00 FEET WIDE LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY LINE OF BECKER ROAD AND THE SOUTHWEST CORNER OF SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 422.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 0°05'23" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°52'22" WEST ALONG A LINE PARALLEL TO SAID NORTH RIGHT—OF—WAY OF BECKER ROAD, A DISTANCE OF 422.04 FEET; THENCE SOUTH 0°06'09" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOT 8, BLOCK 2285, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOT 29, BLOCK 2284, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 830.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO A POINT OF TANGENCY WITH A LINE, ALSO BEING THE WEST RIGHT—OF—WAY OF PORT ST. LUCIE BOULEVARD; THENCE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY, A DISTANCE OF 519.91 FEET TO THE SOUTHEAST CORNER OF LOT 29, BLOCK 2284, AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE RECORDED IN PLAT BOOK 15, PAGE 1, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTH RIGHT—OF—WAY LINE OF YAMADA DRIVE; THENCE SOUTH 45°02'04" EAST, A DISTANCE OF 14.98 FEET; THENCE SOUTH 0°05'23n EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 114.39 FEET; THENCE NORTH 89°54'37" EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
TRACT M, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH, RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 422.00 FEET TO A POINT OF INTERSECTION OF THE NORTH RIGHT—OF—WAY LINE OF BECKER ROAD AND THE SOUTHWEST CORNER OF TRACT "M" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE, RECORDED IN PLAT BOOK 15, PAGE 1, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'22" EAST ALONG SAID NORTH RIGHT—OF—WAY A DISTANCE OF 408.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO A POINT OF TANGENCY WITH A LINE, ALSO BEING THE WEST RIGHT—OF—WAY OF PORT ST. LUCIE BOULEVARD; THENCE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY, A DISTANCE OF 519.91 FEET; THENCE SOUTH 89°54'37" WEST DEPARTING SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 1400 FEET; THENCE SOUTH 0°05'23" EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 175.24 FEET; THENCE SOUTH 89°54'37", A DISTANCE OF 11.00 FEET; THENCE SOUTH 0°05'23" EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 327.20 FEET; THENCE SOUTH 45°00'41" WEST, A DISTANCE OF 4863 FEET; THENCE NORTH 89°52'22" WEST PARALLEL TO SAID NORTH RIGHT—OF—WAY LINE OF BECKER ROAD, A DISTANCE OF 374.55 FEET; THENCE SOUTH 0°05'23n EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 15.447 ACRES (672,879 SQ. FT.) MORE OR LESS AND IS SITUATED SECTION 31, TOWNSHIP 47 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY, FLORIDA.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPERTY LINE
- PARCEL BOUNDARY
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED WATER GATE VALVE
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER MANHOLE
- SS — PROPOSED SANITARY SEWER MAIN
- FM — FM — PROPOSED 8" SANITARY FORCE MAIN
- PROPOSED STORM SEWER PIPE
- PROPOSED ROADWAY CURB INLET - TYPE P-5
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET TYPE P-9
- PROPOSED TRANSFORMER PAD
- PROPOSED CONCRETE (LIGHT DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- P.S.L.U.E. — PORT ST. LUCIE UTILITY EASEMENT
- L.B.E. — LANDSCAPE BUFFER EASEMENT
- A.E. — ACCESS EASEMENT

CHRISTOPHER J. HOLLEN
LICENSE
No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Christopher J Hollen
DN: cn=Christopher J Hollen, c=US, o=KIMLEY-HORN AND ASSOCIATES INC., email=chris.hollen@kimley-horn.com
Date: 2025.11.03 10:12:15 -05'00'

No.	DESCRIPTION	DATE	BY
	REVISIONS		

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 147944002
DATE 9/19/2025
SCALE AS SHOWN
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY CJH

CONCEPT PLAN

C-STORE WITH FUEL SEU

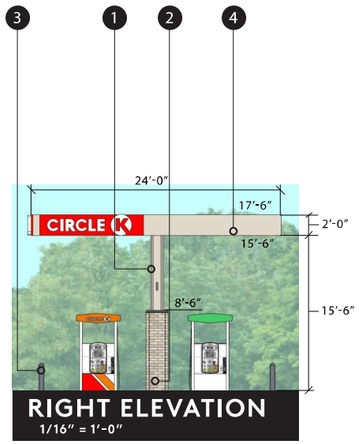
PREPARED FOR
THE MORGAN COMPANIES
FLORIDA

CITY OF PORT ST. LUCIE

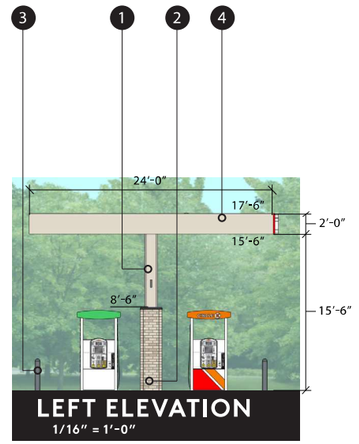
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PSLUSD PROJECT # 11-434-00

SHEET NUMBER
CSP-1

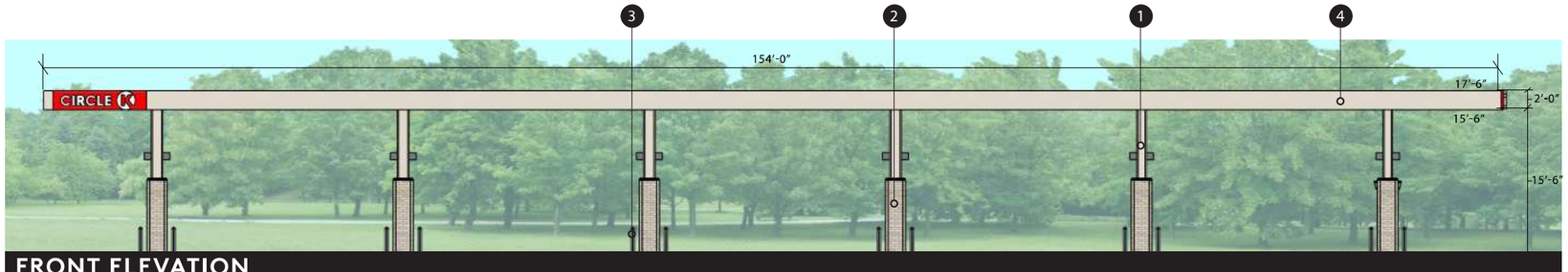
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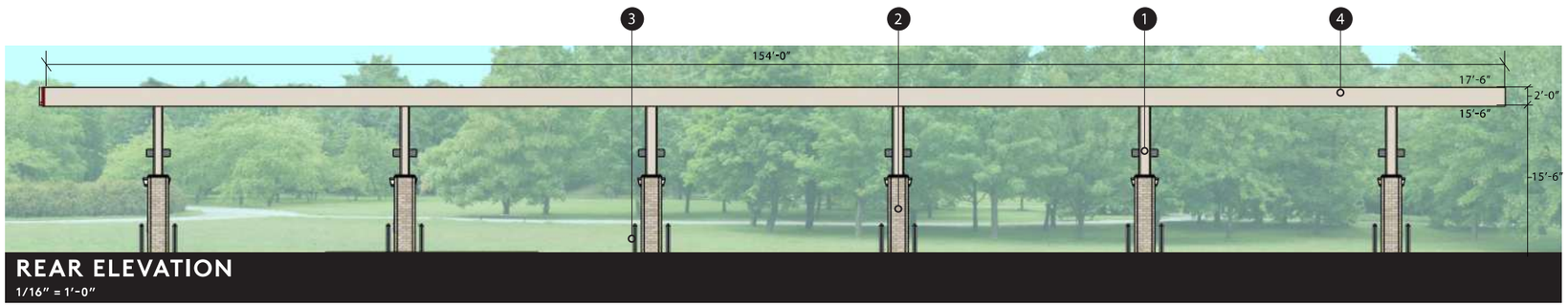
RIGHT ELEVATION
1/16" = 1'-0"



LEFT ELEVATION
1/16" = 1'-0"



FRONT ELEVATION
1/16" = 1'-0"



REAR ELEVATION
1/16" = 1'-0"

1

STEEL COLUMN
PAINT FINISH

SW 9166
DRIFT OF MIST

2



NICHIHA
CANYON BRICK

SHALE BROWN

3

PVC BOLLARD
SLEEVE

SW 6236
GRAY'S HARBOR

4

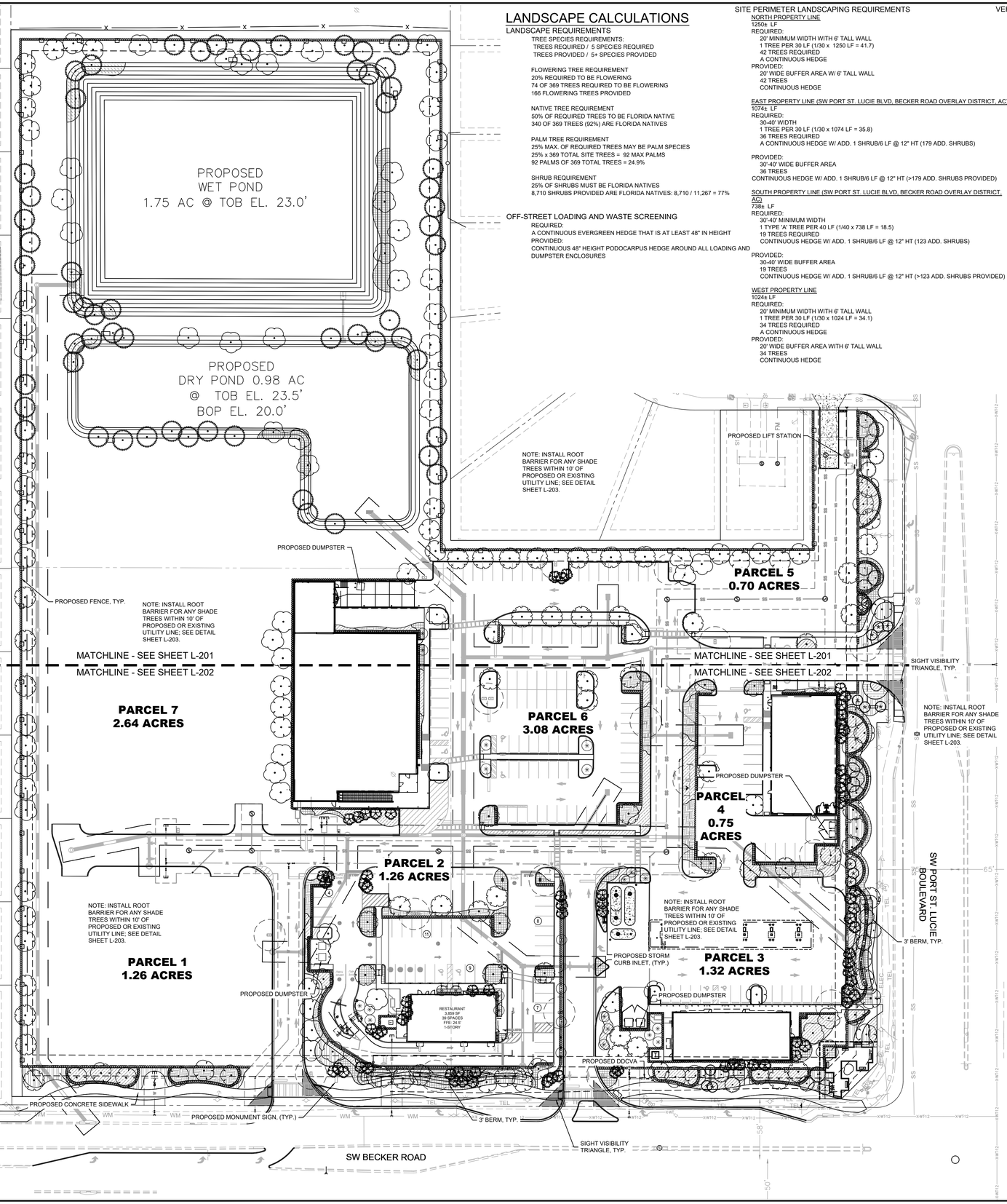
ACM PANEL

SW 9166
DRIFT OF MIST

ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY. CIVIL SENT OUT APPROVAL FOR CANOPY LENGTH.

FUEL CANOPY

PLANNING & ZONING PROJECT # (P96-116) - CONCEPT ELEVATION STUDIES



LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS

TREE SPECIES REQUIREMENTS:
TREES REQUIRED / 5 SPECIES REQUIRED
TREES PROVIDED / 5+ SPECIES PROVIDED

FLOWERING TREE REQUIREMENT
20% REQUIRED TO BE FLOWERING
74 OF 369 TREES REQUIRED TO BE FLOWERING
166 FLOWERING TREES PROVIDED

NATIVE TREE REQUIREMENT
50% OF REQUIRED TREES TO BE FLORIDA NATIVE
340 OF 369 TREES (92%) ARE FLORIDA NATIVES

PALM TREE REQUIREMENT
25% MAX. OF REQUIRED TREES MAY BE PALM SPECIES
25% x 369 TOTAL SITE TREES = 92 MAX PALMS
92 PALMS OF 369 TOTAL TREES = 24.9%

SHRUB REQUIREMENT
25% OF SHRUBS MUST BE FLORIDA NATIVES
8,710 SHRUBS PROVIDED ARE FLORIDA NATIVES: 8,710 / 11,267 = 77%

OFF-STREET LOADING AND WASTE SCREENING

REQUIRED:
A CONTINUOUS EVERGREEN HEDGE THAT IS AT LEAST 48" IN HEIGHT
PROVIDED:
CONTINUOUS 48" HEIGHT PODOCARPUS HEDGE AROUND ALL LOADING AND DUMPSTER ENCLOSURES

SITE PERIMETER LANDSCAPING REQUIREMENTS

NORTH PROPERTY LINE
1260± LF
REQUIRED:
20' MINIMUM WIDTH WITH 6' TALL WALL
1 TREE PER 30 LF (1/30 x 1250 LF = 41.7)
42 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA W/ 6' TALL WALL
42 TREES
CONTINUOUS HEDGE

EAST PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
1074± LF
REQUIRED:
30-40' WIDTH
1 TREE PER 30 LF (1/30 x 1074 LF = 35.8)
36 TREES REQUIRED
A CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (179 ADD. SHRUBS)
PROVIDED:
30'-40' WIDE BUFFER AREA
36 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>179 ADD. SHRUBS PROVIDED)

SOUTH PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
738± LF
REQUIRED:
30'-40' MINIMUM WIDTH
1 TYPE 'A' TREE PER 40 LF (1/40 x 738 LF = 18.5)
19 TREES REQUIRED
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (123 ADD. SHRUBS)
PROVIDED:
30-40' WIDE BUFFER AREA
19 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>123 ADD. SHRUBS PROVIDED)

WEST PROPERTY LINE
1024± LF
REQUIRED:
20' MINIMUM WIDTH WITH 6' TALL WALL
1 TREE PER 30 LF (1/30 x 1024 LF = 34.1)
34 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA WITH 6' TALL WALL
34 TREES
CONTINUOUS HEDGE

VEHICULAR USE AREA REQUIREMENTS

REQUIRED:
1 SF OF LANDSCAPE AREA PER 18 SF OF VUA (SF VUA)
180 SF MIN. PER AREA, 10' MIN. WIDTH WITH 1 TREE PER AREA
SHRUBS AND GROUND COVER NOT TO EXCEED 3' H.

VUA PERIMETER TREE REQUIREMENT
ONE (1) TREE PER 30 LINEAR FEET WITH CONTINUOUS HEDGE (24"OC)

PARKING ISLAND TERMINAL (P.I.T.) REQUIREMENT 1 TREE PER ISLAND

PARCEL 1:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 2:
VUA LANDSCAPE REQUIRED:
28536.01 VUA/18 SF =
1585.33 SF VUA LANDSCAPE AREA
9 PARKING ISLANDS =
9 REQUIRED PARKING ISLAND TREES

PROVIDED:
5525 SF OF VEHICULAR USE LANDSCAPE AREA
9 PARKING ISLAND TREES

PARCEL 3:
VUA LANDSCAPE REQUIRED:
37636.48 VUA/18 SF =
1535.36 SF VUA LANDSCAPE AREA
2 PARKING ISLANDS =
2 REQUIRED PARKING ISLAND TREES

PROVIDED:
1030 SF OF VEHICULAR USE LANDSCAPE AREA**
2 PARKING ISLAND TREES

**LANDSCAPE AREA LESS THAN REQUIRED SF DUE TO OUTPARCEL INTENDED USE

PARCEL 4:
VUA LANDSCAPE REQUIRED:
12207.20 VUA/18 SF =
678.18 SF VUA LANDSCAPE AREA
7 PARKING ISLANDS =
7 REQUIRED PARKING ISLAND TREES

PROVIDED:
5573 SF OF VEHICULAR USE LANDSCAPE AREA
7 PARKING ISLAND TREES

PARCEL 5:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 6:
VUA LANDSCAPE REQUIRED:
47193.79 VUA/18 SF =
2621.88 SF VUA LANDSCAPE AREA
16 PARKING ISLANDS =
16 REQUIRED PARKING ISLAND TREES

PROVIDED:
7345 SF OF VEHICULAR USE LANDSCAPE AREA
16 PARKING ISLAND TREES

PARCEL 7:
VUA LANDSCAPE REQUIRED: N/A

BUILDING FACADE REQUIREMENTS

1 TREE OR PALM PER 30LF OF BUILDING (1/30 x xx LF = x)
1 SHRUB/ 2 LF OF BUILDING
MINIMUM WIDTH OF 3' TO 15' FROM FACADE

PARCEL 1:
REQUIRED: N/A

PARCEL 2:
264.45 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 264.45 LF = 8.8 TREES/PALMS)
9 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 264.45 LF = 132.2)
132 SHRUBS REQUIRED

PROVIDED:
7 PALMS, 2 FLOWERING TREES
477 TOTAL SHRUBS

PARCEL 3:
322.42 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 322.42 LF = 10.7 TREES/PALMS)
11 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 322.42 LF = 161.2)
161 SHRUBS REQUIRED

PROVIDED:
11 PALMS
161 TOTAL SHRUBS

PARCEL 4:
358.38 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 358.38 LF = 11.9 TREES/PALMS)
12 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 358.38 LF = 179.1)
179 SHRUBS REQUIRED

PROVIDED:
12 PALMS
218 TOTAL SHRUBS

PARCEL 5:
REQUIRED: N/A

PARCEL 6:
564.46 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 564.46 LF = 18.8 TREES/PALMS)
19 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 564.46 LF = 282.2)
282 SHRUBS REQUIRED

PROVIDED:
16 PALMS, 3 FLOWERING TREES
1042 TOTAL SHRUBS

PARCEL 7:
REQUIRED: N/A

STORMWATER POND LANDSCAPE REQUIREMENTS

NORTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK (1/40 x 1081 LF = 27 TYPE A TREES OR 54 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK (1/8 x 1081 LF = 135 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK (1/8 x 1081 LF = 135 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK (1/400 x 1081 LF = 3 BENCHES)

PROVIDED:
27 TYPE A TREES
135 SHRUBS
135 SQ FT OF GROUND COVER
3 BENCHES

STORMWATER POND LANDSCAPE REQUIREMENTS

SOUTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK (1/40 x 949 LF = 24 TYPE A TREES OR 48 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK (1/8 x 949 LF = 119 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK (1/8 x 949 LF = 119 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK (1/400 x 949 LF = 2 BENCHES)

PROVIDED:
24 TYPE A TREES
119 SHRUBS
119 SQ FT OF GROUND COVER
2 BENCHES

TREE MITIGATION REQUIREMENTS

ENTIRE SITE = 15.45 AC
25% MITIGATION ON UPLAND AREA REQUIRED FOR SITES OVER 2 AC
MITIGATION PAYMENT = $25,005 / AC
15.45 AC X 25% = 3.862 AC
3.862 AC X $25,005 / AC =
$96,569.30 MITIGATION FUND PAYMENT REQUIRED

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

PSLUSD LANDSCAPE NOTES:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERIMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER/WASTEWATER/RECLAIMED WATER FACILITIES; ALSO, EXISTING AND PROPOSED WATER/WASTEWATER/RECLAIMED FACILITIES, AND RIGHT-OF WAY, LOT LINES AND ALL EASEMENT INFORMATION, SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER, SHALL BE INCLUDED.
THE PLANS SHALL INCLUDE AND CONFIRM TO THE FOLLOWING STANDARD NOTES:

A. ALL LANDSCAPING WITHIN PSLUSD UTILITY EASEMENTS AND WITHIN 10' OF PSLUSD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 154 OF THE CITY'S CODE OF ORDINANCES AND PSLUSD UTILITY STANDARDS.

B. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.

C. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

NOTES:
1. NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 154 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
2. ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
3. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
4. NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.
5. NO LANDSCAPE MATERIAL TALLER THAN 24" SHALL BE PLANTED WITHIN THE AREAS OF CLEAR SITE AT ROADWAY INTERSECTIONS.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, PLA 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.

No.	REVISIONS	DATE	BY

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER DURHAM ★ No. LA6667668 ★ STATE OF FLORIDA ★ PROFESSIONAL LANDSCAPE ARCHITECT
DATE: 12/26/2025

KHA PROJECT 147944002	
DATE	12/13/24
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

NWC - BECKER AND PORT ST. LUCIE BLVD

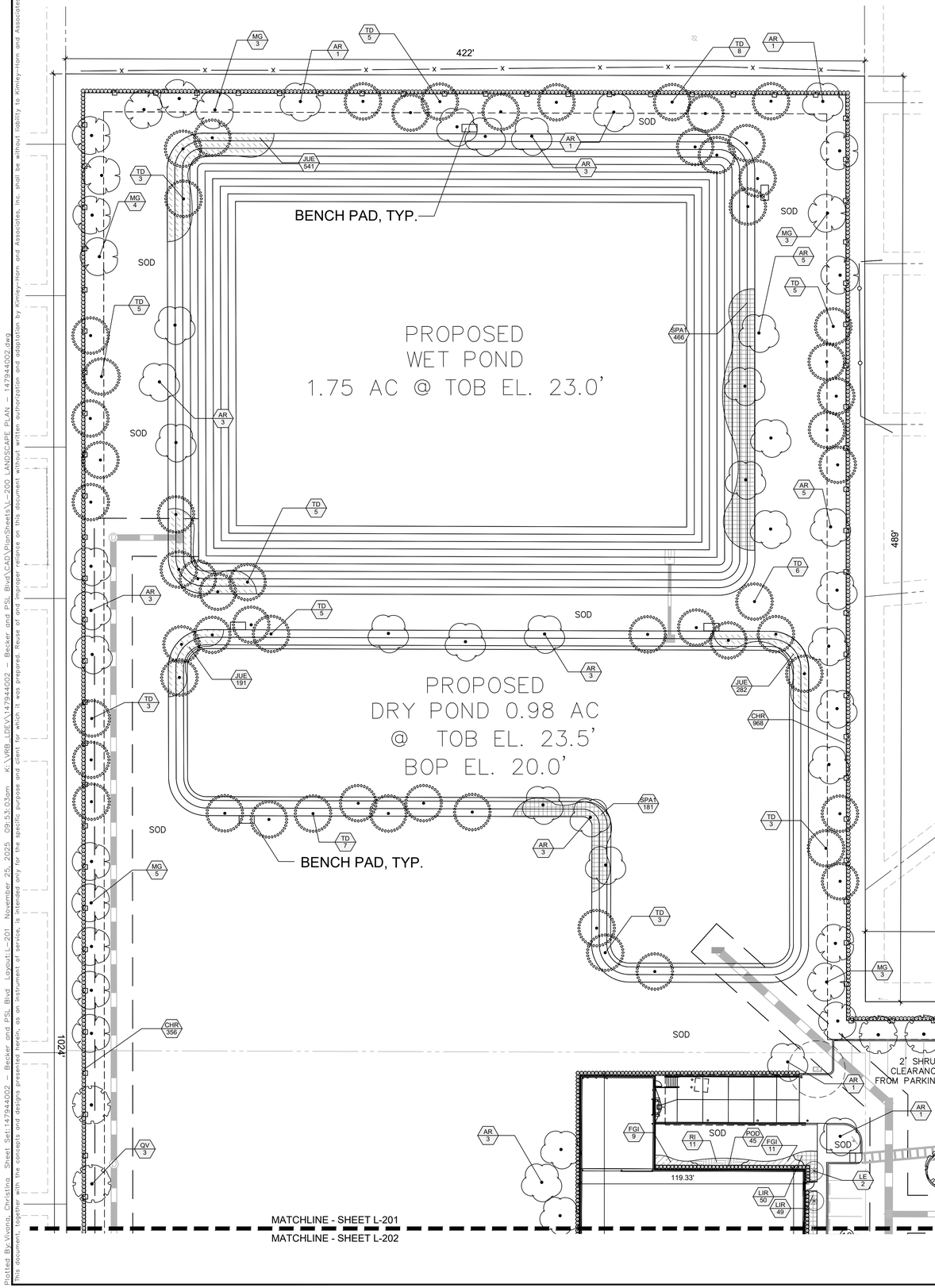
PREPARED FOR
THE MORGAN COMPANIES
FLORIDA

CITY OF PORT ST. LUCIE

LANDSCAPE PLAN

SHEET NUMBER
L-200

Plotted By: Vicino, Christina Sheet Set: 147944002 - Becker and PSL Blvd Layout\L-200 LANDSCAPE PLAN — 147944002.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

NOTES:
1. NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 154 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
2. ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
3. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
4. NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.
5. NO LANDSCAPE MATERIAL TALLER THAN 24" SHALL BE PLANTED WITHIN THE AREAS OF CLEAR SITE AT ROADWAY INTERSECTIONS.

PSLUSD LANDSCAPE NOTES:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERIMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER/WASTEWATER/RECLAIMED WATER FACILITIES; ALSO, EXISTING AND PROPOSED WATER/WASTEWATER/RECLAIMED FACILITIES, AND RIGHT-OF WAY, LOT LINES AND ALL EASEMENT INFORMATION, SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER, SHALL BE INCLUDED.
THE PLANS SHALL INCLUDE AND CONFIRM TO THE FOLLOWING STANDARD NOTES:

A. ALL LANDSCAPING WITHIN PSLUSD UTILITY EASEMENTS AND WITHIN 10' OF PSLUSD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 154 OF THE CITY'S CODE OF ORDINANCES AND PSLUSD UTILITY STANDARDS.

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C. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE.
EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

NORTH

GRAPHIC SCALE IN FEET
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CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER R. DURHAM LICENSE No LA6667668 DATE: 12/5/2025 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT

KHA PROJECT 147944002
DATE 12/13/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

NWC - BECKER AND PORT ST. LUCIE BLVD

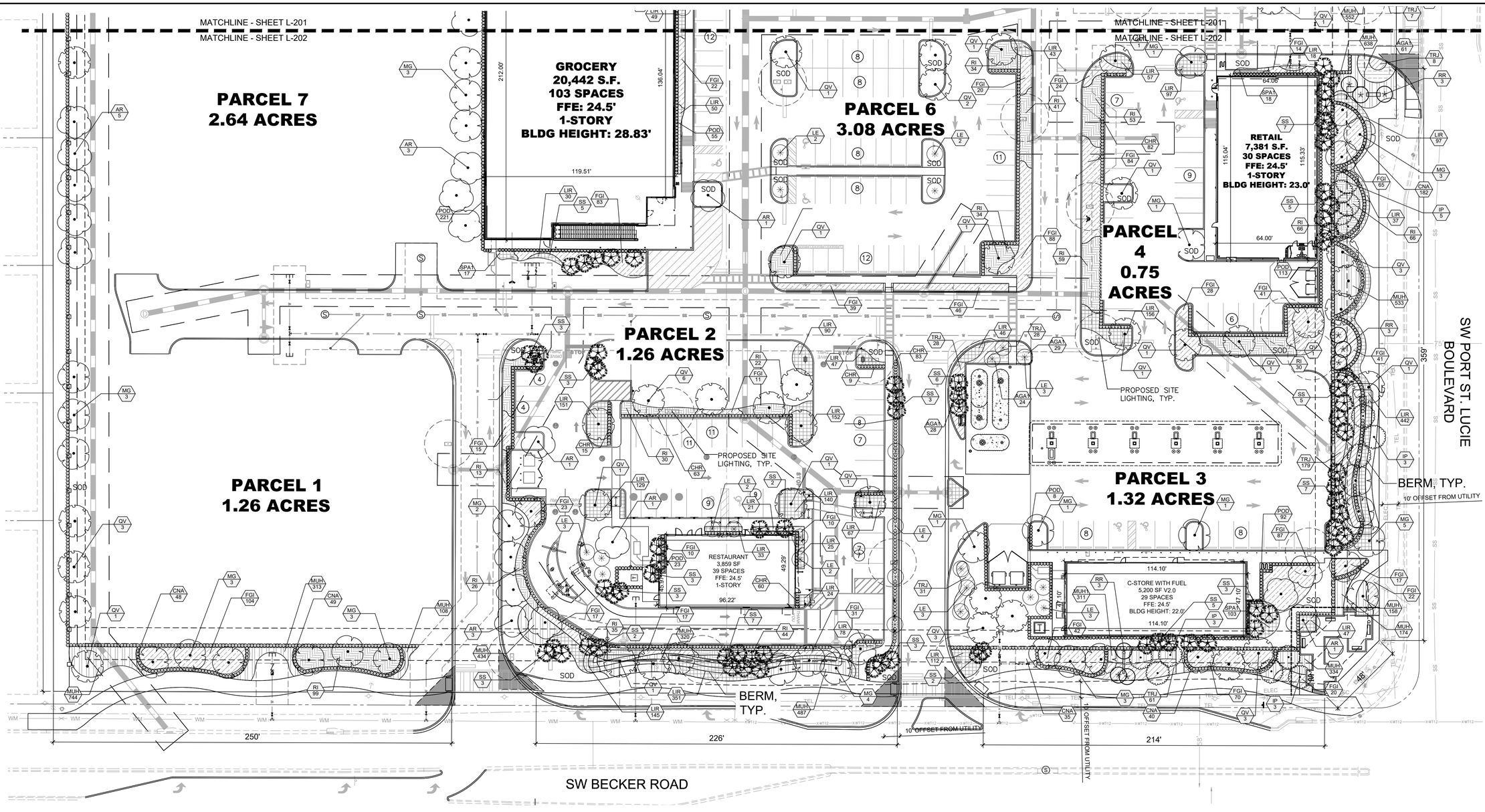
PREPARED FOR
THE MORGAN COMPANIES

CITY OF PORT ST. LUCIE FLORIDA

LANDSCAPE PLAN

SHEET NUMBER
L-201

Plotted By: Vivona, Christina Sheet Set: 147944002 – Becker and PSL Blvd\CAD\PlanSheets\L-201 LANDSCAPE PLAN – 147944002.dwg
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EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

NORTH

GRAPHIC SCALE IN FEET
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CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER DURHAM — LICENSE No LA6667668 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT — DATE: 12/05/2025

KHA PROJECT 147944002
DATE 12/15/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LANDSCAPE PLAN

NWC - BECKER AND PORT ST. LUCIE BLVD
PREPARED FOR
THE MORGAN COMPANIES
CITY OF PORT ST. LUCIE FLORIDA

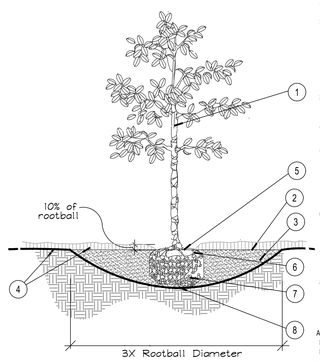
SHEET NUMBER
L-202

Plotted By: Vicona, Christina Sheet Set: 147944002 Becker and PSL Blvd Layout: L-202 November 25, 2025 09:53:10am K:\VRB_DFW\147944002 — Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN — 147944002.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL	HT	NATIVE	WATER USE
TREES									
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM	F.G.	2.5" CAL MIN.	12` HT MIN., 5` SPR	YES	LOW
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`	F.G.	4" CAL MIN.	14` HT., 6` SPR.	NO	MODERATE
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
PALM TREES									
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA	F.G.	--	14` CT	YES	LOW
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO	F.G.	--	12`-14` HT	YES	LOW
UNDERSTORY TREES									
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`	F.G.	1.5" CAL MIN	10` HT	NO	MODERATE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE	NATIVE	WATER USE
SHRUBS									
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`	CONT.	24" O.C.	24" HT MIN., 30" SPR MIN	YES	LOW
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`	CONT.	24" O.C.	24" HT. MIN,, 24" SPR MIN.	YES	LOW
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS	CONT.	30" O.C.	48" HT MIN., 24" SPR. MIN.	NO	MODERATE
SHRUB AREAS									
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS	CONT.	24" O.C.	24" HT MIN.	NO	MODERATE
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`	CONT.	36" OC	24" HT MIN., 24" SPR MIN.	NO	
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS	CONT.	12" O.C.	24" HT MIN.	YES	LOW
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	CONT.	12" O.C.	24" HT MIN	YES	LOW
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI	CONT.	12" O.C.	24" HT MIN	YES	LOW
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES	CONT.	12" O.C.	18" HT. MIN., 18" SPR. MIN.	NO	MODERATE
GROUND COVERS									
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS	CONT.	12" O.C.	24" HT MIN.	YES	LOW
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`	CONT.	12" O.C.	18" HT	NO	MODERATE

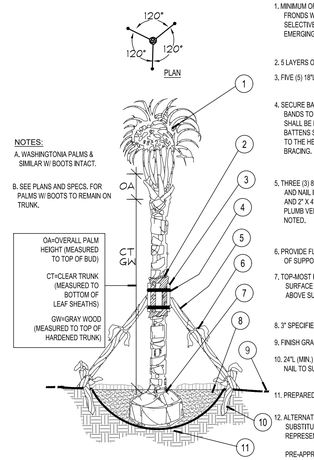


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS),
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS



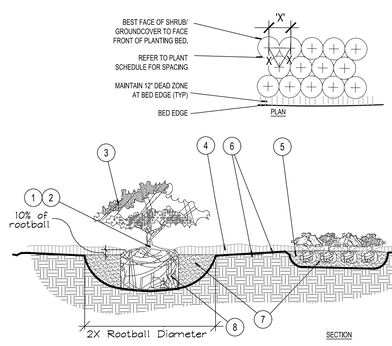
1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L 2X4 WOOD BATTENS, UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

NOTES:
A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

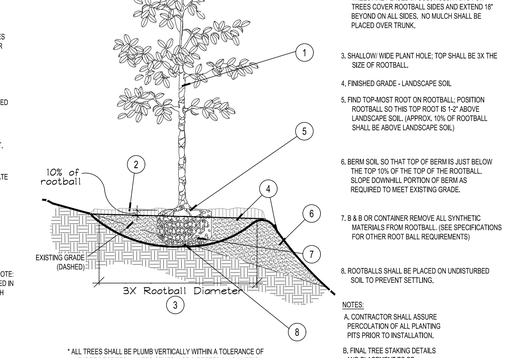
B Palm Planting and Staking
SECTION — NTS



NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS

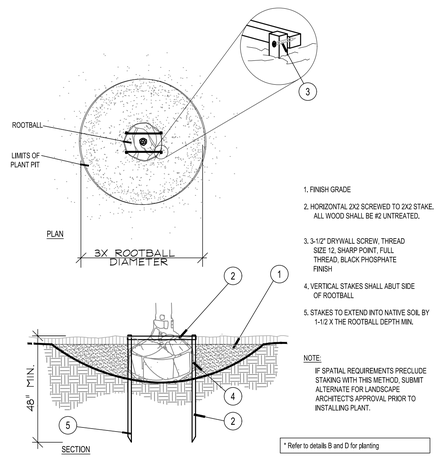


1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
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B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION — NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE, ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

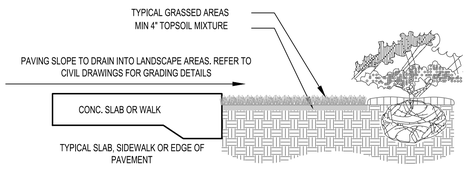
NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

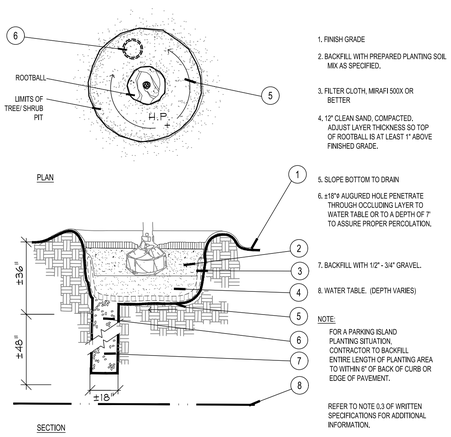
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS

SOD NOTES:
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 2" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:
1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.



F SOD
SECTION — NTS



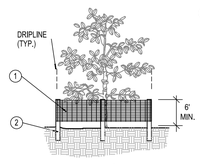
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED, ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.



2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

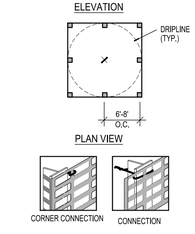
INSTALLATION NOTES:
A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

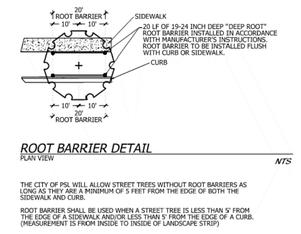
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.



H Tree/Shrub Protector
Barrier Detail — NTS



ROOT BARRIER DETAIL
PLAN VIEW — *NTS*

THE CITY OF PSL WILL ALLOW STREET TREES WITHOUT ROOT BARRIERS AS LONG AS THEY ARE A MINIMUM OF 5 FEET FROM THE EDGE OF BOTH THE SIDEWALK AND CURB.

ROOT BARRIER SHALL BE USED WHEN A STREET TREE IS LESS THAN 5' FROM THE EDGE OF A SIDEWALK AND/OR LESS THAN 5' FROM THE EDGE OF A CURB. (MEASUREMENT IS FROM INSIDE TO INSIDE OF LANDSCAPE STRIP)

I Root Barrier
Barrier Detail — NTS

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

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No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER DURHAM — LICENSE NO LA6667668 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT — DATE: 12/13/2025

KHA PROJECT 147944002
DATE 12/13/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LANDSCAPE DETAILS

NWC - BECKER AND PORT ST. LUCIE BLVD
PREPARED FOR
THE MORGAN COMPANIES
FLORIDA
CITY OF PORT ST. LUCIE

SHEET NUMBER
L-203

Plotted By:Vivona, Christina Sheet Set:147944002 — Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN — 147944002.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.
2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.
4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.
7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.
9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.
10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE, PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE. MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC,., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E, THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
   - A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   - B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
   - C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS. A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:
   - A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
   - B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE

June 4, 2025

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: NWC - Becker and PSL Boulevard Site Plan Application
P#25-022

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for KIMLEY – HORN & ASSOCIATES to represent VRE PSL LANDCO, LLC as an applicant during the governmental review process for the above noted project.

Please feel free to contact me if you have any additional questions or comments.

Sincerely,



Matt Zonker

Partner

Verdad Real Estate – Representing VRE PSL LANDCO, LLC

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5134151 OR BOOK 4928 PAGE 1374, Recorded 12/19/2022 01:06:22 PM Doc Tax: $17675.00

PREPARED BY AND RETURN TO:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made, executed and delivered this 16th day of December, 2022, between **EQUITY ONE (FLORIDA PORTFOLIO) LLC**, a Florida limited liability company ("Grantor"), whose address is One Independent Drive, Suite 114, Jacksonville, Florida 32202, and **VRE PSL LANDCO, LLC**, a Texas limited liability company ("Grantee"), whose address is 1211 S White Chapel Blvd, Southlake, TX 76092.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit (the "Land"):

See Exhibit "A" attached hereto and by this
reference made a part hereof.

together with all improvements, rights, alleys, ways, easements, privileges, tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted exceptions (the "Permitted Exceptions"):

1. Real estate taxes for the current year and subsequent years;

2. Easements, covenants, conditions, restrictions and reservations of record affecting the Property, reference to which shall not operate to reimpose same; and

3. Matters which a current survey or careful inspection of the Land and any improvements thereon would reveal.

To have and to hold the Property in fee simple forever.

And Grantor, for itself and its successors and assigns, does hereby warrant the title to said Property, will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, and will execute such further assurances thereof as may be requisite.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: John Tkach

Print Name: Rachel Greene

"GRANTOR"

EQUITY ONE (FLORIDA PORTFOLIO) LLC, a Florida limited liability company

By: Regency Centers, L.P., a Delaware limited partnership, its Managing Member

By: Regency Centers Corporation, a Florida corporation
Its: General Partner

By: _____
Name: Anne Brettingen
Its: Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of December, 2022, by Anne Brettingen, the Vice President of Regency Centers Corporation, a Florida corporation, which is the General Partner of Regency Centers, L.P., a Delaware limited partnership, which is the Managing Member of EQUITY ONE (FLORIDA PORTFOLIO) LLC, a Florida limited liability company, on behalf of the company. She is personally known to me.

RACHEL L. GREENE
MY COMMISSION # HH 117527
EXPIRES: May 8, 2025
Bonded Thru Notary Public Underwriters

Print Name: _____
Notary Public
Commission Expires: _____
Commission Number: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

Parcels "A" and "B" of NAU RANCH, recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

A strip of land 8.00 feet wide lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Beginning at the intersection of the North right-of-way line of Becker Road and the Southwest corner of Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 422.00 feet to the point of intersection of said North right-of-way of Becker Road and the Southeast corner of said Parcel "A"; thence North 0°05'23" West, a distance of 8.00 feet; thence North 89°52'22" West along a line parallel to said North right-of-way of Becker Road, a distance of 422.04 feet; thence South 0°06'09" East, a distance of 8.00 feet to the POINT OF BEGINNING.

PARCEL 2:

Lot 8, Block 2285, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

PARCEL 3:

Lot 29, Block 2284, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:
A parcel of land lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch recorded in Plat Book 40, Page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 830.91 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°13'01", an arc distance of 39.36 feet to a point of tangency with a line, also being the West right-of-way of Port St. Lucie Boulevard; thence North 0°05'23" West along said West right-of-way, a distance of 519.91 feet to the Southeast corner of Lot 29, Block 2284, as shown on the Plat of Port St. Lucie Section Thirty Three recorded in Plat Book 15, Page

1, Public Records of said St. Lucie County and the POINT OF BEGINNING; thence continue North 0°05'23" West along said West right-of-way line, a distance of 100.00 feet to a point of curvature with a curve concave to the Southwest and having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet to a point on the South right-of-way line of Yamada Drive; thence South 45°02'04" East, a distance of 14.98 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 114.39 feet; thence North 89°54'37" East, a distance of 14.00 feet to the POINT OF BEGINNING.

PARCEL 4:

Tract M, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

A parcel of land lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch, recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 422.00 feet to a point of intersection of the North right-of-way line of Becker Road and the Southwest corner of Tract "M" as shown on the Plat of Port St. Lucie Section Thirty Three, recorded in Plat Book 15, page 1, of said Public Records and the POINT OF BEGINNING; thence continue South 89°52'22" East along said North right-of-way a distance of 408.91 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°13'01", an arc distance of 39.36 feet to a point of tangency with a line, also being the West right-of-way of Port St. Lucie Boulevard; thence North 0°05'23" West along said West right-of-way, a distance of 519.91 feet; thence South 89°54'37" West departing said West right-of-way line, a distance of 14.00 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 175.24 feet; thence South 89°54'37", a distance of 11.00 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 327.20 feet; thence South 45°00'41" West, a distance of 48.63 feet; thence North 89°52'22" West parallel to said North right-of-way line of Becker Road, a distance of 374.55 feet; thence South 0°05'23" East, a distance of 8.00 feet to the POINT OF BEGINNING.

VRE PSL Landco, LLC

Variance (P25-135)

Planning and Zoning Board – December 2, 2025
Daniel Robinson, Planner III

Variance Request

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.

Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Agent/Applicant	Kimley-Horn and Associates
Location	Northwest corner of Port St. Lucie Boulevard and Becker Road
Existing Use	Vacant

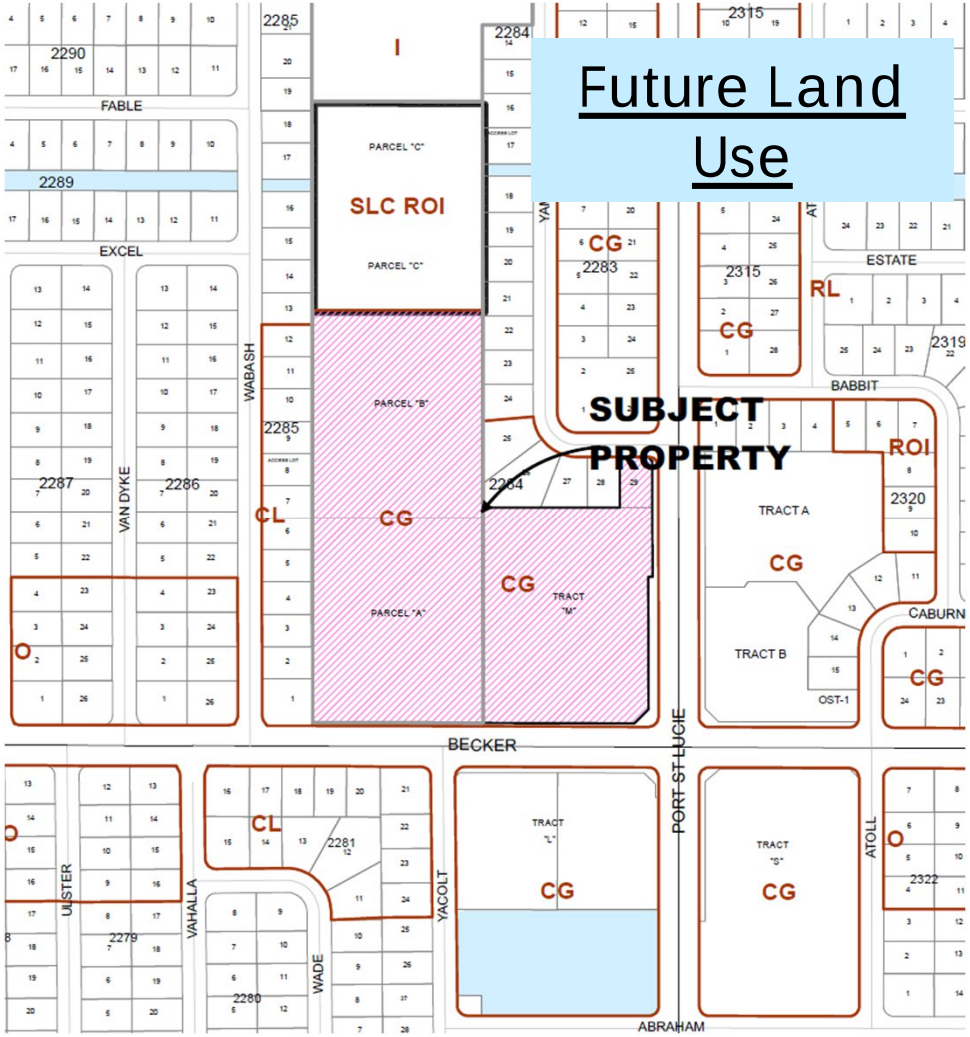


Project Background

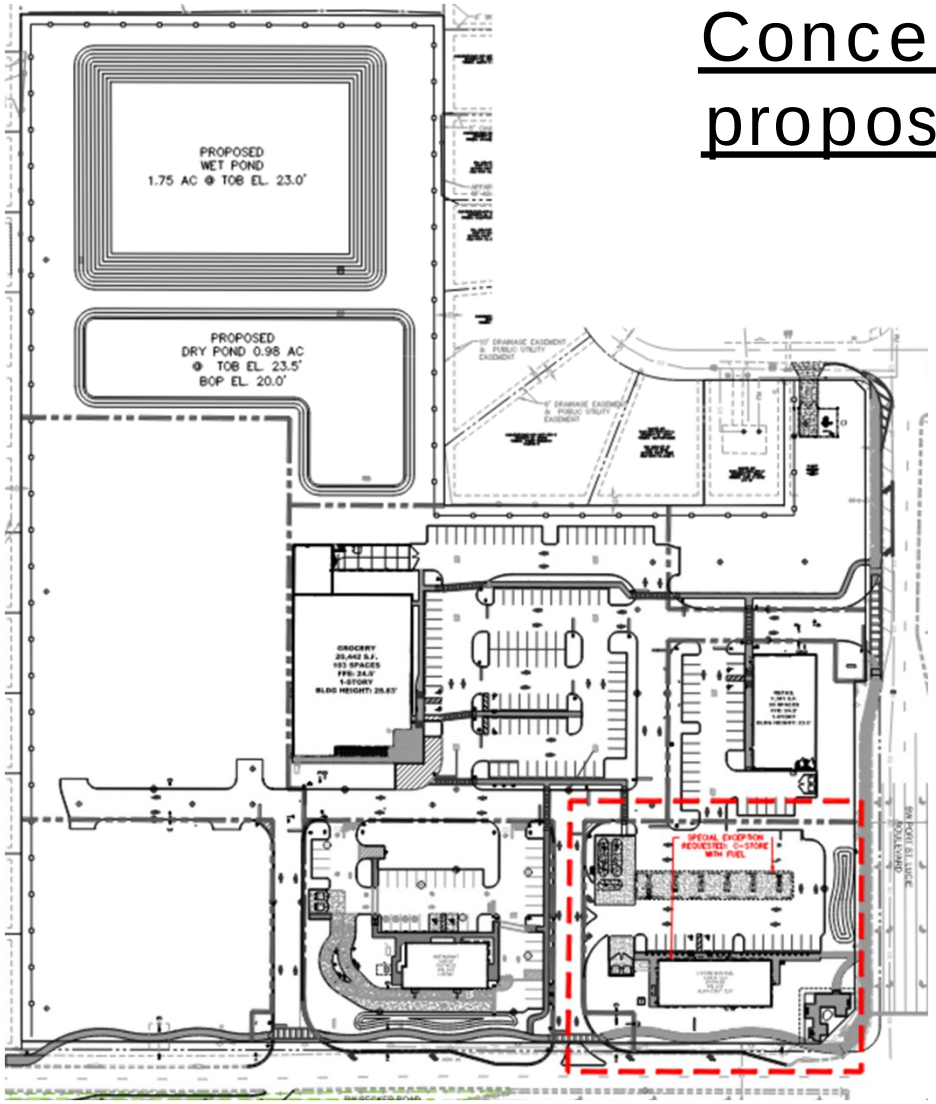
The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development. For the site plan to be approved as proposed the variance requested is required

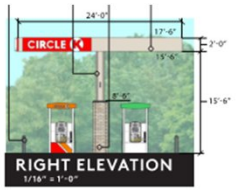
Future Land Use/Zoning

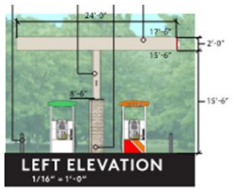
Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC-RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential

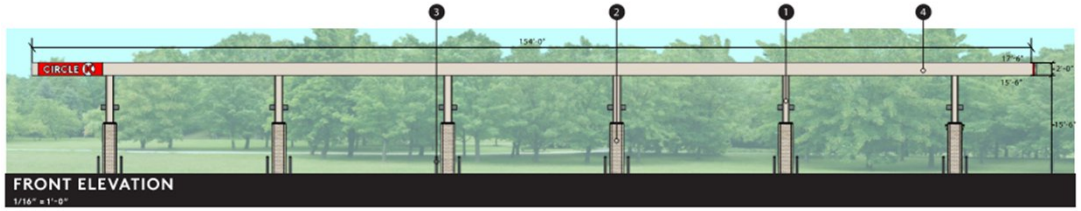


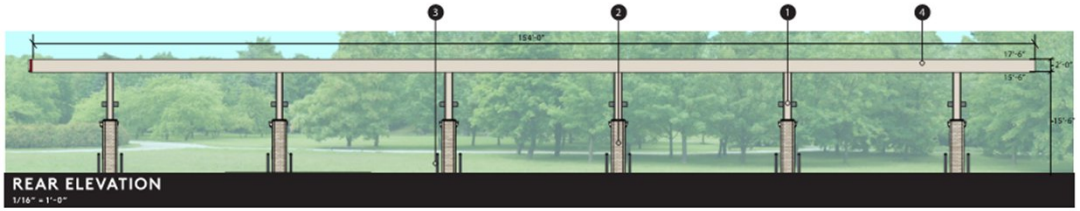
Concept Plan and proposed canopy











Planning & Zoning Board Action Options

- Motion to approve the variance.

If approved, staff recommends the following condition of approval:

- 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.
- Make a motion to deny.

- Make a motion to table.

Agenda Summary

2025-1144

Agenda Date: 12/2/2025 **Agenda Item No.:** 8.d

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-137 VRE PSL Landco, LLC - Special Exception Use

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.

Submitted By: Daniel Robinson, Planner III

Executive Summary: 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 Ordinance.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval subject to the following conditions: 1. 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. 2. 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. 3. 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.

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: The Site Plan Review Committee (SPRC) recommended approval at their October 8, 2025, meeting.

Issues/Analysis: This project is in the Becker Road Overlay District and the intent of the district is to have an

elevated appearance of the corridor. The staff worked with the applicant team to ensure the landscape plan is enhanced by additional plantings between the sidewalk and the fueling area to help provide additional screening. The applicant has a related variance application for the size of the canopy over the fueling stations.

Special Consideration: N/A

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

Attachments:

- Staff Report
- Concept Plan
- Application
- Landscape Plan
- Public Works Memo
- Agent Authorization Letter
- Deed
- Staff Presentation

VRE PSL Landco, LLC
Special Exception Use
P25-137



Project Aerial Map

SUMMARY

Applicant's Request:	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.
Applicant:	Kimley-Horn and Associates
Property Owner:	VRE PSL Landco, LLC
Location:	Northwest corner of Port St. Lucie Boulevard and Becker Road.
Project Planner:	Daniel Robinson, Planner III

Project Description

The applicant is requesting a special exception approval 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). The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development. For the site plan to be approved as proposed the SEU requested is required. The property is located at the northwest corner of SW Becker Road and SW Port St. Lucie Boulevard and is legally described as Parcels A and B of NAU Ranch together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on May 23, 2025, to owners of property within a 750-foot radius of the subject property.

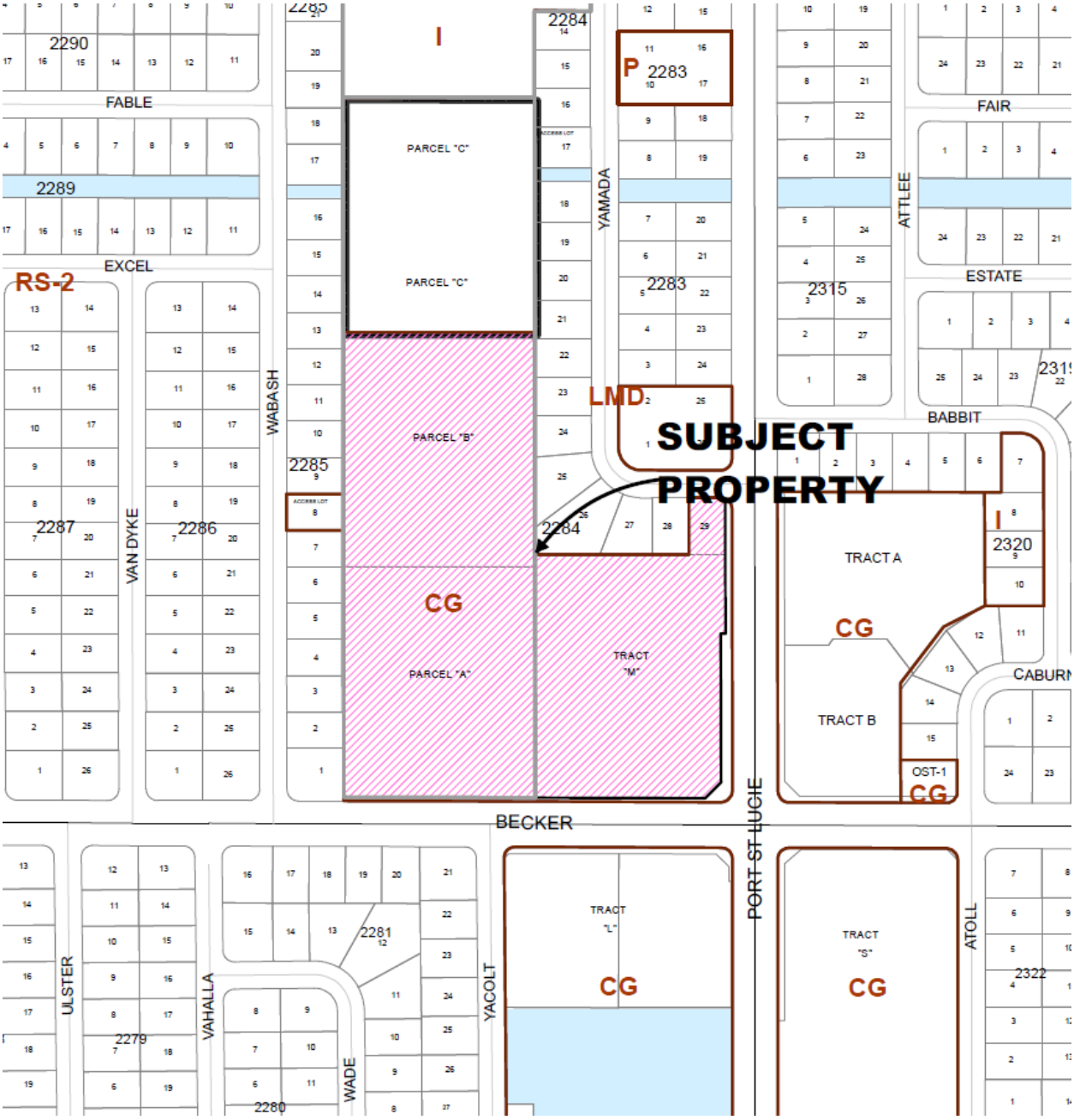
Location and Site Information

Parcel Number:	3420-660-0013-000-1, 4431-500-0001-000-8, 4431-500-0002-000-5, & 3420-660-2640-000-9
Property Size:	15.45 acres (672,817 SF)
Legal Description:	Parcels A and B of NAU Ranch together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three.
Future Land Use:	Northwest corner of Port St. Lucie Boulevard and Becker Road.
Existing Zoning:	CG - General Commercial
Existing Use:	CG - General Commercial

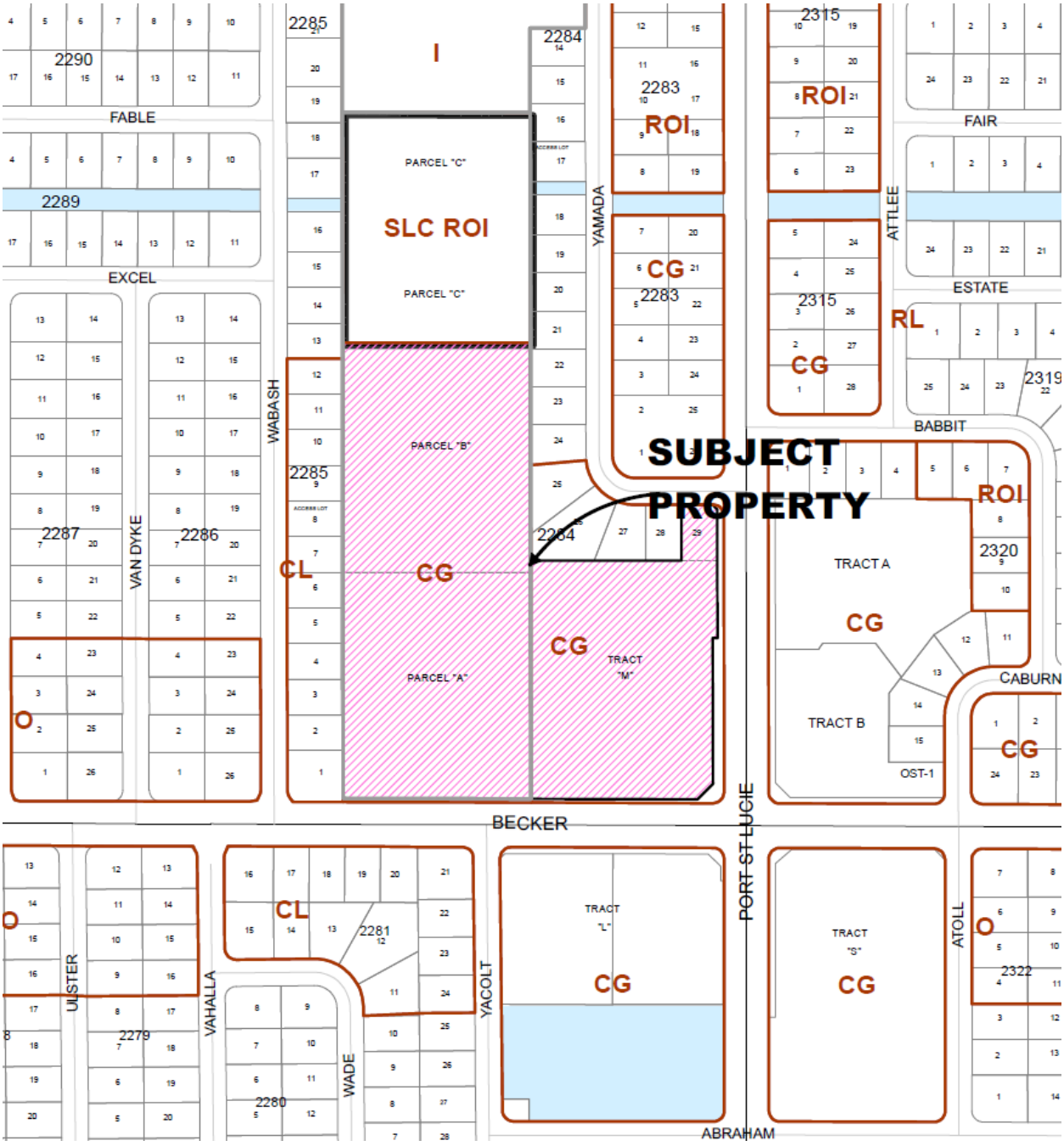
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC-RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential

CL - Light Commercial; CG-General Commercial; RS-2 Single Family Residential; SLC-RU- St. Lucie County Residential Urban; SLC-AR1 St. Lucie County Agricultural Residential 1


SUBJECT PROPERTY
RS-2
I
P
LMD
CG
FABLE
EXCEL
FAIR
ESTATE
BABBIT
CABURN
BECKER
YAMADA
ATTLEE
WABASH
VAN DYKE
ULSTER
VAHALLA
WADE
YACOLT
PORT ST LUCIE
ATOLL
PARCEL "A"
PARCEL "B"
PARCEL "C"
TRACT A
TRACT B
TRACT "L"
TRACT "M"
TRACT "S"
OST-1
2279
2280
2281
2283
2284
2285
2286
2287
2289
2290
2315
2320
2322

Land Use Map


SUBJECT PROPERTY
SLC ROI
PARCEL "C"
PARCEL "B"
PARCEL "A"
TRACT "M"
TRACT "L"
TRACT "S"
TRACT A
TRACT B
OST-1
I
CG
CL
ROI
RL
O
2283
2284
2285
2286
2287
2289
2290
2315
2320
2322
2319
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2280
FABLE
EXCEL
FAIR
ESTATE
BABBIT
CABURN
BECKER
ABRAHAM
WABASH
VAN DYKE
YAMADA
ATTLEE
PORT ST LUCIE
YACOLT
VAHALLA
WADE
ULSTER
ATOLL

Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Applicant's Response: The proposed convenience store with fuel is part of a larger 15 acre proposed commercial development. Access to the site will be provided off of shared driveways and access aisles. Two driveways are proposed on PSL BLVD, and two driveways are proposed on Becker.
- Staff findings: The property is located within a proposed shopping center site that includes multiple commercial buildings. Adequate ingress and egress will be required for site plan approval.

(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: The code required off-street parking will be provided on-site completely internal to the site. The code required landscape buffers will be provided for the entire commercial complex and an enhanced landscape buffer (above code minimum) is provided along the proposed convenience store with fuel for additional buffering.
- Staff findings: Adequate off-street parking and loading areas are required to be provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties at the time of site plan approval.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: There is an existing water main in Port St. Lucie Boulevard and Becker Road and an existing force main in Port St. Lucie Boulevard. The proposed commercial development will provide a looped water main and lift station to serve the development.
- Staff findings: Adequate utilities are available to service the development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: Additional landscape buffer plantings, above what is required by code, are proposed along the convenience store with fuel frontage. A 3' tall berm is also proposed along Port St. Lucie Boulevard street frontage to create a barrier between the pedestrian sidewalk and proposed development and visually shield the development from homes on the east side of Port St. Lucie Boulevard.

- Staff findings: Additional buffering is required. The site's landscape plan provides increased perimeter landscaping. Staff recommends conditions for the additional landscaping requirements.

(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: Proposed site lighting will meet code min. and code max. photometric standards.
- Staff findings: Signs and proposed exterior lighting shall 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. This shall be shown at the time of site plan approval.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Applicant's Response: Open spaces and sidewalks are designed to promote pedestrian connectivity between the commercial shopping plaza, Shade trees are proposed throughout the parking lot to provide shade to pedestrians and vehicles. A pedestrian plaza is proposed at the intersection of Becker and PSL Blvd with benches and trash receptacle for pedestrians in the right-of-way.

- Staff findings*:* Yards and open spaces shall be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: The convenience store with fuel will be in conformance with the City's Land Development standards and standard details. A special exception is being sought for the proposed use only not to allow any deviations other land development standards.

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(10 & 12)-CG (General Commercial) Zoning District and shall conform to all provisions of the City's Zoning Code and the Becker Road Overlay District unless relief is provided and approved.

(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 proposed use will benefit the residents and workers in the City. Today there is an existing WAWA convenience store with fuel at the southwest corner of the intersection. Allowing a second competing c-store with fuel gives patrons a second option for shopping and keeps gas prices competitive.

- Staff findings: By adhering to City Codes and Backer Road Overlay Design Standard Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: Turn lanes and adequate driveway throat depths will be provided to promote a steady flow of traffic into and out of the site. A busy intersection is the logical place for a convenience store with fuel.

- Staff findings: The facility is not expected to generate noise that would constitute a nuisance. The day-to-day activities are expected to be consistent with other existing retail convenience stores and automobile fuel service stations.

(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: The site is zoned CG - commercial general and c-store with fuel is an allowed use. A special exception is required because of the Becker Road Overlay District standards. A buffer wall is proposed along the parcels north and west boundaries to create a barrier between the commercial zoning and existing residential zoning.

- Staff findings: The proposed retail convenience store and automobile fuel sales for a fuel service station will be compatible with the existing and permitted uses of adjacent properties.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- 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 the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

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

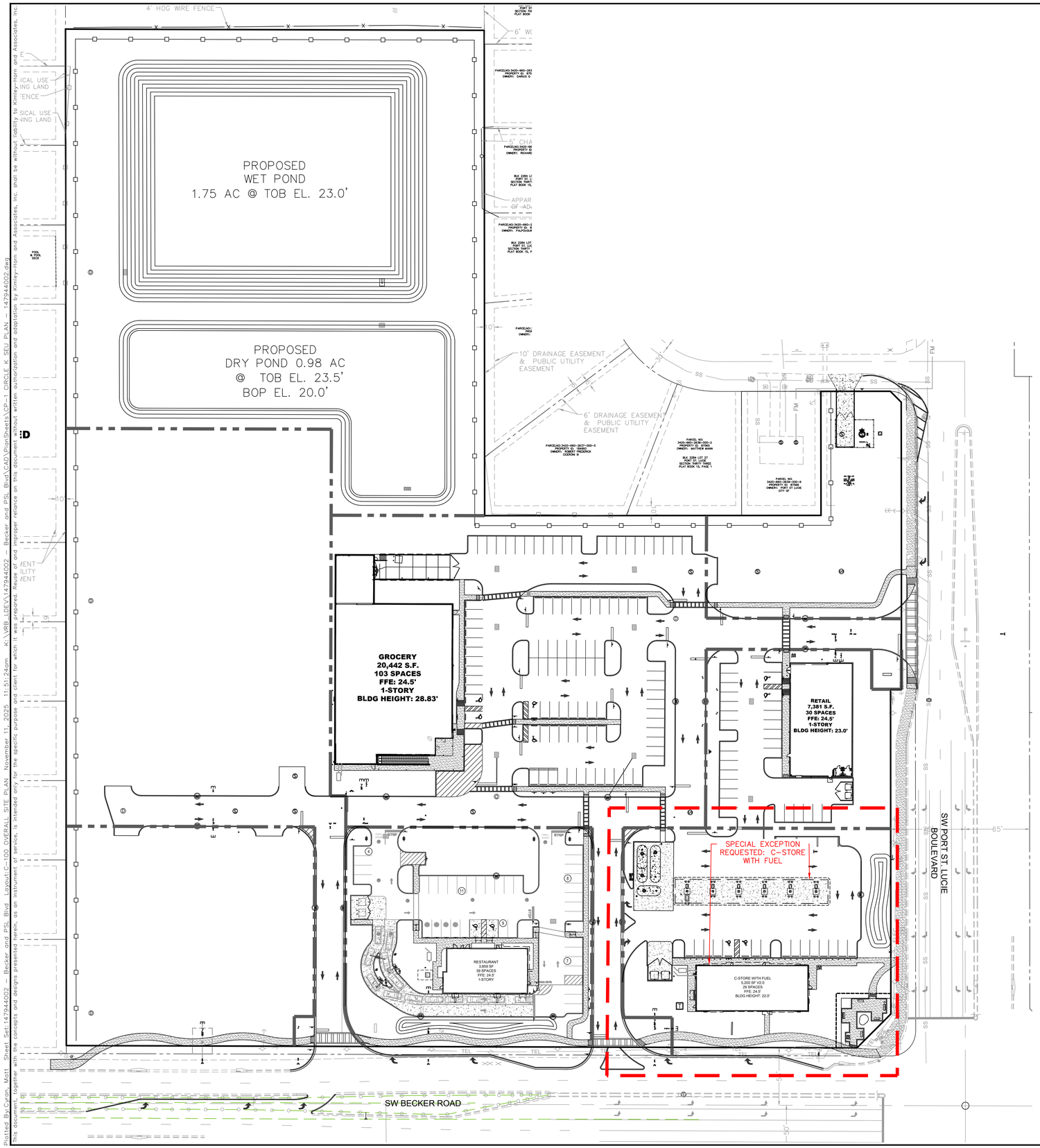
If approved, staff recommends the following conditions of approval:

1. **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.**
2. **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.**
3. **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.**

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.



LEGAL DESCRIPTION

PARCEL 1:
PARCELS "A" AND "B" OF NAU RANCH, RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A STRIP OF LAND 8.00 FEET WIDE LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY LINE OF BECKER ROAD AND THE SOUTHWEST CORNER OF SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 422.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 0°05'23" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°52'22" WEST ALONG A LINE PARALLEL TO SAID NORTH RIGHT—OF—WAY OF BECKER ROAD, A DISTANCE OF 422.04 FEET; THENCE SOUTH 0°06'09" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOT 8, BLOCK 2285, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOT 29, BLOCK 2284, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 830.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO A POINT OF TANGENCY WITH A LINE, ALSO BEING THE WEST RIGHT—OF—WAY OF PORT ST. LUCIE BOULEVARD; THENCE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY, A DISTANCE OF 519.91 FEET TO THE SOUTHEAST CORNER OF LOT 29, BLOCK 2284, AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE RECORDED IN PLAT BOOK 15, PAGE 1, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTH RIGHT—OF—WAY LINE OF YAMADA DRIVE; THENCE SOUTH 45°02'04" EAST, A DISTANCE OF 14.98 FEET; THENCE SOUTH 0°05'23n EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 114.39 FEET; THENCE NORTH 89°54'37" EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
TRACT M, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH, RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 422.00 FEET TO A POINT OF INTERSECTION OF THE NORTH RIGHT—OF—WAY LINE OF BECKER ROAD AND THE SOUTHWEST CORNER OF TRACT "M" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE, RECORDED IN PLAT BOOK 15, PAGE 1, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'22" EAST ALONG SAID NORTH RIGHT—OF—WAY A DISTANCE OF 408.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO A POINT OF TANGENCY WITH A LINE, ALSO BEING THE WEST RIGHT—OF—WAY OF PORT ST. LUCIE BOULEVARD; THENCE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY, A DISTANCE OF 519.91 FEET; THENCE SOUTH 89°54'37" WEST DEPARTING SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 1400 FEET; THENCE SOUTH 0°05'23" EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 175.24 FEET; THENCE SOUTH 89°54'37", A DISTANCE OF 11.00 FEET; THENCE SOUTH 0°05'23" EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 327.20 FEET; THENCE SOUTH 45°00'41" WEST, A DISTANCE OF 4863 FEET; THENCE NORTH 89°52'22" WEST PARALLEL TO SAID NORTH RIGHT—OF—WAY LINE OF BECKER ROAD, A DISTANCE OF 374.55 FEET; THENCE SOUTH 0°05'23n EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 15.447 ACRES (672,879 SQ. FT.) MORE OR LESS AND IS SITUATED SECTION 31, TOWNSHIP 47 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY, FLORIDA.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPERTY LINE
- PARCEL BOUNDARY
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED WATER GATE VALVE
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER MANHOLE
- SS — PROPOSED SANITARY SEWER MAIN
- FM — FM — PROPOSED 8" SANITARY FORCE MAIN
- PROPOSED STORM SEWER PIPE
- PROPOSED ROADWAY CURB INLET - TYPE P-5
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET TYPE P-9
- PROPOSED TRANSFORMER PAD
- PROPOSED CONCRETE (LIGHT DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- P.S.L.U.E. — PORT ST. LUCIE UTILITY EASEMENT
- L.B.E. — LANDSCAPE BUFFER EASEMENT
- A.E. — ACCESS EASEMENT

CHRISTOPHER J. HOLLEN
LICENSE
No. 74685
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Christopher J Hollen
DN: cn=Christopher J Hollen, c=US, o=KIMLEY-HORN AND ASSOCIATES INC., email=chris.hollen@kimley-horn.com
Date: 2025.11.03 10:12:15 -05'00'

No.	DESCRIPTION	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 147944002
DATE 9/19/2025
SCALE AS SHOWN
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY CJH

CONCEPT PLAN

C-STORE WITH FUEL SEU

PREPARED FOR
THE MORGAN COMPANIES
FLORIDA

CITY OF PORT ST. LUCIE

CITY OF PORT ST. LUCIE PROJECT # P25-137
PSLUSD PROJECT # 11-434-00

SHEET NUMBER
CSP-1

Plotted By:Cyron Matt Sheet Set:147944002 – Becker and PSL Blvd Layout:C-100 OVERALL SITE PLAN November 11, 2025 11:51:24am K:\VRB_LDEV\147944002 – Becker and PSL Blvd\CAD\PlanSheets\CP-1 CIRCLE K SEU PLAN – 147944002.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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: MATT.CYRAN@KIMLEY-HORN.COM

PROPERTY OWNER:

Name: VRE PSL LANDCO LLC

Address: 351 E. HUDGINS STREET, GRAPEVINE, TX 76051

Telephone No.: 214-422-5578 Email MZONKER@VERDAD.COM

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: CHRIS HOLLEN, P.E.

Address: 445 24TH STREET,SUITE 200, VERO BEACH, FL 32960

Telephone No.: 772-794-4087 Email CHRIS.HOLLEN@KIMLEY-HORN.COM

SUBJECT PROPERTY:

Legal Description: SEE SURVEY

Parcel I.D Number: 3420-660-0013-000-1

Address: NW INTERSECTION OF BECKER AND PSL BLVD Bays: _____

Development Name: Circle K - Woodland Trails (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 5,200 SF (BLDG) Assembly Area (sq. ft.): 1.32 AC (Parcel)

Current Zoning Classification: General Commercial SEU Requested: Convenience Store with Gas

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

Convenience store with fuel use is considered a special exception in the Becker Road Overlay District that this parcel is located in. The proposed development is located at the NW corner of the intersection of Becker Road and SW Port St. Lucie Boulevard, a heavily trafficked intersection, where a fueling station is a logical user.

Signature of Applicant	Christopher Hollen, P.E.	8-6-2025
	Hand Print Name	Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

The proposed convenience store with fuel is part of a larger ~15 acre proposed commercial development. Access to the site will be provided off of shared driveways and access aisles. Two driveways are proposed on PSL BLVD and two driveways are proposed on Becker.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

The code required off-street parking will be provided on-site completely internal to the site. The code required landscape buffers will be provided for the entire commercial complex and an enhanced landscape buffer (above code minimum) is provided along the proposed convenience store with fuel for additional buffering.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

There is an existing water main in Port St. Lucie Boulevard and Becker Road and an existing force main in Port St. Lucie Boulevard. The proposed commercial development will provide a looped water main and lift station to serve the development.

(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.

Additional landscape buffer plantings, above what is required by code, are proposed along the convenience store with fuel frontage. A 3' tall berm is also proposed along Port St. Lucie Boulevard street frontage to create a barrier between the pedestrian sidewalk and proposed development and visually shield the development from homes on the east side of Port St. Lucie Boulevard.

(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.

Proposed site lighting will meet code min. and code max. photometric standards.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Open spaces and sidewalks are designed to promote pedestrian connectivity between the commercial shopping plaza. Shade trees are proposed throughout the parking lot to provide shade to pedestrians and vehicles. A pedestrian plaza is proposed at the intersection of Becker and PSL Blvd with benches and trash receptacle for pedestrians in the right-of-way.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

The convenience store with fuel will be in conformance with the City's Land Development standards and standard details. A special exception is being sought for the proposed use only not to allow any deviations other land development standards.

(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

The proposed use will benefit the residents and workers in the City. Today there is an existing WAWA convenience store with fuel at the south west corner of the intersection. Allowing a second competing c-store with fuel gives patrons a second option for shopping and keeps gas prices competitive.

(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.

Turn lanes and adequate driveway throat depths will be provided to promote a steady flow of traffic into and out of the site. A busy intersection is the logical place for a convenience store with fuel.

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

The site is zoned CG - commercial general and c-store with fuel is an allowed use. A special exception is required because of the Becker Road Overlay District standards. A buffer wall is proposed along the parcels north and west boundaries to create a barrier between the commerical zoning and existing residential zoning.

Signature of Applicant	Christopher Hollen, P.E.	8-6-2025
	Hand Print Name	Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

§ 158.260 REQUIREMENTS AND APPROVAL

Special Exceptions are uses that would only be allowed under certain conditions and are required to be compatible with the existing neighborhood. It is expected that any such approval be implemented in a timely manner to ensure the use is established under the physical conditions of the area in place when approved. Therefore, Special Exception Uses shall expire after one year on the date of approval unless the applicant has received final site plan approval, or if a site plan is not required, the appropriate permits to allow development of the use to continue as approved.

Approval of a special exception application shall be granted by the City Council only upon a finding that:

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: Becker and PSL Blvd - Circle K

Project Number: P _____ New Submittal _____ or Resubmittal_____ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ *= Provided* *X = Incomplete or Missing* *NA = Not Applicable*

Applicant Checklist	*Description of Item Provided*	*Sufficient*		
		P&Z	*Eng.*	*Utility*
	Sufficiency Checklist: One original completed and signed by applicant.			
	2 CD's with all application materials			
	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
	Written Response to Comments: Sixteen copies. For resubmittals only.			
	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
	Application Fees: Refer to each department's fee schedule.			
	Proof of Ownership:			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or…			
	…Unity of Title			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and binding PUD agreement			
	Density statement			
	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: Becker and PSL Blvd - Circle K

Project Number: P _____ New Submittal _____ or Resubmittal_____ (Check One)

Applicant Certification

I, Christopher J. Hollen, P.E. *(Print or type name)*, do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

_____ 8-6-2025

(Signature of Applicant) *(Date)*

Planning and Zoning Department Representative

I, _____ (*Print name)*, as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*. *Additional Comments:*

_____

(Signature of Planning and Zoning Department Representative) *(Date)*

Engineering Department Representative

I, _____ (*Clearly print or type name)*, as a representative of the Engineering Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*. *Additional Comments*:

_____

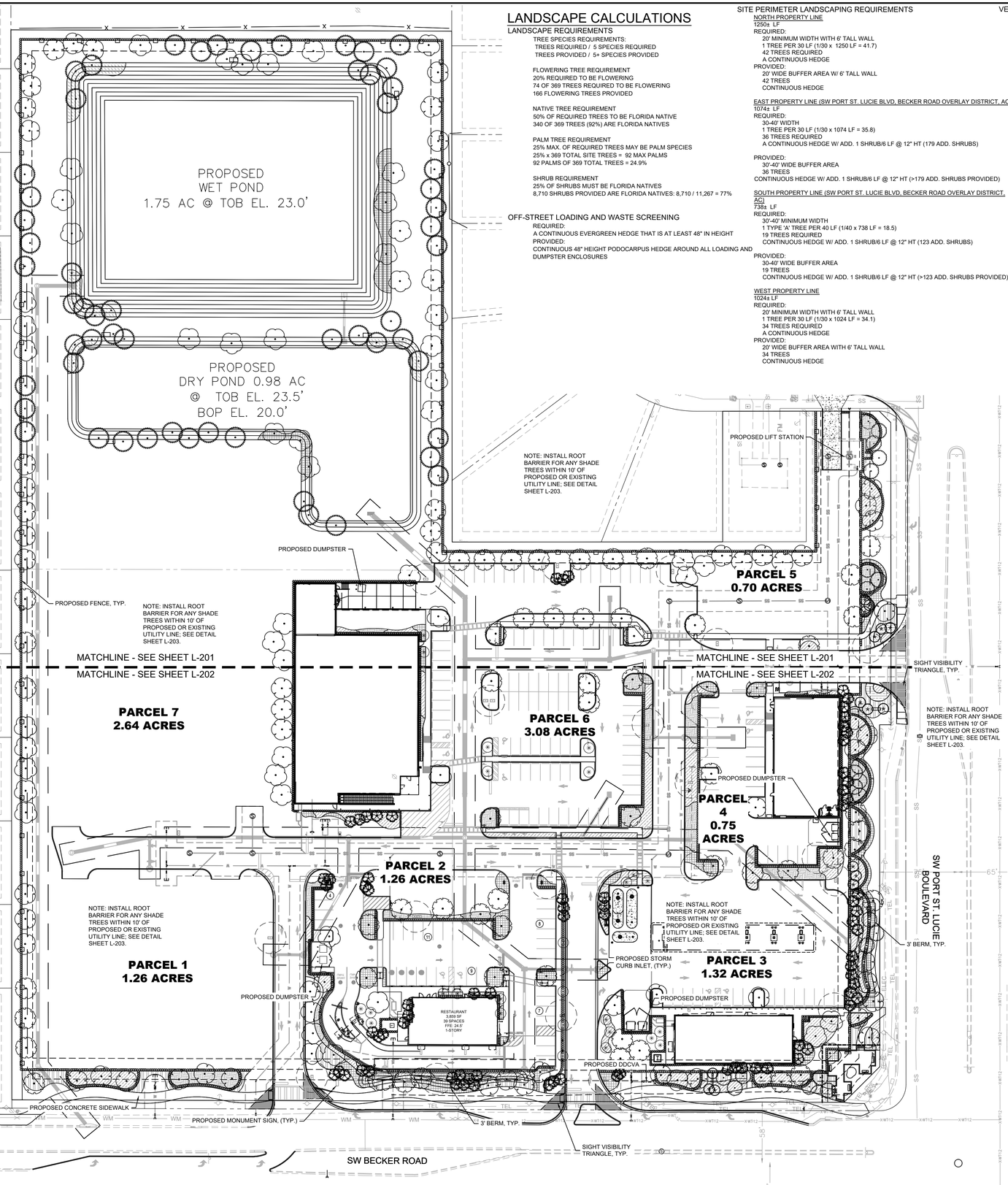
(Signature of Engineering Department Representative) *(Date)*

Utilities System Department

I, _____ (*Clearly print or type name)*, as a representative of the Utilities System Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)* *Additional Comments:*

_____

(Signature of Utility System Department Representative) *(Date)*



LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS

TREE SPECIES REQUIREMENTS:
TREES REQUIRED / 5 SPECIES REQUIRED
TREES PROVIDED / 5+ SPECIES PROVIDED

FLOWERING TREE REQUIREMENT
20% REQUIRED TO BE FLOWERING
74 OF 369 TREES REQUIRED TO BE FLOWERING
166 FLOWERING TREES PROVIDED

NATIVE TREE REQUIREMENT
50% OF REQUIRED TREES TO BE FLORIDA NATIVE
340 OF 369 TREES (92%) ARE FLORIDA NATIVES

PALM TREE REQUIREMENT
25% MAX. OF REQUIRED TREES MAY BE PALM SPECIES
25% x 369 TOTAL SITE TREES = 92 MAX PALMS
92 PALMS OF 369 TOTAL TREES = 24.9%

SHRUB REQUIREMENT
25% OF SHRUBS MUST BE FLORIDA NATIVES
8,710 SHRUBS PROVIDED ARE FLORIDA NATIVES: 8,710 / 11,267 = 77%

OFF-STREET LOADING AND WASTE SCREENING

REQUIRED:
A CONTINUOUS EVERGREEN HEDGE THAT IS AT LEAST 48" IN HEIGHT
PROVIDED:
CONTINUOUS 48" HEIGHT PODOCARPUS HEDGE AROUND ALL LOADING AND DUMPSTER ENCLOSURES

SITE PERIMETER LANDSCAPING REQUIREMENTS

NORTH PROPERTY LINE
1260± LF
REQUIRED:
20' MINIMUM WIDTH WITH 6' TALL WALL
1 TREE PER 30 LF (1/30 x 1250 LF = 41.7)
42 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA W/ 6' TALL WALL
42 TREES
CONTINUOUS HEDGE

EAST PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
1074± LF
REQUIRED:
30-40' WIDTH
1 TREE PER 30 LF (1/30 x 1074 LF = 35.8)
36 TREES REQUIRED
A CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (179 ADD. SHRUBS)
PROVIDED:
30'-40' WIDE BUFFER AREA
36 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>179 ADD. SHRUBS PROVIDED)

SOUTH PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
738± LF
REQUIRED:
30'-40' MINIMUM WIDTH
1 TYPE 'A' TREE PER 40 LF (1/40 x 738 LF = 18.5)
19 TREES REQUIRED
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (123 ADD. SHRUBS)
PROVIDED:
30-40' WIDE BUFFER AREA
19 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>123 ADD. SHRUBS PROVIDED)

WEST PROPERTY LINE
1024± LF
REQUIRED:
20' MINIMUM WIDTH WITH 6' TALL WALL
1 TREE PER 30 LF (1/30 x 1024 LF = 34.1)
34 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA WITH 6' TALL WALL
34 TREES
CONTINUOUS HEDGE

VEHICULAR USE AREA REQUIREMENTS

REQUIRED:
1 SF OF LANDSCAPE AREA PER 18 SF OF VUA (SF VUA)
180 SF MIN. PER AREA, 10' MIN. WIDTH WITH 1 TREE PER AREA
SHRUBS AND GROUND COVER NOT TO EXCEED 3' H.

VUA PERIMETER TREE REQUIREMENT
ONE (1) TREE PER 30 LINEAR FEET WITH CONTINUOUS HEDGE (24"OC)

PARKING ISLAND TERMINAL (P.I.T.) REQUIREMENT 1 TREE PER ISLAND

PARCEL 1:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 2:
VUA LANDSCAPE REQUIRED:
28536.01 VUA/18 SF =
1585.33 SF VUA LANDSCAPE AREA
9 PARKING ISLANDS =
9 REQUIRED PARKING ISLAND TREES

PROVIDED:
5525 SF OF VEHICULAR USE LANDSCAPE AREA
9 PARKING ISLAND TREES

PARCEL 3:
VUA LANDSCAPE REQUIRED:
37636.48 VUA/18 SF =
1535.36 SF VUA LANDSCAPE AREA
2 PARKING ISLANDS =
2 REQUIRED PARKING ISLAND TREES

PROVIDED:
1030 SF OF VEHICULAR USE LANDSCAPE AREA**
2 PARKING ISLAND TREES

**LANDSCAPE AREA LESS THAN REQUIRED SF DUE TO OUTPARCEL INTENDED USE

PARCEL 4:
VUA LANDSCAPE REQUIRED:
12207.20 VUA/18 SF =
678.18 SF VUA LANDSCAPE AREA
7 PARKING ISLANDS =
7 REQUIRED PARKING ISLAND TREES

PROVIDED:
5573 SF OF VEHICULAR USE LANDSCAPE AREA
7 PARKING ISLAND TREES

PARCEL 5:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 6:
VUA LANDSCAPE REQUIRED:
47193.79 VUA/18 SF =
2621.88 SF VUA LANDSCAPE AREA
16 PARKING ISLANDS =
16 REQUIRED PARKING ISLAND TREES

PROVIDED:
7345 SF OF VEHICULAR USE LANDSCAPE AREA
16 PARKING ISLAND TREES

PARCEL 7:
VUA LANDSCAPE REQUIRED: N/A

BUILDING FACADE REQUIREMENTS

1 TREE OR PALM PER 30LF OF BUILDING (1/30 x xx LF = x)
1 SHRUB/ 2 LF OF BUILDING
MINIMUM WIDTH OF 3' TO 15' FROM FACADE

PARCEL 1:
REQUIRED: N/A

PARCEL 2:
264.45 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 264.45 LF = 8.8 TREES/PALMS)
9 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 264.45 LF = 132.2)
132 SHRUBS REQUIRED

PROVIDED:
7 PALMS, 2 FLOWERING TREES
477 TOTAL SHRUBS

PARCEL 3:
322.42 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 322.42 LF = 10.7 TREES/PALMS)
11 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 322.42 LF = 161.2)
161 SHRUBS REQUIRED

PROVIDED:
11 PALMS
161 TOTAL SHRUBS

PARCEL 4:
358.38 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 358.38 LF = 11.9 TREES/PALMS)
12 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 358.38 LF = 179.1)
179 SHRUBS REQUIRED

PROVIDED:
12 PALMS
218 TOTAL SHRUBS

PARCEL 5:
REQUIRED: N/A

PARCEL 6:
564.46 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 564.46 LF = 18.8 TREES/PALMS)
19 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 564.46 LF = 282.2)
282 SHRUBS REQUIRED

PROVIDED:
16 PALMS, 3 FLOWERING TREES
1042 TOTAL SHRUBS

PARCEL 7:
REQUIRED: N/A

STORMWATER POND LANDSCAPE REQUIREMENTS

NORTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK (1/40 x 1081 LF = 27 TYPE A TREES OR 54 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK (1/8 x 1081 LF = 135 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK (1/8 x 1081 LF = 135 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK (1/400 x 1081 LF = 3 BENCHES)

PROVIDED:
27 TYPE A TREES
135 SHRUBS
135 SQ FT OF GROUND COVER
3 BENCHES

STORMWATER POND LANDSCAPE REQUIREMENTS

SOUTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK (1/40 x 949 LF = 24 TYPE A TREES OR 48 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK (1/8 x 949 LF = 119 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK (1/8 x 949 LF = 119 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK (1/400 x 949 LF = 2 BENCHES)

PROVIDED:
24 TYPE A TREES
119 SHRUBS
119 SQ FT OF GROUND COVER
2 BENCHES

TREE MITIGATION REQUIREMENTS

ENTIRE SITE = 15.45 AC
25% MITIGATION ON UPLAND AREA REQUIRED FOR SITES OVER 2 AC
MITIGATION PAYMENT = $25,005 / AC
15.45 AC X 25% = 3.862 AC
3.862 AC X $25,005 / AC =
$96,569.30 MITIGATION FUND PAYMENT REQUIRED

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

PSLUSD LANDSCAPE NOTES:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERIMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER/WASTEWATER/RECLAIMED WATER FACILITIES; ALSO, EXISTING AND PROPOSED WATER/WASTEWATER/RECLAIMED FACILITIES, AND RIGHT-OF WAY, LOT LINES AND ALL EASEMENT INFORMATION, SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER, SHALL BE INCLUDED.
THE PLANS SHALL INCLUDE AND CONFIRM TO THE FOLLOWING STANDARD NOTES:

A. ALL LANDSCAPING WITHIN PSLUSD UTILITY EASEMENTS AND WITHIN 10' OF PSLUSD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 154 OF THE CITY'S CODE OF ORDINANCES AND PSLUSD UTILITY STANDARDS.

B. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.

C. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

NOTES:
1. NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 154 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
2. ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
3. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
4. NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.
5. NO LANDSCAPE MATERIAL TALLER THAN 24" SHALL BE PLANTED WITHIN THE AREAS OF CLEAR SITE AT ROADWAY INTERSECTIONS.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, PLA 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.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER DURHAM — No. LA6667668 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT — DATE: 12/26/2025

KHA PROJECT 147944002	
DATE	12/13/24
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

LANDSCAPE PLAN

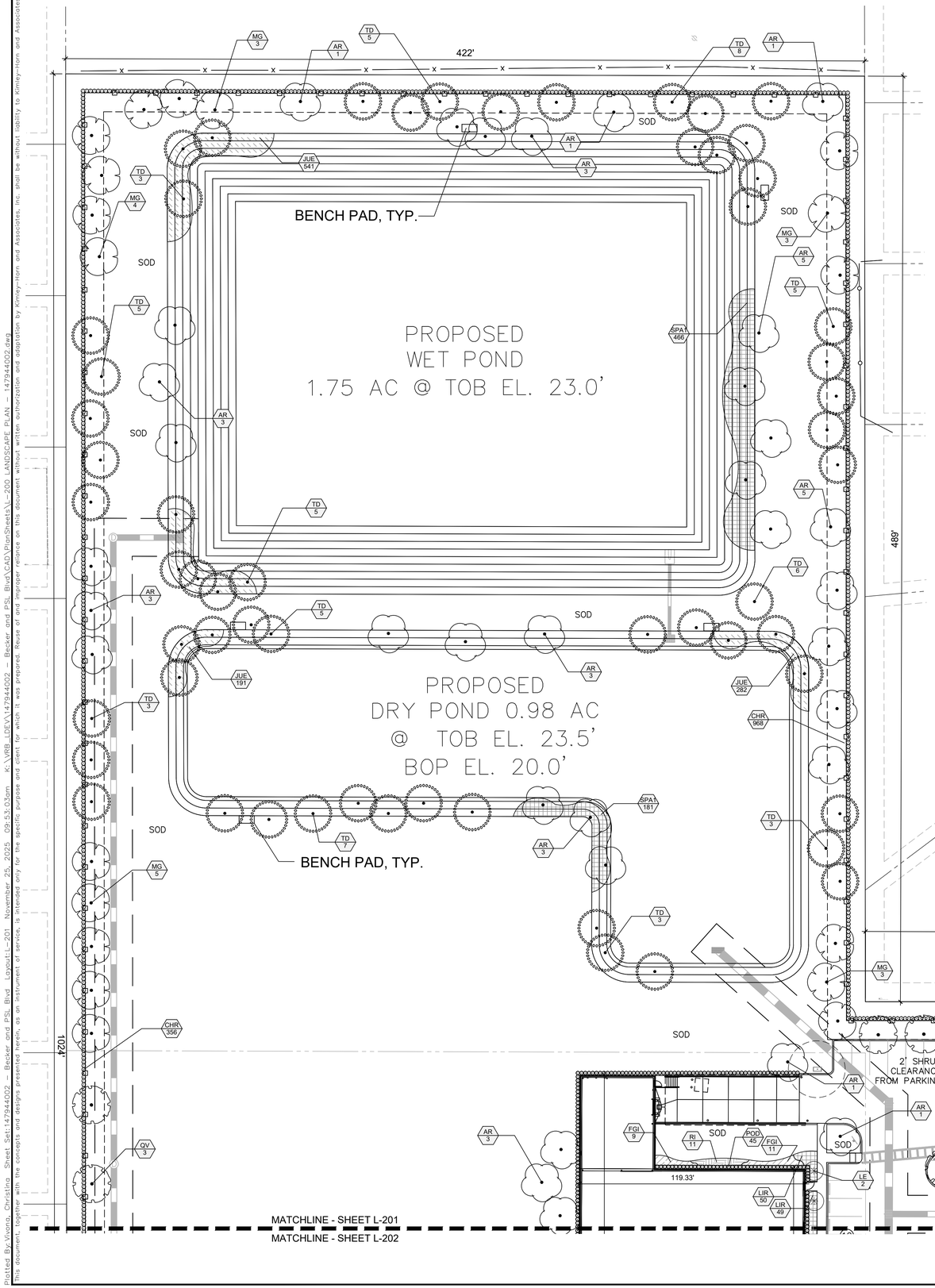
NWC - BECKER AND PORT ST. LUCIE BLVD

PREPARED FOR
THE MORGAN COMPANIES
FLORIDA

CITY OF PORT ST. LUCIE

SHEET NUMBER
L-200

Plotted By: Vicino, Christina Sheet Set: 147944002 - Becker and PSL Blvd Layout\L-200 LANDSCAPE PLAN — 147944002.dwg
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K:\VRB_LDE\147944002 - Becker and PSL Blvd Layout\L-200 November 25, 2025 09:52:58am



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
SHRUBS				
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	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

NOTES:
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3. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
4. NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.
5. NO LANDSCAPE MATERIAL TALLER THAN 24" SHALL BE PLANTED WITHIN THE AREAS OF CLEAR SITE AT ROADWAY INTERSECTIONS.

PSLUSD LANDSCAPE NOTES:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERIMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER/WASTEWATER/RECLAIMED WATER FACILITIES; ALSO, EXISTING AND PROPOSED WATER/WASTEWATER/RECLAIMED FACILITIES, AND RIGHT-OF WAY, LOT LINES AND ALL EASEMENT INFORMATION, SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER, SHALL BE INCLUDED.
THE PLANS SHALL INCLUDE AND CONFIRM TO THE FOLLOWING STANDARD NOTES:

A. ALL LANDSCAPING WITHIN PSLUSD UTILITY EASEMENTS AND WITHIN 10' OF PSLUSD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 154 OF THE CITY'S CODE OF ORDINANCES AND PSLUSD UTILITY STANDARDS.

B. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.

C. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE.
EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

No.	REVISIONS	DATE	BY

Kimley»Horn
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KYLER R. DURHAM LICENSE No LA6667668 DATE: 12/5/2025 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT

KHA PROJECT 147944002
DATE 12/13/24
SCALE AS SHOWN
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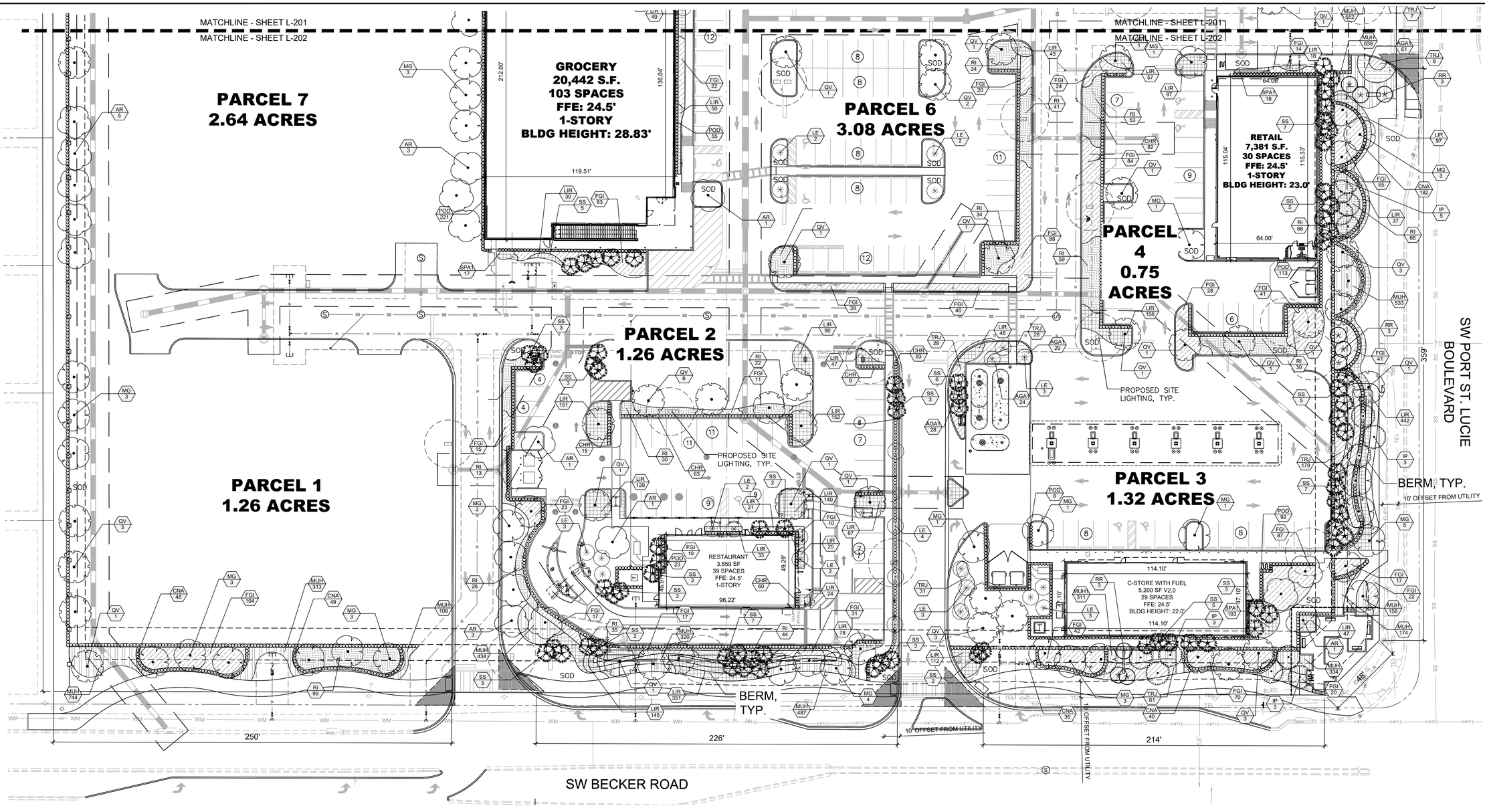
NWC - BECKER AND PORT ST. LUCIE BLVD

PREPARED FOR
THE MORGAN COMPANIES
CITY OF PORT ST. LUCIE FLORIDA

LANDSCAPE PLAN

SHEET NUMBER
L-201

Plotted By: Vivona, Christina Sheet Set: 147944002 – Becker and PSL Blvd Layout: L-201 November 25, 2025 09:53:03am K:\VRB_LDE\V\147944002 – Becker and PSL Blvd\CAD\PlanSheets\L-201 LANDSCAPE PLAN – 147944002.dwg
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NOTES:

1. NO LANDSCAPING SHALL BE PLANTED IN A MANNER THAT WOULD ADVERSELY AFFECT UTILITY EASEMENTS. LANDSCAPING SHALL BE IN COMPLIANCE WITH CHAPTER 154 OF THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES, PSLUSD TECHNICAL SPECIFICATIONS AND POLICIES.
2. ALL LANDSCAPING WITHIN CITY UTILITY EASEMENTS SHALL COMPLY WITH PSLUSD TECHNICAL SPECIFICATIONS, POLICIES, AND CODES.
3. TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY PSLUSD UNDERGROUND INFRASTRUCTURE.
4. NO LANDSCAPING OTHER THAN SOD GRASSES SHALL BE LOCATED WITHIN 5' OF A PSLUSD APPURTENANCE SUCH AS A WATER METER ASSEMBLY, BACKFLOW DEVICE, FIRE HYDRANT OR SEWER CLEANOUT, ETC.
5. NO LANDSCAPE MATERIAL TALLER THAN 24" SHALL BE PLANTED WITHIN THE AREAS OF CLEAR SITE AT ROADWAY INTERSECTIONS.

PSLUSD LANDSCAPE NOTES:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERIMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER/WASTEWATER/RECLAIMED WATER FACILITIES; ALSO, EXISTING AND PROPOSED WATER/WASTEWATER/RECLAIMED FACILITIES, AND RIGHT-OF WAY, LOT LINES AND ALL EASEMENT INFORMATION, SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER, SHALL BE INCLUDED.
THE PLANS SHALL INCLUDE AND CONFIRM TO THE FOLLOWING STANDARD NOTES:

A. ALL LANDSCAPING WITHIN PSLUSD UTILITY EASEMENTS AND WITHIN 10' OF PSLUSD INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 154 OF THE CITY'S CODE OF ORDINANCES AND PSLUSD UTILITY STANDARDS.

B. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.

C. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE.
EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

NORTH

GRAPHIC SCALE IN FEET
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CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

No.	REVISIONS	DATE	BY

Kimley»Horn

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KYLER DURHAM — LICENSE No LA6667668 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT
DATE: 12/05/2025

KHA PROJECT 147944002
DATE 12/13/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LANDSCAPE PLAN

NWC - BECKER AND PORT ST. LUCIE BLVD

PREPARED FOR
THE MORGAN COMPANIES
FLORIDA

CITY OF PORT ST. LUCIE

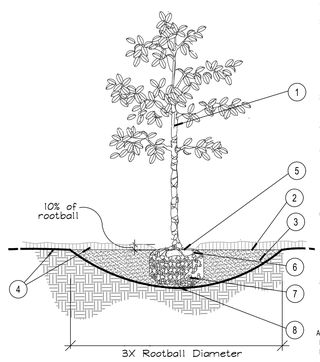
SHEET NUMBER
L-202

Plotted By: Vicona, Christina Sheet Set: 147944002 Becker and PSL Blvd Layout: L-202 November 26, 2025 09:53:10am K:\VRB_DFW\147944002 — Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN — 147944002.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL	HT	NATIVE	WATER USE
TREES									
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM	F.G.	2.5" CAL MIN.	12` HT MIN., 5` SPR	YES	LOW
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`	F.G.	4" CAL MIN.	14` HT., 6` SPR.	NO	MODERATE
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
PALM TREES									
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA	F.G.	--	14` CT	YES	LOW
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO	F.G.	--	12`-14` HT	YES	LOW
UNDERSTORY TREES									
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`	F.G.	1.5" CAL MIN	10` HT	NO	MODERATE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE	NATIVE	WATER USE
SHRUBS									
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`	CONT.	24" O.C.	24" HT MIN., 30" SPR MIN	YES	LOW
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`	CONT.	24" O.C.	24" HT. MIN,, 24" SPR MIN.	YES	LOW
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS	CONT.	30" O.C.	48" HT MIN., 24" SPR. MIN.	NO	MODERATE
SHRUB AREAS									
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS	CONT.	24" O.C.	24" HT MIN.	NO	MODERATE
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`	CONT.	36" OC	24" HT MIN., 24" SPR MIN.	NO	
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS	CONT.	12" O.C.	24" HT MIN.	YES	LOW
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	CONT.	12" O.C.	24" HT MIN	YES	LOW
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI	CONT.	12" O.C.	24" HT MIN	YES	LOW
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES	CONT.	12" O.C.	18" HT. MIN., 18" SPR. MIN.	NO	MODERATE
GROUND COVERS									
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS	CONT.	12" O.C.	24" HT MIN.	YES	LOW
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`	CONT.	12" O.C.	18" HT	NO	MODERATE

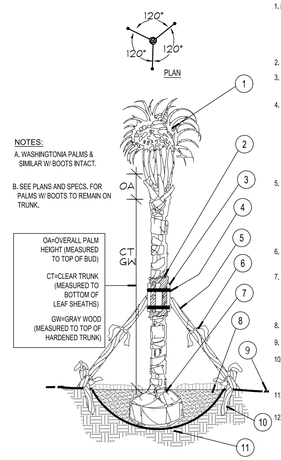


1, TRUNK
2, 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS),
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS



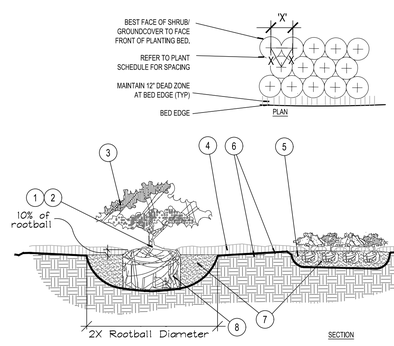
1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS, UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

NOTES:
A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

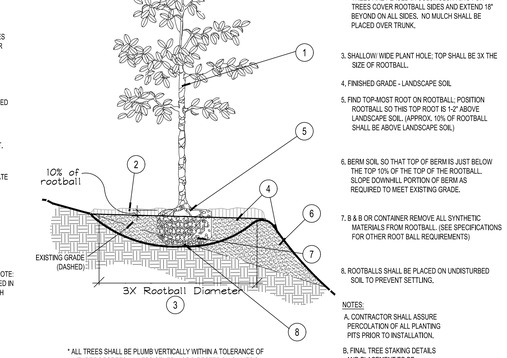
B Palm Planting and Staking
SECTION — NTS



NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASSHEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS

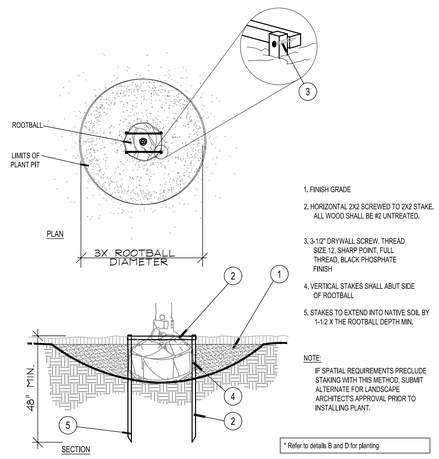


1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION — NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE, ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

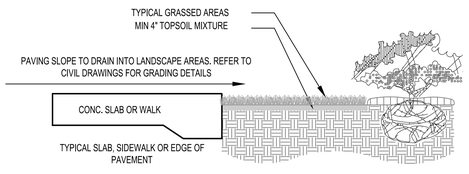
NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

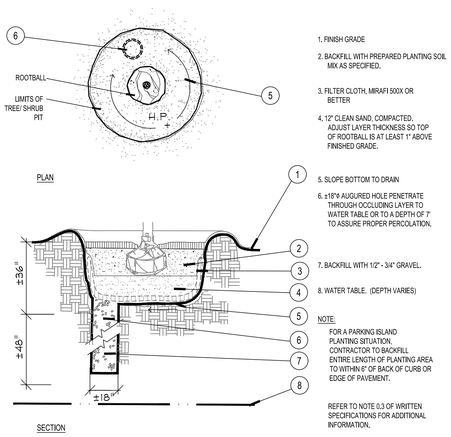
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS

SOD NOTES:
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 2" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:
1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.



F SOD
SECTION — NTS



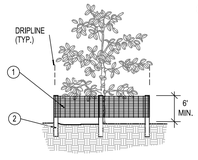
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED, ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ø18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.



2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

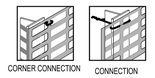
INSTALLATION NOTES:
A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

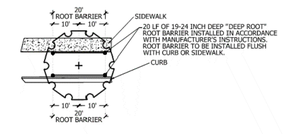
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.



H Tree/Shrub Protector
Barrier Detail — NTS



ROOT BARRIER DETAIL
PLAN VIEW — *NTS*

THE CITY OF PSL WILL ALLOW STREET TREES WITHOUT ROOT BARRIERS AS LONG AS THEY ARE A MINIMUM OF 5 FEET FROM THE EDGE OF BOTH THE SIDEWALK AND CURB.

ROOT BARRIER SHALL BE USED WHEN A STREET TREE IS LESS THAN 5' FROM THE EDGE OF A SIDEWALK AND/OR LESS THAN 5' FROM THE EDGE OF A CURB. (MEASUREMENT IS FROM INSIDE TO INSIDE OF LANDSCAPE STRIP)

I Root Barrier
Barrier Detail — NTS

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

No.	REVISIONS	DATE	BY

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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KYLER DURHAM — LICENSE NO LA6667668 — DATE: 12/13/2025 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT

KHA PROJECT	147944002
DATE	12/13/24
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

LANDSCAPE DETAILS

NWC - BECKER AND PORT ST. LUCIE BLVD

PREPARED FOR
THE MORGAN COMPANIES
FLORIDA
CITY OF PORT ST. LUCIE

SHEET NUMBER
L-203

Plotted By:Vivona, Christina Sheet Set:147944002 — Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN — 147944002.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.
2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.
4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.
7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.
9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.
10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE, PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE. MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC,., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E, THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
   - A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   - B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
   - C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS. A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:
   - A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
   - B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE

MEMORANDUM

TO: Daniel Robinson, Planner III, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works CAC

FROM: Evan Delgado, Project Coordinator, Public Works

DATE: November 24, 2025

SUBJECT: P25-137 - VRE PSL Landco, LLC - Fuel & Convenience Store Traffic Generation, Stacking & Circulation Approval

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This application and Traffic Report prepared by Kimley-Horn and Associates dated October 31, 2025 has been reviewed by the Public Works Department and an independent traffic consultant hired by the city. 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 Traffic Report analyzed the overall development site for the vehicular trips associated with the shopping plaza, fast-food restaurant with drive-thru, and convenience store with gas station uses. The overall development is anticipated to generate a cumulative 6,653 Average Daily, 505 AM Peak Hour and 646 PM Peak Hour trips. The proposed Fuel Station and Convenience store use is anticipated to generate 813 Average Daily, 62 AM Peak Hour and 154 PM Peak Hour net driveway Trips.

All trips to the proposed Fuel Station and Convenience store will be through the internal driveway network that will be established for the overall development site. The overall development will construct a median cut on SW Becker Rd for a dedicated east bound left turn lane into one of two driveways on SW Becker Rd. This western driveway on SW Becker Road will be limited to left-in/right-in/right-out only. The eastern driveway on SW Becker Rd will be limited to right-in/right-out only. Both driveways on SW Becker Rd will be constructed with dedicated right turn lanes. A right-in/right-out driveway and corresponding right turn lane will be required on SW Port St. Lucie Blvd as a third access to the plaza.

June 4, 2025

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: NWC - Becker and PSL Boulevard Site Plan Application
P#25-022

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for KIMLEY – HORN & ASSOCIATES to represent VRE PSL LANDCO, LLC as an applicant during the governmental review process for the above noted project.

Please feel free to contact me if you have any additional questions or comments.

Sincerely,



Matt Zonker

Partner

Verdad Real Estate – Representing VRE PSL LANDCO, LLC

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5134151 OR BOOK 4928 PAGE 1374, Recorded 12/19/2022 01:06:22 PM Doc Tax: $17675.00

PREPARED BY AND RETURN TO:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made, executed and delivered this 16th day of December, 2022, between **EQUITY ONE (FLORIDA PORTFOLIO) LLC**, a Florida limited liability company ("Grantor"), whose address is One Independent Drive, Suite 114, Jacksonville, Florida 32202, and **VRE PSL LANDCO, LLC**, a Texas limited liability company ("Grantee"), whose address is 1211 S White Chapel Blvd, Southlake, TX 76092.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit (the "Land"):

See Exhibit "A" attached hereto and by this
reference made a part hereof.

together with all improvements, rights, alleys, ways, easements, privileges, tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted exceptions (the "Permitted Exceptions"):

1. Real estate taxes for the current year and subsequent years;

2. Easements, covenants, conditions, restrictions and reservations of record affecting the Property, reference to which shall not operate to reimpose same; and

3. Matters which a current survey or careful inspection of the Land and any improvements thereon would reveal.

To have and to hold the Property in fee simple forever.

And Grantor, for itself and its successors and assigns, does hereby warrant the title to said Property, will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, and will execute such further assurances thereof as may be requisite.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: John Tkach

Print Name: Rachel Greene

"GRANTOR"

EQUITY ONE (FLORIDA PORTFOLIO) LLC, a Florida limited liability company

By: Regency Centers, L.P., a Delaware limited partnership, its Managing Member

By: Regency Centers Corporation, a Florida corporation
Its: General Partner

By: _____
Name: Anne Brettingen
Its: Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of December, 2022, by Anne Brettingen, the Vice President of Regency Centers Corporation, a Florida corporation, which is the General Partner of Regency Centers, L.P., a Delaware limited partnership, which is the Managing Member of EQUITY ONE (FLORIDA PORTFOLIO) LLC, a Florida limited liability company, on behalf of the company. She is personally known to me.

RACHEL L. GREENE
MY COMMISSION # HH 117527
EXPIRES: May 8, 2025
Bonded Thru Notary Public Underwriters

Print Name: _____
Notary Public
Commission Expires: _____
Commission Number: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

Parcels "A" and "B" of NAU RANCH, recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

A strip of land 8.00 feet wide lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Beginning at the intersection of the North right-of-way line of Becker Road and the Southwest corner of Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 422.00 feet to the point of intersection of said North right-of-way of Becker Road and the Southeast corner of said Parcel "A"; thence North 0°05'23" West, a distance of 8.00 feet; thence North 89°52'22" West along a line parallel to said North right-of-way of Becker Road, a distance of 422.04 feet; thence South 0°06'09" East, a distance of 8.00 feet to the POINT OF BEGINNING.

PARCEL 2:

Lot 8, Block 2285, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

PARCEL 3:

Lot 29, Block 2284, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:
A parcel of land lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch recorded in Plat Book 40, Page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 830.91 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°13'01", an arc distance of 39.36 feet to a point of tangency with a line, also being the West right-of-way of Port St. Lucie Boulevard; thence North 0°05'23" West along said West right-of-way, a distance of 519.91 feet to the Southeast corner of Lot 29, Block 2284, as shown on the Plat of Port St. Lucie Section Thirty Three recorded in Plat Book 15, Page

1, Public Records of said St. Lucie County and the POINT OF BEGINNING; thence continue North 0°05'23" West along said West right-of-way line, a distance of 100.00 feet to a point of curvature with a curve concave to the Southwest and having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet to a point on the South right-of-way line of Yamada Drive; thence South 45°02'04" East, a distance of 14.98 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 114.39 feet; thence North 89°54'37" East, a distance of 14.00 feet to the POINT OF BEGINNING.

PARCEL 4:

Tract M, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

A parcel of land lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch, recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 422.00 feet to a point of intersection of the North right-of-way line of Becker Road and the Southwest corner of Tract "M" as shown on the Plat of Port St. Lucie Section Thirty Three, recorded in Plat Book 15, page 1, of said Public Records and the POINT OF BEGINNING; thence continue South 89°52'22" East along said North right-of-way a distance of 408.91 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°13'01", an arc distance of 39.36 feet to a point of tangency with a line, also being the West right-of-way of Port St. Lucie Boulevard; thence North 0°05'23" West along said West right-of-way, a distance of 519.91 feet; thence South 89°54'37" West departing said West right-of-way line, a distance of 14.00 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 175.24 feet; thence South 89°54'37", a distance of 11.00 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 327.20 feet; thence South 45°00'41" West, a distance of 48.63 feet; thence North 89°52'22" West parallel to said North right-of-way line of Becker Road, a distance of 374.55 feet; thence South 0°05'23" East, a distance of 8.00 feet to the POINT OF BEGINNING.

VRE PSL Landco, LLC

Special Exception Use
(P25-137)

Planning and Zoning Board – December 2, 2025
Daniel Robinson, Planner III

General Information

Applicant's Request:	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.
Applicant:	Kimley-Horn and Associates
Property Owner:	VRE PSL Landco, LLC
Location:	Northwest corner of Port St. Lucie Boulevard and Becker Road

Project Summary

The applicant is requesting a special exception approval 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). The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development. For the site plan to be approved as proposed the SEU requested is required. The property is located at the northwest corner of SW Becker Road and SW Port St. Lucie Boulevard and is legally described as Parcels A and B of NAU Ranch together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three.

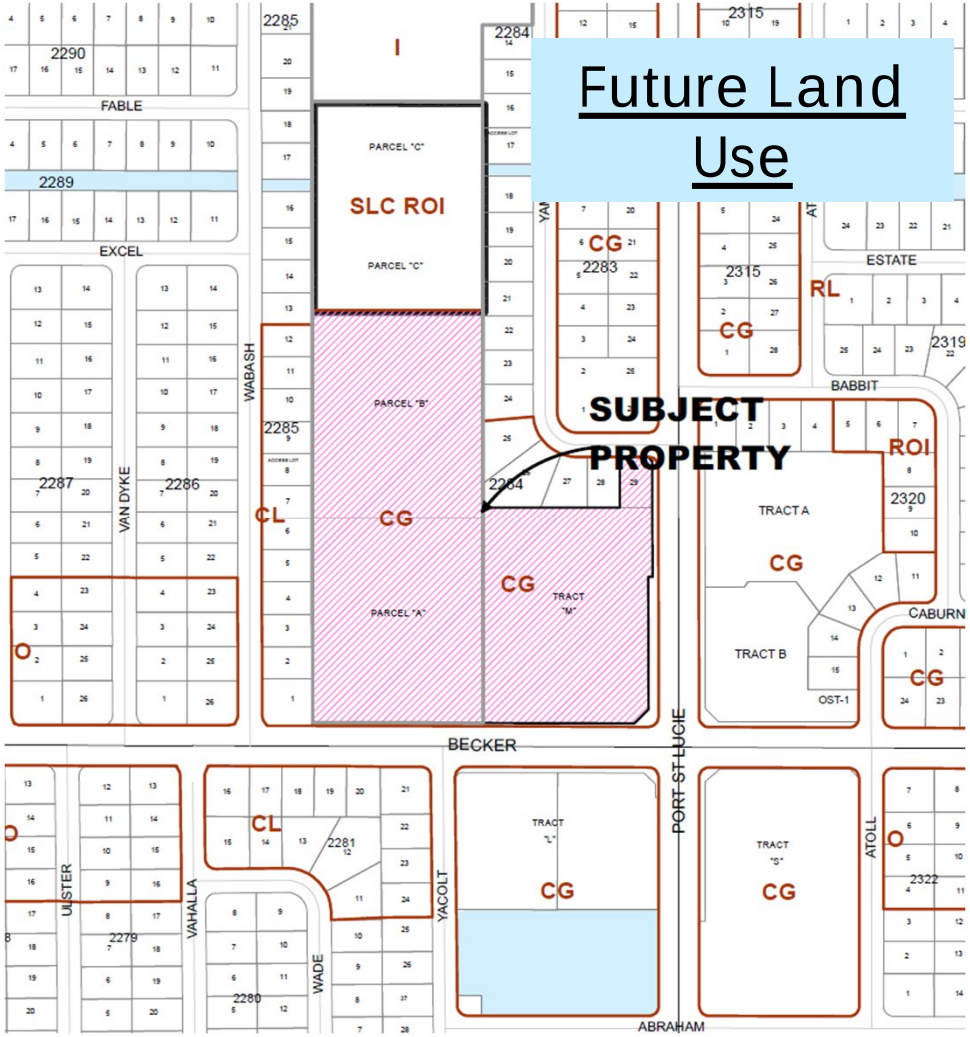
Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Agent/Applicant	Kimley-Horn and Associates
Location	Northwest corner of Port St. Lucie Boulevard and Becker Road
Existing Use	Vacant

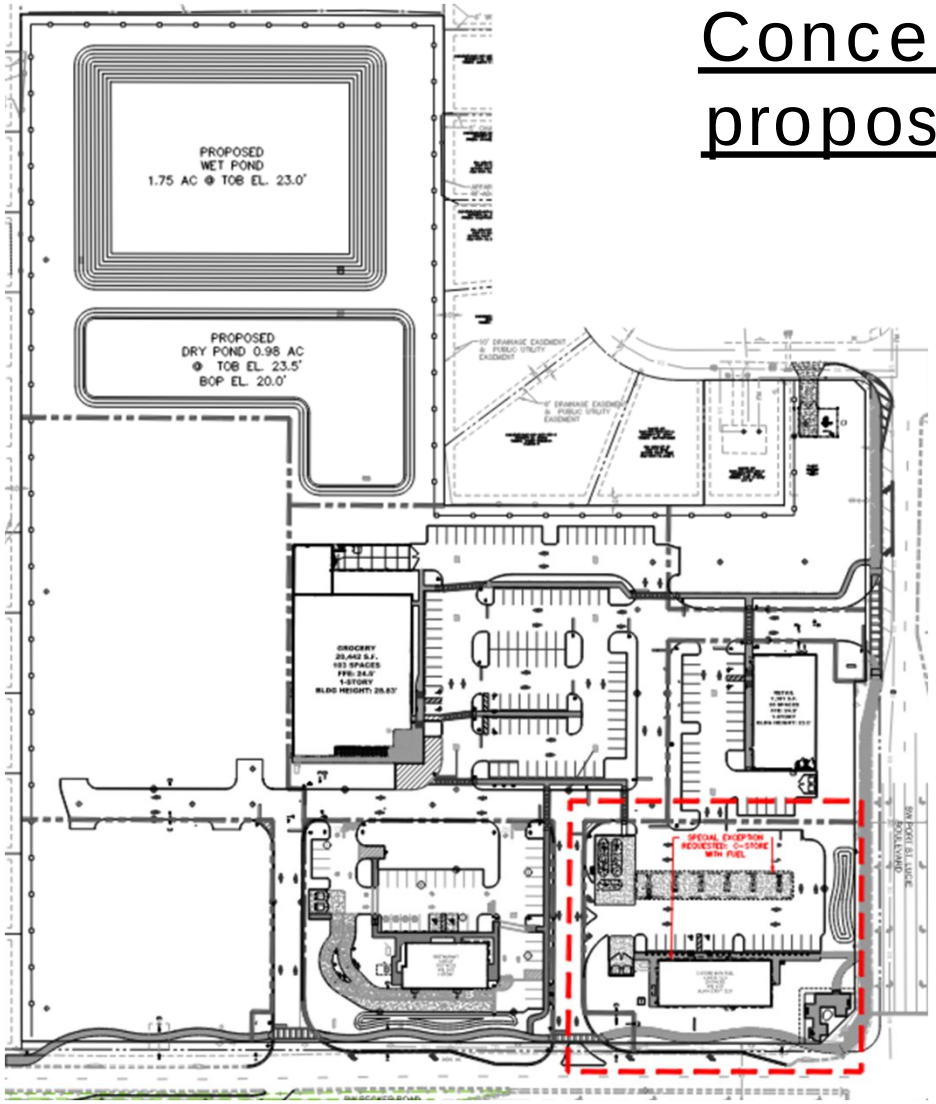


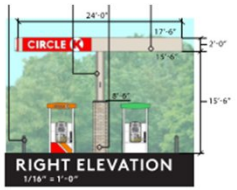
Future Land Use/Zoning

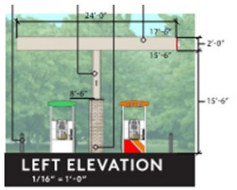
Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC-RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential

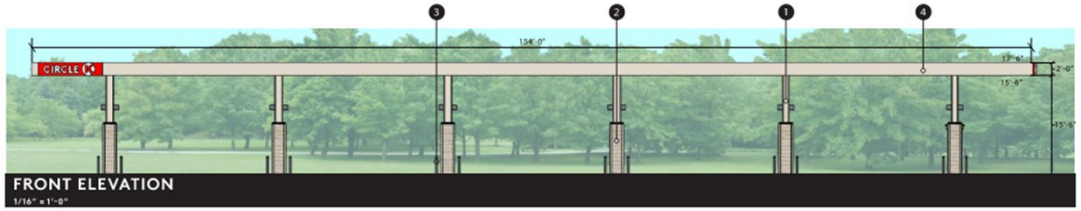


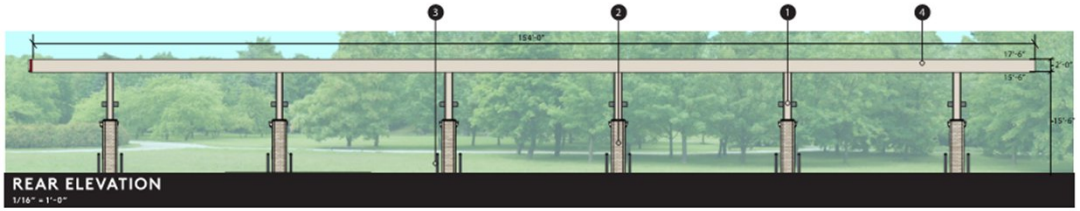
Concept Plan and proposed canopy











Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The property is located within a proposed shopping center site that includes multiple commercial buildings. Adequate ingress and egress will be required for site plan approval.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking and loading areas are required to be provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties at the time of site plan approval.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Additional buffering is required. The site's landscape plan provides increased perimeter landscaping. Staff recommends conditions for the additional landscaping requirements.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Signs and proposed exterior lighting shall 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. This shall be shown at the time of site plan approval.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (G) (H) (I) (J))	The site is in an area designated for commercial development and is consistent with the existing surrounding uses within the Backer Road Overlay District and the proposed shopping center.

Voting Options

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

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

If approved, staff recommends conditions.

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.

Planning and Zoning Staff Recommendation

If approved, staff recommends the following conditions of approval:

1. 1. 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.
2. 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.
3. 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.

Agenda Summary

2025-1143

Agenda Date: 12/2/2025 **Agenda Item No.:** 8.e

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-143 VRE PSL Lando, LLC - Variance

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.

Submitted By: Daniel Robinson, Planner III

Executive Summary: 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

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board review the request and vote to approve or deny the variance.
If approved, staff recommends the following condition of approval:

- 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 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.

Alternate Recommendations:

1. Move that the Board review the request and vote to approve the variance with conditions
2. Move that the Board table the application and provide direction.

Background: The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development. For the site plan to be approved as proposed the variance requested is required.

Issues/Analysis: The applicant's responses to the variance criteria and the staff findings are outlined in the staff report.

Special Consideration: N/A

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

Attachments:

- Staff Report
- Application
- Concept Plan
- Landscape Plan
- Agent Authorization Letter
- Dead
- Staff Presentation

VRE PSL Landco, LLC Variance
Project No. P25-143



SUMMARY

Applicant's Request:	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.
Application Type:	Variance, Quasi-Judicial
Applicant/Owner:	Kimley-Horn and Associates / VRE PSL Landco, LLC
Location:	Northwest corner of Port St. Lucie Boulevard and Becker Road
Project Planner:	Daniel Robinson, Planner III

Project Description

The City of Port St. Lucie has received a request from agent, Kimley-Horn and Associates, on behalf of the property owner VRE PSL Landco, LLC, 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. The subject property is zoned General Commercial (CG) and is generally located at the northwest corner of SW Port St. Lucie Boulevard and Becker Road. The property is legally described as Parcels A and B of NAU Ranch together with Lot 29 Block 2284 and Tract M of Port St. Lucie Section Thirty-Three.

Background

The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There are 2.6 acres of future possible development. For the site plan to be approved as proposed, the variance requested is required.

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 November 20, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

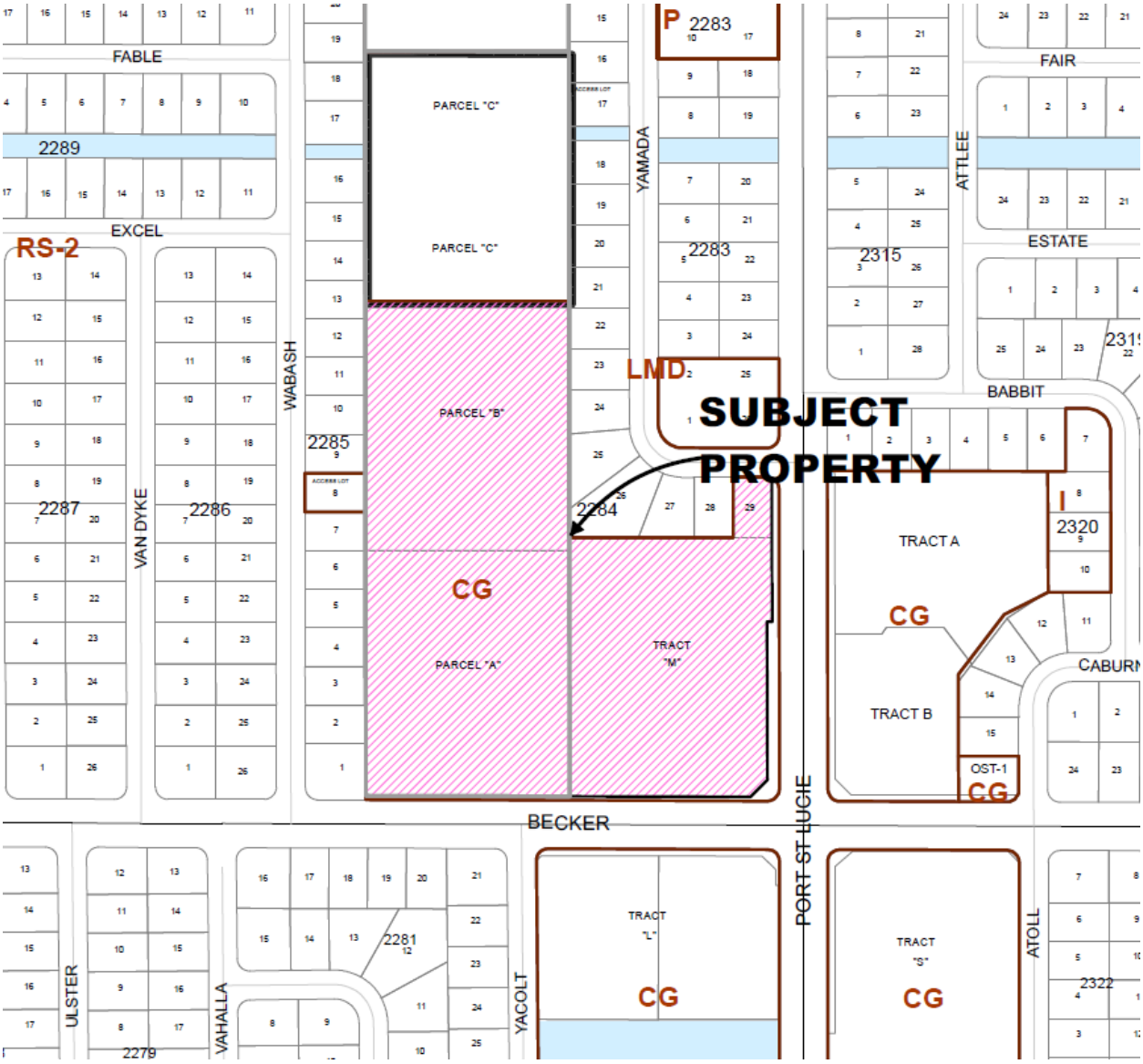
Location and Site Information

Parcel Numbers:	3420-660-0013-000-1, 4431-500-0001-000-8, 4431-500-0002-000-5, & 3420-660-2640-000-9
Property Size:	15.45 acres (672,817 SF)
Legal Description:	Parcels A and B of NAU Ranch together with Lot 29 Block 2284 and Tract M of Port St. Lucie Section Thirty-Three
Address:	Northwest corner of Port St. Lucie Boulevard and Becker Road
Future Land Use:	CG - General Commercial
Existing Zoning:	CG - General Commercial
Existing Use:	Vacant

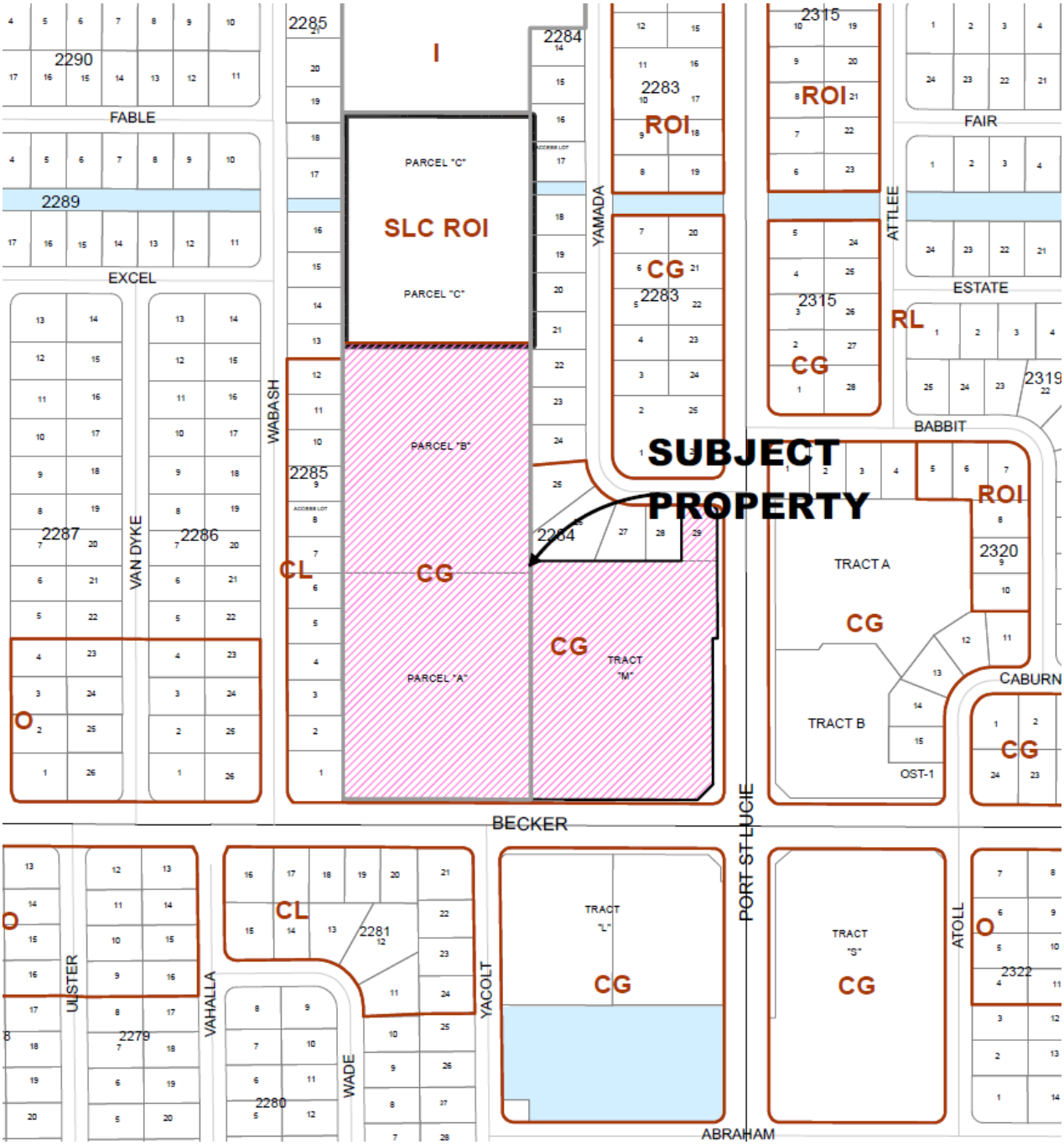
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC-RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential

CL - Light Commercial; CG-General Commercial; RS-2 Single Family Residential; SLC-RU- St. Lucie County Residential Urban; SLC-AR1 St. Lucie County Agricultural Residential 1



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: The site falls within the Becker Road Overlay District (BROD), which specifies additional criteria from general planning and zoning requirements.*

   - *Staff Findings: Special conditions and circumstances exist regarding the proposed building. The property is zoned General Commercial and is located within the Becker Road Overlay District in the Activity Center Subdistrict. The Becker Road Overlay District Design Standards, Section 3.4-2.1.a requires a setback or "Build-To Zone" of 30-40 feet in this subdistrict. As the building is not located on the corner, a drive-through is permitted to be located in the front of the building per BROD section 3.4.4.2c. Section 158.221(I)3 requires an escape route from the stacking area for drive-throughs. This creates the need for two lanes and pushes the building back further than the build-to zone.*

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

   - *Applicant's Response: These conditions are not a result of actions from the applicant.*

   - *Staff Findings: The design of the drive-through requires a further setback of the building as having the drive-through on the street side of the building requires two lanes as stated in criteria #1.*

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

   - *Applicant's Response: The proposed variance will not grant any special privilege that would be a disadvantage to others within the district. There are no other drive-thru restaurants within this district.*

   - *Staff Findings: The granting of this variance will not confer special privileges on the current owners/tenant denied to buildings in the same zoning district. The property is zoned General Commercial and is subject to the Becker Road Overlay Design standards. Other developments in the General Commercial Zoning District that would not be subject to the Overlay district would not be subject to the requirement of the "Build-To-Zone" as it is the intended design of the overlay 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.

- *Applicant's Response: The proposed McDonald's Restaurant would likely face challenges with customer satisfaction as it may cause hazards which deter returning customers. It is the intent to maintain customer safety and prevent hardships for the company from potential accidents due to site layout.*

- *Staff Findings: The property is subject to the Becker Road Overlay Design Standards. That 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 under the terms of the chapter and would not work unnecessary and undue hardship on the applicant. The applicant has platted and designed the property as they have wanted for the applicants desired layout.*

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: The proposed variance is the closest the building can be situated from the ROW which allows for the drive-thru lane and landscape buffering. See attached Variance Letter for illustration of site.*
- *Staff Findings: The granting of this request is the minimum that has been proposed to accommodate the applicants design of the property.*

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: The general intent of the BROD in regard to building setback assumed to provide an aesthetically pleasing layout for the development. The requested variance still maintains a reasonable design for aesthetics and keeps pedestrian safety the top priority.*

- *Staff Findings: The granting of the variance would not be injurious to the involved or otherwise detrimental to the public welfare. Additional buffering is required. The site's landscape plan provides increased perimeter landscaping. Staff recommends 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 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.*

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: Acknowledged.*

- *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 the variance

If approved, staff recommends the following condition of approval:

- 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 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.

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).

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: matt.cyran@kimley-horn.com, sarah.anderson@kimley-horn.com, scopeland@themorgancos.com

PROPERTY OWNER:

Name: VRE PSL Landco LLC

Address: 351 E. Hudgins Street, Grapevine, TX 76051

Telephone No. _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Chris Hollen, P.E.

Address: 445 24th Street, Suite 200, Vero Beach, FL 32960

Telephone No. 772-794-4087 Email chris.hollen@kimley-horn.com

SUBJECT PROPERTY:

Legal Description: PORT ST LUCIE-SECTION 33- TRACT M-LESS THAT PART MPDAF: COMM AT INT OF BECKER RD AND SW COR PARCEL A,TH S 89-52 22 E 422 FT AND POB,TH CONT E 408.91 FT TO CURVE CONC NW, R OF 25 FT,TH NELY ALG ARC 39.36 FT,TH N 00 05 23 W 14 FT,TH S 00 05 23 E 175.2

Parcel I.D. Number: 3420-660-0013-000-1

Address: SW Yamada Drive

Current Zoning Classification General Commercial

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

McDonald's Corporation is seeking a variance from the BROD section 3.11.3.C in regards to the building setback. The BROD sets a build-to line of 30'-40' from the Becker Road ROW. The intent for this variance request is to ensure pedestrian safety. If the McDonald's is to be built within the 30-40' build-to line, the drive-thru would have to be situated north of the restaurant. The traffic volume and congestion associated with the drive-thru can cause unsafe conditions for pedestrians.



Signature of Applicant | Chris Hollen, P.E. (Hand Print Name) | 8/19/2025 (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.

03/02/20

§ 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;

The site falls within the Becker Road Overlay District(BROD) which specifies additional criteria from general planning and zoning requirements.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

These conditions are not a result of actions from 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;

The proposed variance will not grant any special privilege that would be a disadvantage to others within the district. There are no other drive-thru restaurants within this district.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

The proposed McDonald's Restaurant would likely face challenges with customer satisfaction as it may cause hazards which deter returning customers. It is the intent to maintain customer safety and prevent hardships for the company from potential accidents due to site layout.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

The proposed variance is the closest the building can be situated from the ROW which allows for the drive-thru lane and landscape buffering. See attached Variance Letter for illustration of site.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

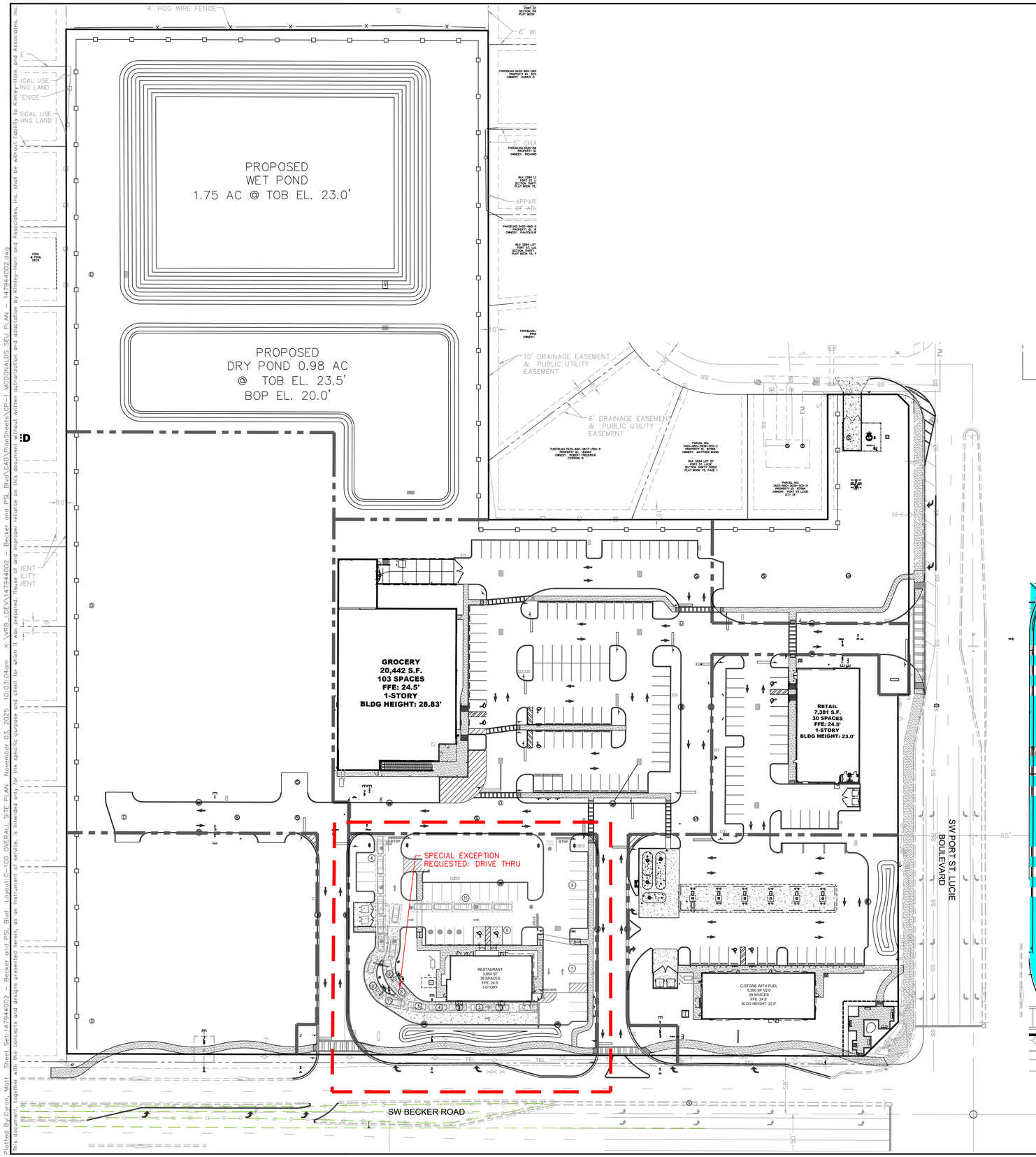
The general intent of the BROD in regards to building setback assumed to provide an aesthetically pleasing layout for the development. The requested variance still maintains a reasonable design for aesthetics and keeps pedestrian safety the top priority.

(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.

Acknowledged.



Signature of Applicant	Chris Hollen, P.E. Hand Print Name	8/19/2025 Date



LEGAL DESCRIPTION

PARCEL 1:
PARCELS "A" AND "B" OF NAU RANCH, RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A STRIP OF LAND 8.00 FEET WIDE LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY LINE OF BECKER ROAD AND THE SOUTHWEST CORNER OF SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 422.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 0°05'23" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°52'22" WEST ALONG A LINE PARALLEL TO SAID NORTH RIGHT—OF—WAY OF BECKER ROAD, A DISTANCE OF 422.04 FEET; THENCE SOUTH 0°06'09" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOT 8, BLOCK 2285, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOT 29, BLOCK 2284, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 830.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO A POINT OF TANGENCY WITH A LINE, ALSO BEING THE WEST RIGHT—OF—WAY OF PORT ST. LUCIE BOULEVARD; THENCE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY, A DISTANCE OF 519.91 FEET TO THE SOUTHEAST CORNER OF LOT 29, BLOCK 2284, AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE RECORDED IN PLAT BOOK 15, PAGE 1, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTH RIGHT—OF—WAY LINE OF YAMADA DRIVE; THENCE SOUTH 45°02'04" EAST, A DISTANCE OF 14.98 FEET; THENCE SOUTH 0°05'23n EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 114.39 FEET; THENCE NORTH 89°54'37" EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
TRACT M, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH, RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 422.00 FEET TO A POINT OF INTERSECTION OF THE NORTH RIGHT—OF—WAY LINE OF BECKER ROAD AND THE SOUTHWEST CORNER OF TRACT "M" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE, RECORDED IN PLAT BOOK 15, PAGE 1, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'22" EAST ALONG SAID NORTH RIGHT—OF—WAY A DISTANCE OF 408.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO A POINT OF TANGENCY WITH A LINE, ALSO BEING THE WEST RIGHT—OF—WAY OF PORT ST. LUCIE BOULEVARD; THENCE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY, A DISTANCE OF 519.91 FEET; THENCE SOUTH 89°54'37" WEST DEPARTING SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 1400 FEET; THENCE SOUTH 0°05'23" EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 175.24 FEET; THENCE SOUTH 89°54'37", A DISTANCE OF 11.00 FEET; THENCE SOUTH 0°05'23" EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 327.20 FEET; THENCE SOUTH 45°00'41" WEST, A DISTANCE OF 4863 FEET; THENCE NORTH 89°52'22" WEST PARALLEL TO SAID NORTH RIGHT—OF—WAY LINE OF BECKER ROAD, A DISTANCE OF 374.55 FEET; THENCE SOUTH 0°05'23n EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

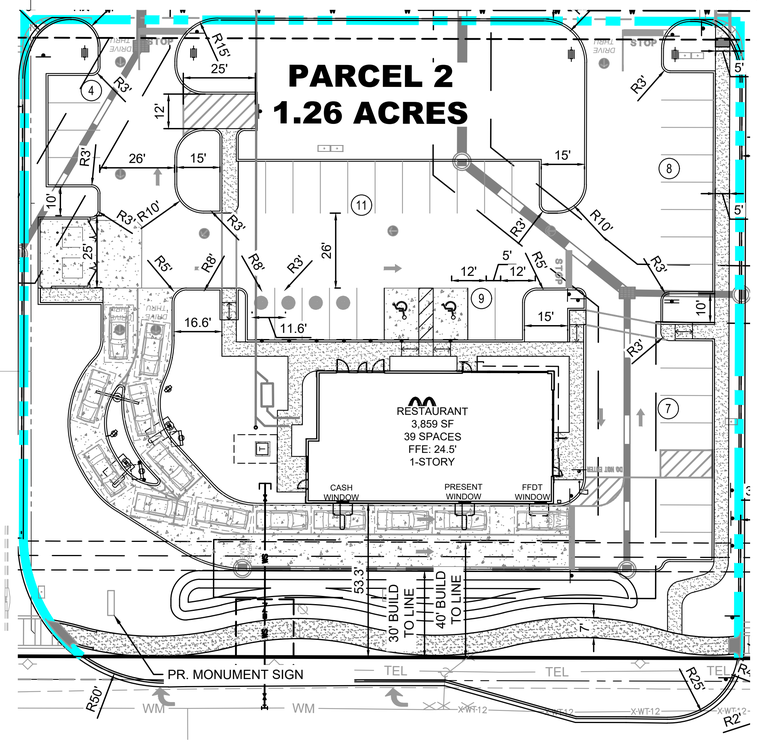
SAID LANDS CONTAINING 15.447 ACRES (672,879 SQ. FT.) MORE OR LESS AND IS SITUATED SECTION 31, TOWNSHIP 47 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY, FLORIDA.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPERTY LINE
- PARCEL BOUNDARY
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED WATER GATE VALVE
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER MANHOLE
- SS — PROPOSED SANITARY SEWER MAIN
- FM — FM — PROPOSED 8" SANITARY FORCE MAIN
- PROPOSED STORM SEWER PIPE
- PROPOSED ROADWAY CURB INLET - TYPE P-5
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET TYPE P-9
- PROPOSED TRANSFORMER PAD
- PROPOSED CONCRETE (LIGHT DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- P.S.L.U.E. — PORT ST. LUCIE UTILITY EASEMENT
- L.B.E. — LANDSCAPE BUFFER EASEMENT
- A.E. — ACCESS EASEMENT



CHRISTOPHER J. HOLLEN LICENSE No. 74685 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Christopher J Hollen
DN: cn=Christopher J Hollen, c=US, o=KIMLEY-HORN AND ASSOCIATES INC., email=chris.hollen@kimley-horn.com
Date: 2025.11.03 10:12:15 -05'00'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 147944002
DATE 9/19/2025
SCALE AS SHOWN
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY CJH

CONCEPT PLAN

MCDONALDS DRIVE THRU SEU

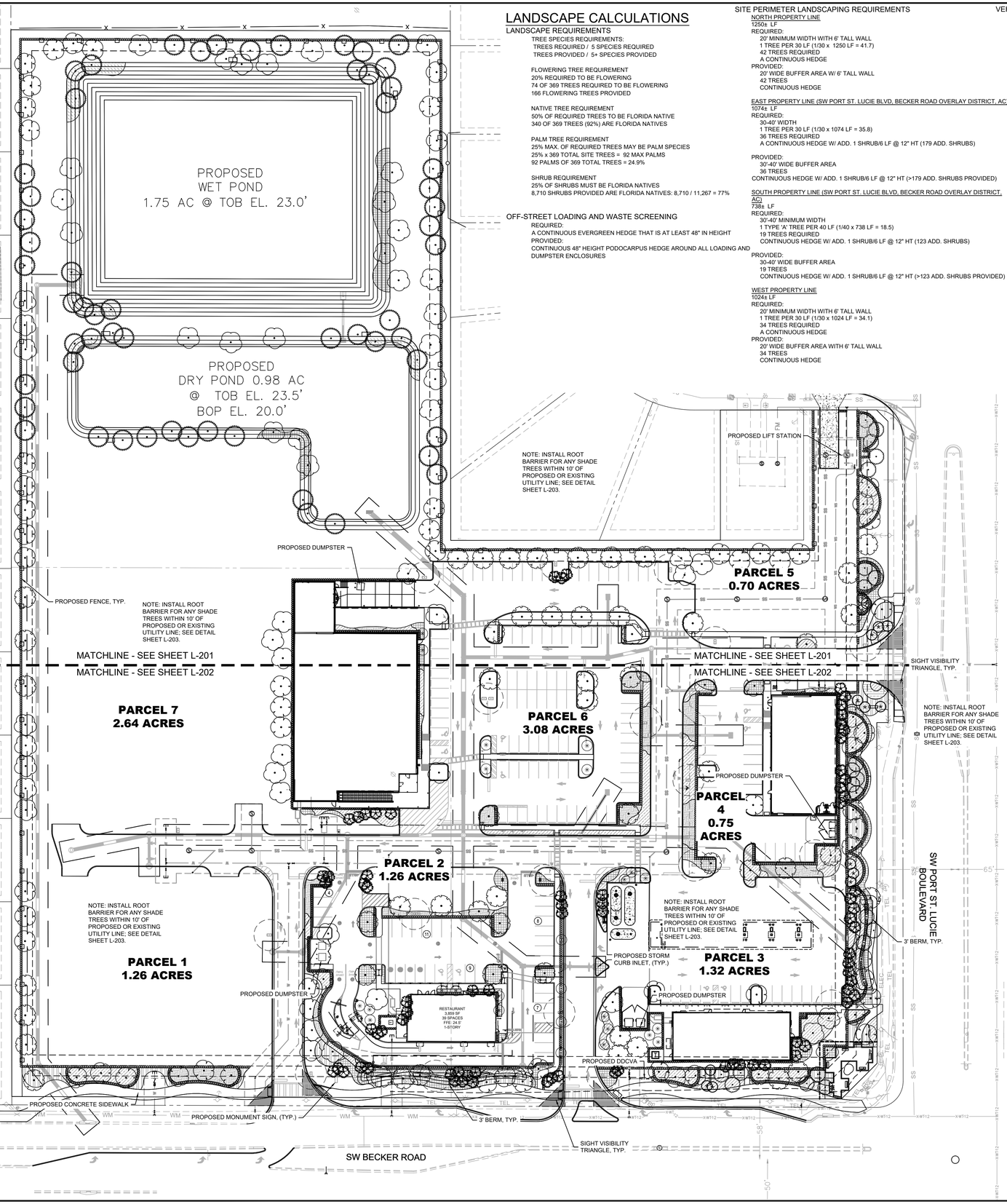
PREPARED FOR
THE MORGAN COMPANIES
FLORIDA

CITY OF PORT ST. LUCIE

CITY OF PORT ST. LUCIE PROJECT # P25-138
PSLUSD PROJECT # 11-952-02

SHEET NUMBER
CSP-1

Plotted By:Cyron, Matt Sheet Set:147944002 - Becker and PSL Blvd Layout:C-100 OVERALL SITE PLAN November 03, 2025 09:03:04am K:\VRB_LDEV\147944002 - Becker and PSL Blvd\C4D\PlanSheets\CP-1 MCDONALDS SEU PLAN — 147944002.dwg
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 Kimley-Horn and Associates, inc. shall be without liability to Kimley-Horn and Associates, inc.



LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS

TREE SPECIES REQUIREMENTS:
TREES REQUIRED / 5 SPECIES REQUIRED
TREES PROVIDED / 5+ SPECIES PROVIDED

FLOWERING TREE REQUIREMENT
20% REQUIRED TO BE FLOWERING
74 OF 369 TREES REQUIRED TO BE FLOWERING
166 FLOWERING TREES PROVIDED

NATIVE TREE REQUIREMENT
50% OF REQUIRED TREES TO BE FLORIDA NATIVE
340 OF 369 TREES (92%) ARE FLORIDA NATIVES

PALM TREE REQUIREMENT
25% MAX. OF REQUIRED TREES MAY BE PALM SPECIES
25% x 369 TOTAL SITE TREES = 92 MAX PALMS
92 PALMS OF 369 TOTAL TREES = 24.9%

SHRUB REQUIREMENT
25% OF SHRUBS MUST BE FLORIDA NATIVES
8,710 SHRUBS PROVIDED ARE FLORIDA NATIVES: 8,710 / 11,267 = 77%

OFF-STREET LOADING AND WASTE SCREENING

REQUIRED:
A CONTINUOUS EVERGREEN HEDGE THAT IS AT LEAST 48" IN HEIGHT
PROVIDED:
CONTINUOUS 48" HEIGHT PODOCARPUS HEDGE AROUND ALL LOADING AND DUMPSTER ENCLOSURES

SITE PERIMETER LANDSCAPING REQUIREMENTS

NORTH PROPERTY LINE
1260± LF
REQUIRED:
20' MINIMUM WIDTH WITH 6' TALL WALL
1 TREE PER 30 LF (1/30 x 1250 LF = 41.7)
42 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA W/ 6' TALL WALL
42 TREES
CONTINUOUS HEDGE

EAST PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
1074± LF
REQUIRED:
30-40' WIDTH
1 TREE PER 30 LF (1/30 x 1074 LF = 35.8)
36 TREES REQUIRED
A CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (179 ADD. SHRUBS)
PROVIDED:
30'-40' WIDE BUFFER AREA
36 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>179 ADD. SHRUBS PROVIDED)

SOUTH PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
738± LF
REQUIRED:
30'-40' MINIMUM WIDTH
1 TYPE 'A' TREE PER 40 LF (1/40 x 738 LF = 18.5)
19 TREES REQUIRED
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (123 ADD. SHRUBS)
PROVIDED:
30-40' WIDE BUFFER AREA
19 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>123 ADD. SHRUBS PROVIDED)

WEST PROPERTY LINE
1024± LF
REQUIRED:
20' MINIMUM WIDTH WITH 6' TALL WALL
1 TREE PER 30 LF (1/30 x 1024 LF = 34.1)
34 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA WITH 6' TALL WALL
34 TREES
CONTINUOUS HEDGE

VEHICULAR USE AREA REQUIREMENTS

REQUIRED:
1 SF OF LANDSCAPE AREA PER 18 SF OF VUA (SF VUA)
180 SF MIN. PER AREA, 10' MIN. WIDTH WITH 1 TREE PER AREA
SHRUBS AND GROUND COVER NOT TO EXCEED 3' H.

VUA PERIMETER TREE REQUIREMENT
ONE (1) TREE PER 30 LINEAR FEET WITH CONTINUOUS HEDGE (24"OC)

PARKING ISLAND TERMINAL (P.I.T.) REQUIREMENT 1 TREE PER ISLAND

PARCEL 1:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 2:
VUA LANDSCAPE REQUIRED:
28536.01 VUA/18 SF =
1585.33 SF VUA LANDSCAPE AREA
9 PARKING ISLANDS =
9 REQUIRED PARKING ISLAND TREES

PROVIDED:
5525 SF OF VEHICULAR USE LANDSCAPE AREA
9 PARKING ISLAND TREES

PARCEL 3:
VUA LANDSCAPE REQUIRED:
37636.48 VUA/18 SF =
1535.36 SF VUA LANDSCAPE AREA
2 PARKING ISLANDS =
2 REQUIRED PARKING ISLAND TREES

PROVIDED:
1030 SF OF VEHICULAR USE LANDSCAPE AREA**
2 PARKING ISLAND TREES

**LANDSCAPE AREA LESS THAN REQUIRED SF DUE TO OUTPARCEL INTENDED USE

PARCEL 4:
VUA LANDSCAPE REQUIRED:
12207.20 VUA/18 SF =
678.18 SF VUA LANDSCAPE AREA
7 PARKING ISLANDS =
7 REQUIRED PARKING ISLAND TREES

PROVIDED:
5573 SF OF VEHICULAR USE LANDSCAPE AREA
7 PARKING ISLAND TREES

PARCEL 5:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 6:
VUA LANDSCAPE REQUIRED:
47193.79 VUA/18 SF =
2621.88 SF VUA LANDSCAPE AREA
16 PARKING ISLANDS =
16 REQUIRED PARKING ISLAND TREES

PROVIDED:
7345 SF OF VEHICULAR USE LANDSCAPE AREA
16 PARKING ISLAND TREES

PARCEL 7:
VUA LANDSCAPE REQUIRED: N/A

BUILDING FACADE REQUIREMENTS

1 TREE OR PALM PER 30LF OF BUILDING (1/30 x xx LF = x)
1 SHRUB/ 2 LF OF BUILDING
MINIMUM WIDTH OF 3' TO 15' FROM FACADE

PARCEL 1:
REQUIRED: N/A

PARCEL 2:
264.45 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 264.45 LF = 8.8 TREES/PALMS)
9 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 264.45 LF = 132.2)
132 SHRUBS REQUIRED

PROVIDED:
7 PALMS, 2 FLOWERING TREES
477 TOTAL SHRUBS

PARCEL 3:
322.42 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 322.42 LF = 10.7 TREES/PALMS)
11 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 322.42 LF = 161.2)
161 SHRUBS REQUIRED

PROVIDED:
11 PALMS
161 TOTAL SHRUBS

PARCEL 4:
358.38 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 358.38 LF = 11.9 TREES/PALMS)
12 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 358.38 LF = 179.1)
179 SHRUBS REQUIRED

PROVIDED:
12 PALMS
218 TOTAL SHRUBS

PARCEL 5:
REQUIRED: N/A

PARCEL 6:
564.46 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 564.46 LF = 18.8 TREES/PALMS)
19 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 564.46 LF = 282.2)
282 SHRUBS REQUIRED

PROVIDED:
16 PALMS, 3 FLOWERING TREES
1042 TOTAL SHRUBS

PARCEL 7:
REQUIRED: N/A

STORMWATER POND LANDSCAPE REQUIREMENTS

NORTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK (1/40 x 1081 LF = 27 TYPE A TREES OR 54 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK (1/8 x 1081 LF = 135 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK (1/8 x 1081 LF = 135 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK (1/400 x 1081 LF = 3 BENCHES)

PROVIDED:
27 TYPE A TREES
135 SHRUBS
135 SQ FT OF GROUND COVER
3 BENCHES

STORMWATER POND LANDSCAPE REQUIREMENTS

SOUTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK (1/40 x 949 LF = 24 TYPE A TREES OR 48 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK (1/8 x 949 LF = 119 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK (1/8 x 949 LF = 119 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK (1/400 x 949 LF = 2 BENCHES)

PROVIDED:
24 TYPE A TREES
119 SHRUBS
119 SQ FT OF GROUND COVER
2 BENCHES

TREE MITIGATION REQUIREMENTS

ENTIRE SITE = 15.45 AC
25% MITIGATION ON UPLAND AREA REQUIRED FOR SITES OVER 2 AC
MITIGATION PAYMENT = $25,005 / AC
15.45 AC X 25% = 3.862 AC
3.862 AC X $25,005 / AC =
$96,569.30 MITIGATION FUND PAYMENT REQUIRED

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

PSLUSD LANDSCAPE NOTES:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERIMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER/WASTEWATER/RECLAIMED WATER FACILITIES; ALSO, EXISTING AND PROPOSED WATER/WASTEWATER/RECLAIMED FACILITIES, AND RIGHT-OF WAY, LOT LINES AND ALL EASEMENT INFORMATION, SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER, SHALL BE INCLUDED.
THE PLANS SHALL INCLUDE AND CONFIRM TO THE FOLLOWING STANDARD NOTES:

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B. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.

C. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

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NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

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No.	REVISIONS	DATE	BY

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER DURHAM — No. LA6667668 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT — DATE: 12/26/2025

KHA PROJECT 147944002	
DATE	12/13/24
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

LANDSCAPE PLAN

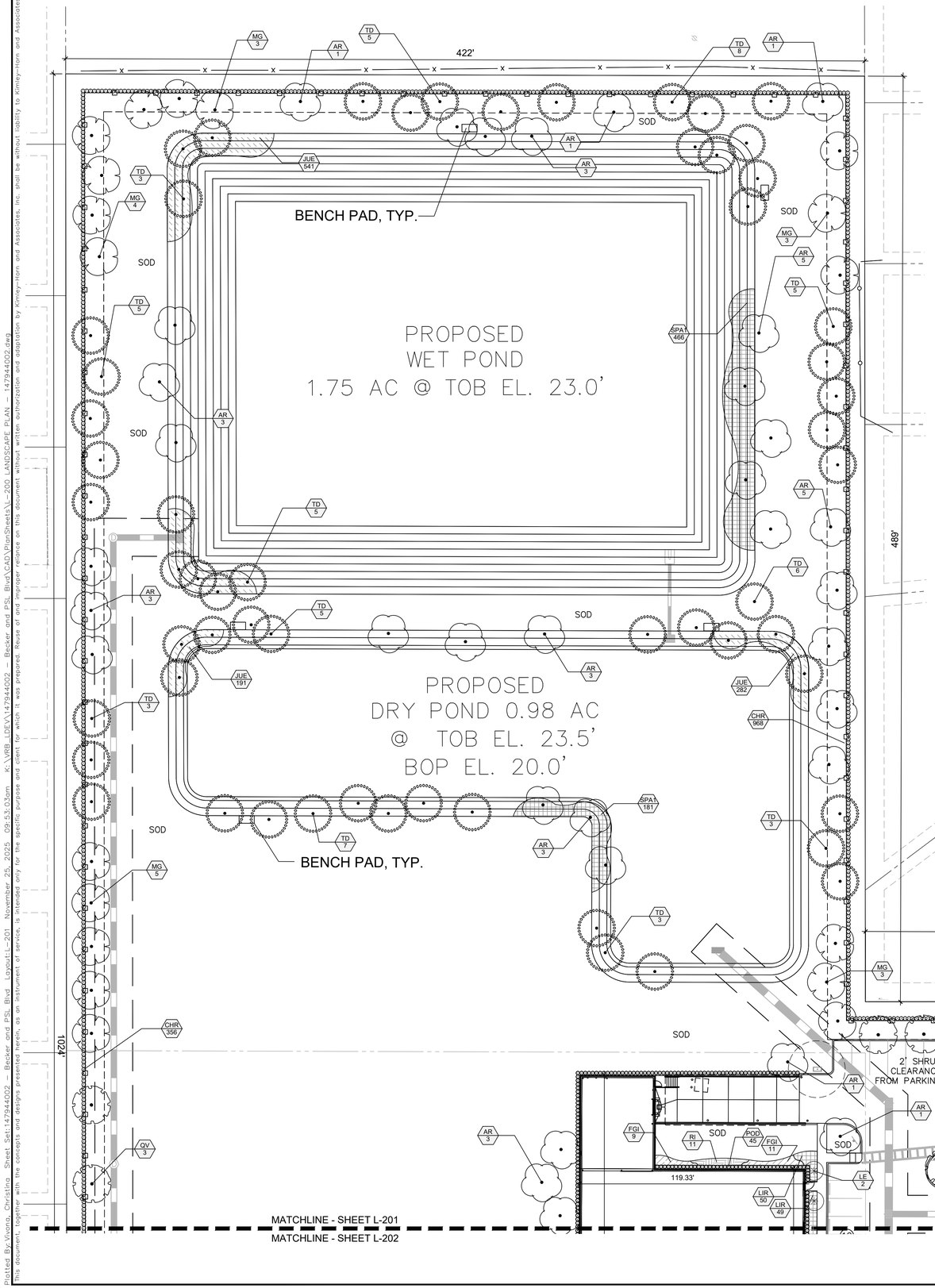
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PREPARED FOR
THE MORGAN COMPANIES
FLORIDA

CITY OF PORT ST. LUCIE

SHEET NUMBER
L-200

Plotted By: Vicino, Christina Sheet Set: 147944002 - Becker and PSL Blvd Layout\L-200 LANDSCAPE PLAN — 147944002.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

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KYLER R. DURHAM LICENSE No LA6667668 DATE: 12/5/2025 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT

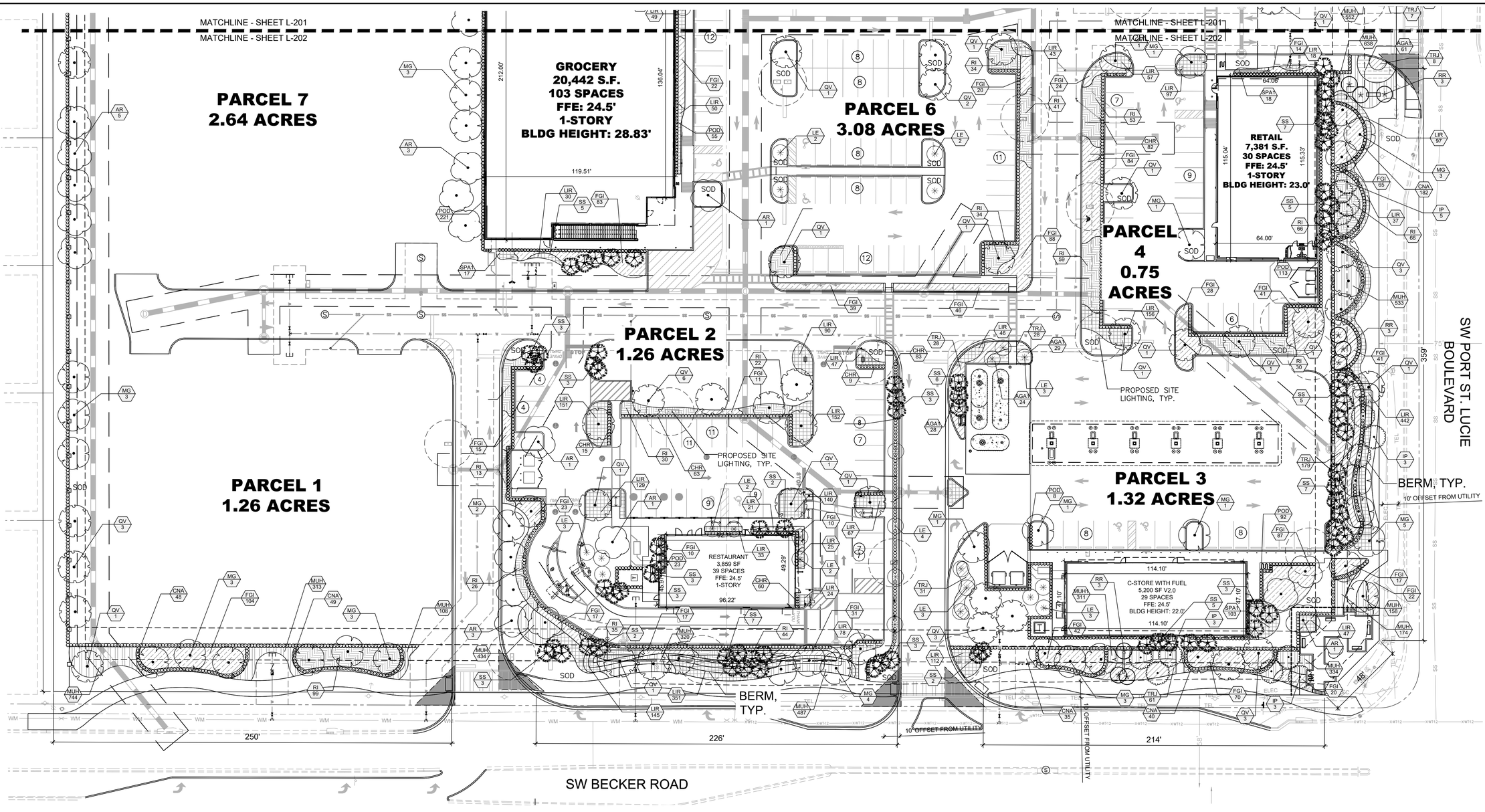
KHA PROJECT 147944002
DATE 12/13/24
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CHECKED BY

LANDSCAPE PLAN

NWC - BECKER AND PORT ST. LUCIE BLVD
PREPARED FOR
THE MORGAN COMPANIES
CITY OF PORT ST. LUCIE FLORIDA

SHEET NUMBER
L-201

Plotted By: Vivona, Christina Sheet Set: 147944002 – Becker and PSL Blvd\CAD\PlanSheets\L-201 LANDSCAPE PLAN – 147944002.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

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PHONE: 772-794-4100
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KYLER DURHAM — LICENSE No LA6667668 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT — DATE: 12/05/2025

KHA PROJECT 147944002
DATE 12/13/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LANDSCAPE PLAN

NWC - BECKER AND PORT ST. LUCIE BLVD
PREPARED FOR
THE MORGAN COMPANIES
CITY OF PORT ST. LUCIE FLORIDA

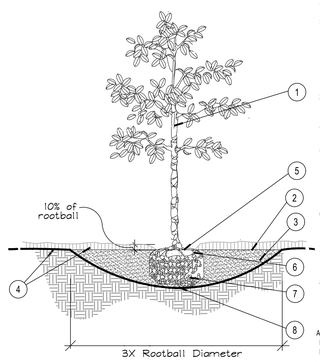
SHEET NUMBER
L-202

Plotted By: Vicona, Christina Sheet Set: 147944002 Becker and PSL Blvd Layout: L-202 November 26, 2025 09:53:10am K:\VRB_DIV\147944002 — Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN — 147944002.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL	HT	NATIVE	WATER USE
TREES									
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM	F.G.	2.5" CAL MIN.	12` HT MIN., 5` SPR	YES	LOW
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`	F.G.	4" CAL MIN.	14` HT., 6` SPR.	NO	MODERATE
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
PALM TREES									
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA	F.G.	--	14` CT	YES	LOW
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO	F.G.	--	12`-14` HT	YES	LOW
UNDERSTORY TREES									
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`	F.G.	1.5" CAL MIN	10` HT	NO	MODERATE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE	NATIVE	WATER USE
SHRUBS									
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`	CONT.	24" O.C.	24" HT MIN., 30" SPR MIN	YES	LOW
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`	CONT.	24" O.C.	24" HT. MIN,, 24" SPR MIN.	YES	LOW
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS	CONT.	30" O.C.	48" HT MIN., 24" SPR. MIN.	NO	MODERATE
SHRUB AREAS									
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS	CONT.	24" O.C.	24" HT MIN.	NO	MODERATE
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`	CONT.	36" OC	24" HT MIN., 24" SPR MIN.	NO	
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS	CONT.	12" O.C.	24" HT MIN.	YES	LOW
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	CONT.	12" O.C.	24" HT MIN	YES	LOW
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI	CONT.	12" O.C.	24" HT MIN	YES	LOW
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES	CONT.	12" O.C.	18" HT. MIN., 18" SPR. MIN.	NO	MODERATE
GROUND COVERS									
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS	CONT.	12" O.C.	24" HT MIN.	YES	LOW
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`	CONT.	12" O.C.	18" HT	NO	MODERATE

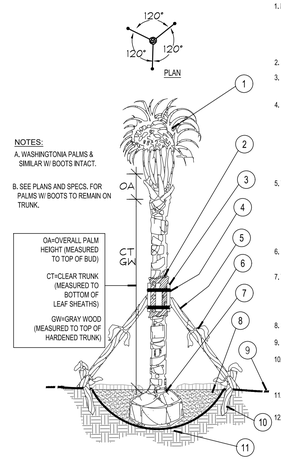


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS),
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS



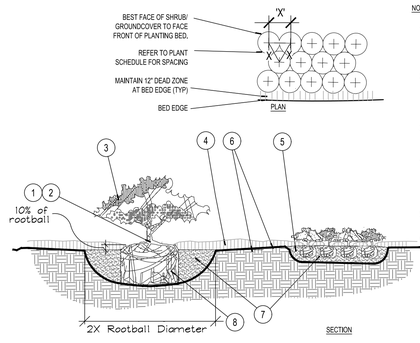
1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L 2X4 WOOD BATTENS, UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

NOTES:
A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

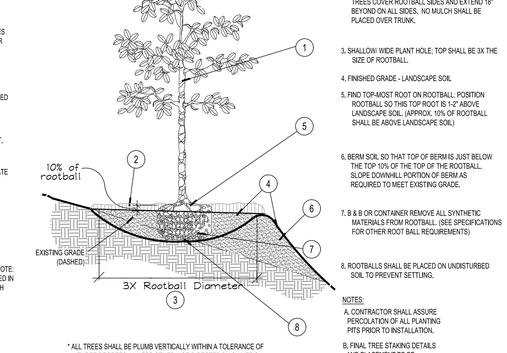
B Palm Planting and Staking
SECTION — NTS



NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS

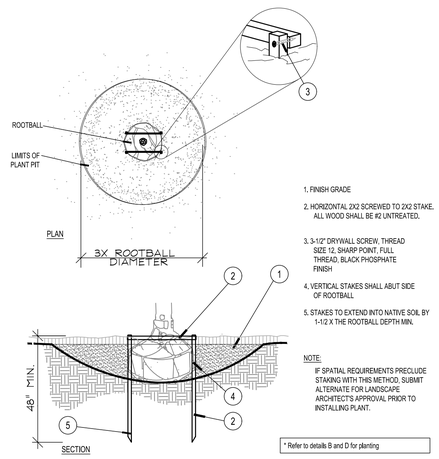


1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION — NTS

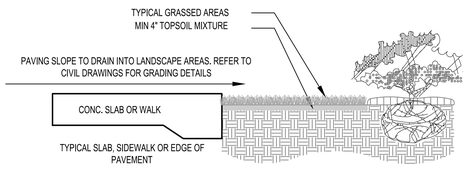


1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE, ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

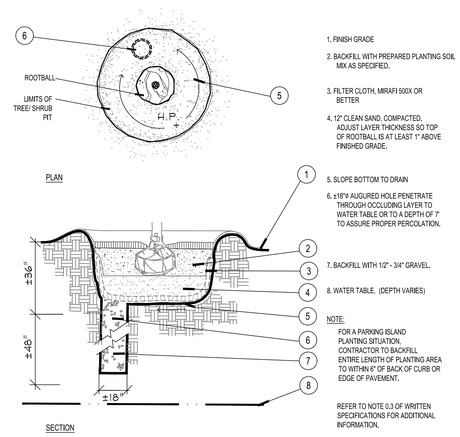
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS



SOD NOTES:
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 2" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:
1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F SOD
SECTION — NTS

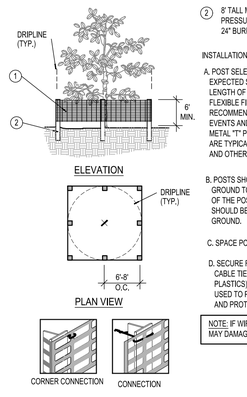


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED, ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ø18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS

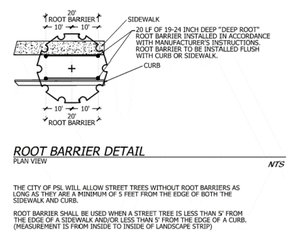


1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:
A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

H Tree/Shrub Protector
Barrier Detail — NTS



ROOT BARRIER DETAIL
PLAN VIEW — *NTS*

THE CITY OF PSL WILL ALLOW STREET TREES WITHOUT ROOT BARRIERS AS LONG AS THEY ARE A MINIMUM OF 5 FEET FROM THE EDGE OF BOTH THE SIDEWALK AND CURB.

ROOT BARRIER SHALL BE USED WHEN A STREET TREE IS LESS THAN 5' FROM THE EDGE OF A SIDEWALK AND/OR LESS THAN 5' FROM THE EDGE OF A CURB. (MEASUREMENT IS FROM INSIDE TO INSIDE OF LANDSCAPE STRIP)

I Root Barrier
Barrier Detail — NTS

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

No.	REVISIONS	DATE	BY

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KYLER DURHAM — LICENSE NO LA6667668 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT — DATE: 12/13/2025

KHA PROJECT	147944002
DATE	12/13/24
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

LANDSCAPE DETAILS

NWC - BECKER AND PORT ST. LUCIE BLVD
PREPARED FOR
THE MORGAN COMPANIES
FLORIDA
CITY OF PORT ST. LUCIE

SHEET NUMBER
L-203

Plotted By:Vivona, Christina Sheet Set:147944002 — Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN — 147944002.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.
2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.
4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.
7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.
9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.
10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE, PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE. MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC,., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E, THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
   - A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   - B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
   - C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS. A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:
   - A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
   - B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE

June 4, 2025

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: NWC - Becker and PSL Boulevard Site Plan Application
P#25-022

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for KIMLEY – HORN & ASSOCIATES to represent VRE PSL LANDCO, LLC as an applicant during the governmental review process for the above noted project.

Please feel free to contact me if you have any additional questions or comments.

Sincerely,



Matt Zonker

Partner

Verdad Real Estate – Representing VRE PSL LANDCO, LLC

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5134151 OR BOOK 4928 PAGE 1374, Recorded 12/19/2022 01:06:22 PM Doc Tax: $17675.00

PREPARED BY AND RETURN TO:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made, executed and delivered this 16th day of December, 2022, between **EQUITY ONE (FLORIDA PORTFOLIO) LLC**, a Florida limited liability company ("Grantor"), whose address is One Independent Drive, Suite 114, Jacksonville, Florida 32202, and **VRE PSL LANDCO, LLC**, a Texas limited liability company ("Grantee"), whose address is 1211 S White Chapel Blvd, Southlake, TX 76092.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit (the "Land"):

See Exhibit "A" attached hereto and by this
reference made a part hereof.

together with all improvements, rights, alleys, ways, easements, privileges, tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted exceptions (the "Permitted Exceptions"):

1. Real estate taxes for the current year and subsequent years;

2. Easements, covenants, conditions, restrictions and reservations of record affecting the Property, reference to which shall not operate to reimpose same; and

3. Matters which a current survey or careful inspection of the Land and any improvements thereon would reveal.

To have and to hold the Property in fee simple forever.

And Grantor, for itself and its successors and assigns, does hereby warrant the title to said Property, will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, and will execute such further assurances thereof as may be requisite.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: John Tkach

Print Name: Rachel Greene

"GRANTOR"

EQUITY ONE (FLORIDA PORTFOLIO) LLC, a Florida limited liability company

By: Regency Centers, L.P., a Delaware limited partnership, its Managing Member

By: Regency Centers Corporation, a Florida corporation
Its: General Partner

By: _____
Name: Anne Brettingen
Its: Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of December, 2022, by Anne Brettingen, the Vice President of Regency Centers Corporation, a Florida corporation, which is the General Partner of Regency Centers, L.P., a Delaware limited partnership, which is the Managing Member of EQUITY ONE (FLORIDA PORTFOLIO) LLC, a Florida limited liability company, on behalf of the company. She is personally known to me.

RACHEL L. GREENE
MY COMMISSION # HH 117527
EXPIRES: May 8, 2025
Bonded Thru Notary Public Underwriters

Print Name: _____
Notary Public
Commission Expires: _____
Commission Number: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

Parcels "A" and "B" of NAU RANCH, recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

A strip of land 8.00 feet wide lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Beginning at the intersection of the North right-of-way line of Becker Road and the Southwest corner of Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 422.00 feet to the point of intersection of said North right-of-way of Becker Road and the Southeast corner of said Parcel "A"; thence North 0°05'23" West, a distance of 8.00 feet; thence North 89°52'22" West along a line parallel to said North right-of-way of Becker Road, a distance of 422.04 feet; thence South 0°06'09" East, a distance of 8.00 feet to the POINT OF BEGINNING.

PARCEL 2:

Lot 8, Block 2285, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

PARCEL 3:

Lot 29, Block 2284, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:
A parcel of land lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch recorded in Plat Book 40, Page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 830.91 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°13'01", an arc distance of 39.36 feet to a point of tangency with a line, also being the West right-of-way of Port St. Lucie Boulevard; thence North 0°05'23" West along said West right-of-way, a distance of 519.91 feet to the Southeast corner of Lot 29, Block 2284, as shown on the Plat of Port St. Lucie Section Thirty Three recorded in Plat Book 15, Page

1, Public Records of said St. Lucie County and the POINT OF BEGINNING; thence continue North 0°05'23" West along said West right-of-way line, a distance of 100.00 feet to a point of curvature with a curve concave to the Southwest and having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet to a point on the South right-of-way line of Yamada Drive; thence South 45°02'04" East, a distance of 14.98 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 114.39 feet; thence North 89°54'37" East, a distance of 14.00 feet to the POINT OF BEGINNING.

PARCEL 4:

Tract M, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

A parcel of land lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch, recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 422.00 feet to a point of intersection of the North right-of-way line of Becker Road and the Southwest corner of Tract "M" as shown on the Plat of Port St. Lucie Section Thirty Three, recorded in Plat Book 15, page 1, of said Public Records and the POINT OF BEGINNING; thence continue South 89°52'22" East along said North right-of-way a distance of 408.91 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°13'01", an arc distance of 39.36 feet to a point of tangency with a line, also being the West right-of-way of Port St. Lucie Boulevard; thence North 0°05'23" West along said West right-of-way, a distance of 519.91 feet; thence South 89°54'37" West departing said West right-of-way line, a distance of 14.00 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 175.24 feet; thence South 89°54'37", a distance of 11.00 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 327.20 feet; thence South 45°00'41" West, a distance of 48.63 feet; thence North 89°52'22" West parallel to said North right-of-way line of Becker Road, a distance of 374.55 feet; thence South 0°05'23" East, a distance of 8.00 feet to the POINT OF BEGINNING.

VRE PSL Landco, LLC

Variance (P25-143)

Planning and Zoning Board – December 2, 2025
Daniel Robinson, Planner III

Variance Request

- Variances 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.

Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Agent/Applicant	Kimley-Horn and Associates
Location	Northwest corner of Port St. Lucie Boulevard and Becker Road
Existing Use	Vacant

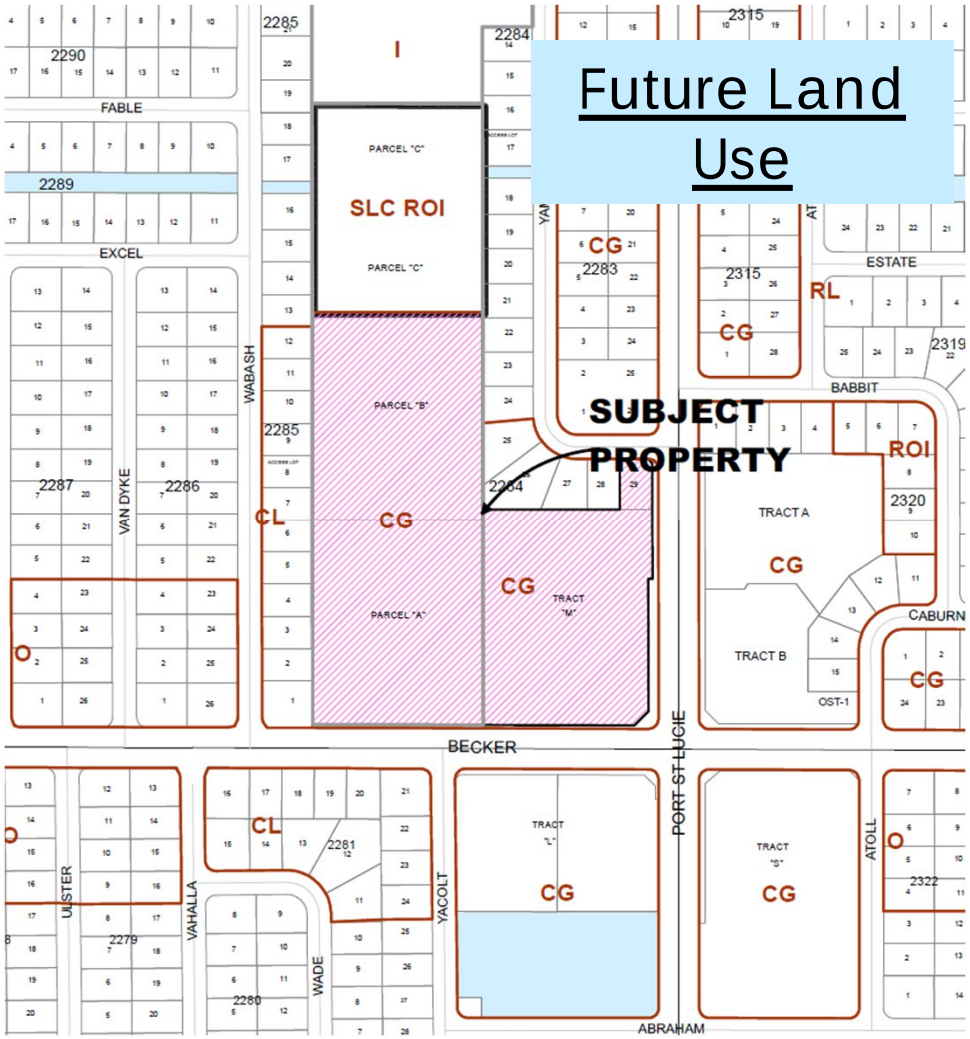


Project Background

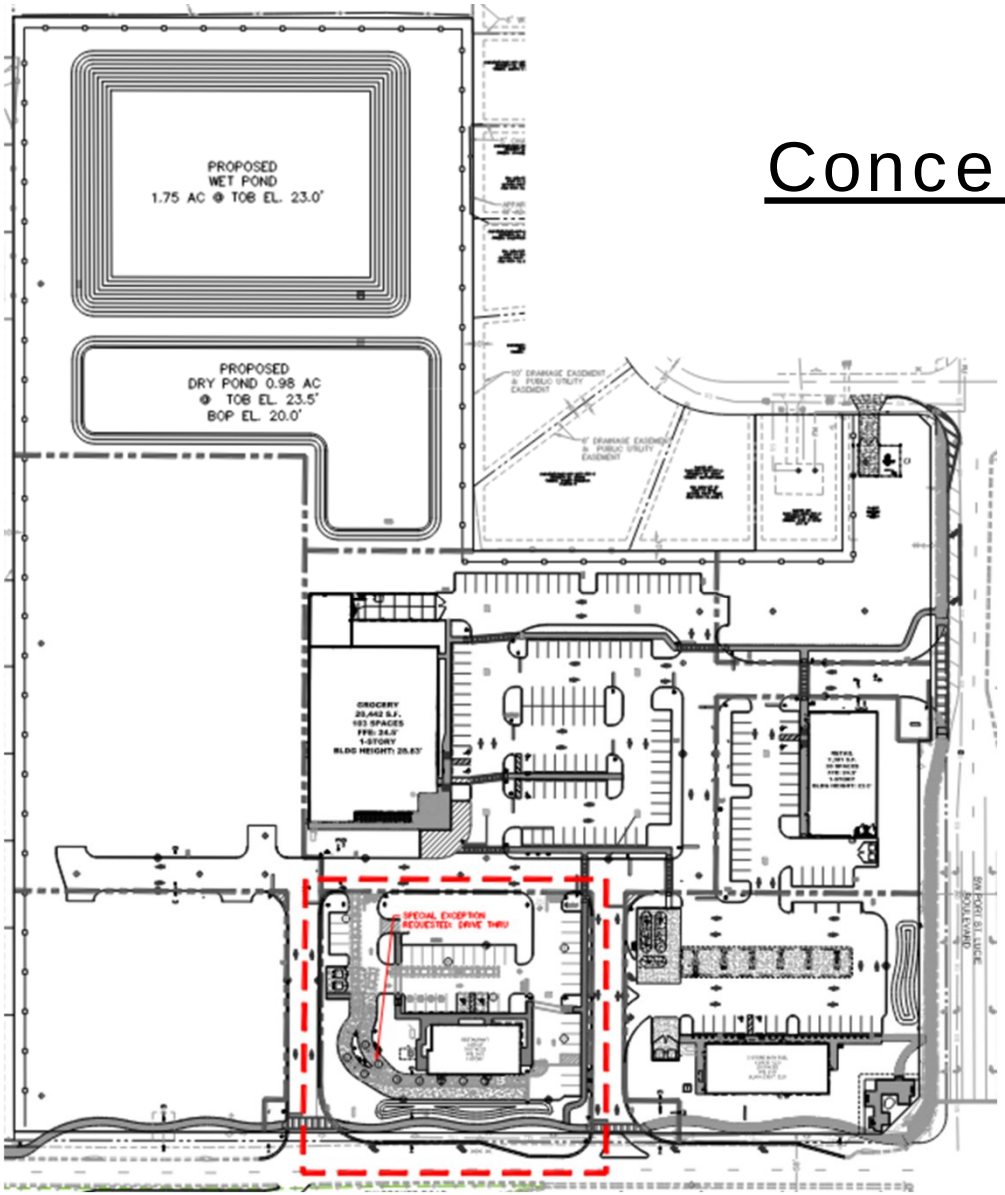
The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development. For the site plan to be approved as proposed the variance requested is required.

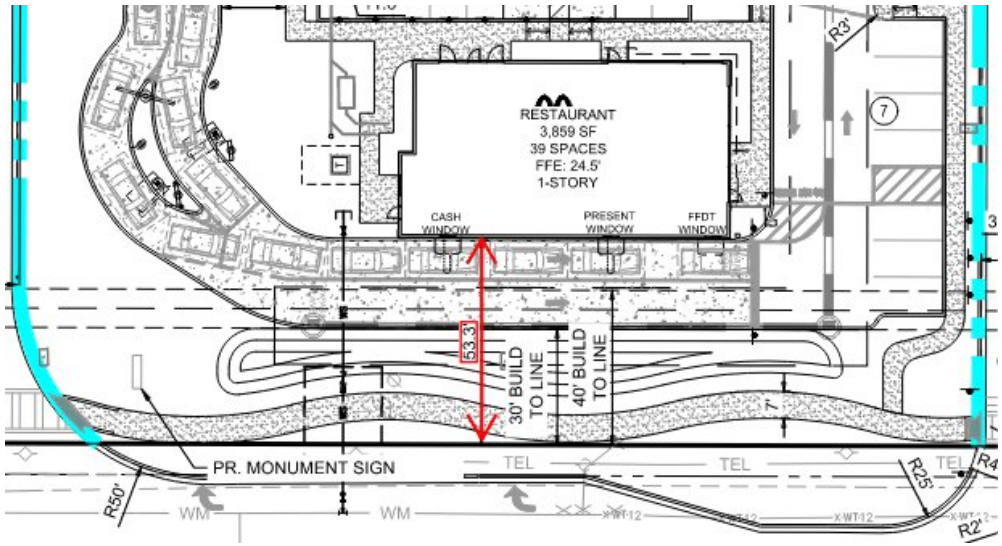
Future Land Use/Zoning

Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC-RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential



Concept Plan





Planning & Zoning Board Action Options

- Motion to approve the variance.

If approved, staff recommends the following condition of approval:

- 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 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.
- Make a motion to deny.
- Make a motion to table.

Agenda Summary

2025-1145

Agenda Date: 12/2/2025 **Agenda Item No.:** 8.f

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-138 VRE PSL Landco, LLC - Special Exception Use

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.

Submitted By: Daniel Robinson, Planning III

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

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval subject to the following conditions: 1. 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. 2. 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. 3. 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 foot in height and them 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.

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: The Site Plan Review Committee (SPRC) recommended approval at their October 8, 2025, meeting.

Issues/Analysis: This project is in the Becker Road Overlay District and the intent of the district is to have an elevated appearance of the corridor and enhanced pedestrian environment. The staff worked with the applicant team to ensure the landscape plan is enhanced by a slight berm and additional plantings to screen the drive through area. The applicant is also providing a meandering 10’ multiuse path outside of the right of way in place of the sidewalk right on the side of the road which will provide a less hostile pedestrian

experience. The applicant has a related variance application for the proximity of the building to the build to line.

Special Consideration: N/A

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

Attachments:

- Staff Report
- Concept Plan
- Application
- Landscape Plan
- Agent Authorization Letter
- Deed
- Public Works Memo
- Staff Presentation

VRE PSL Landco, LLC
Special Exception Use
P25-138



Project Aerial Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a drive-through service within the General Commercial (CG) Zoning District per Section 158.124(C)(14) of the Zoning Ordinances.
Applicant:	Kimley-Horn and Associates
Property Owner:	VRE PSL Landco, LLC
Location:	Northwest corner of Port St. Lucie Boulevard and Becker Road.
Project Planner:	Daniel Robinson, Planner III

Project Description

The applicant is requesting a special exception use (SEU) to allow a drive-through service in the General Commercial (CG) zoning district. Section 158.124(C)(14) lists *"Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service"* as special exception uses that may be permitted only following the review and specific approval thereof by the City Council.

The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on May 23, 2025, to owners of property within a 750-foot radius of the subject property.

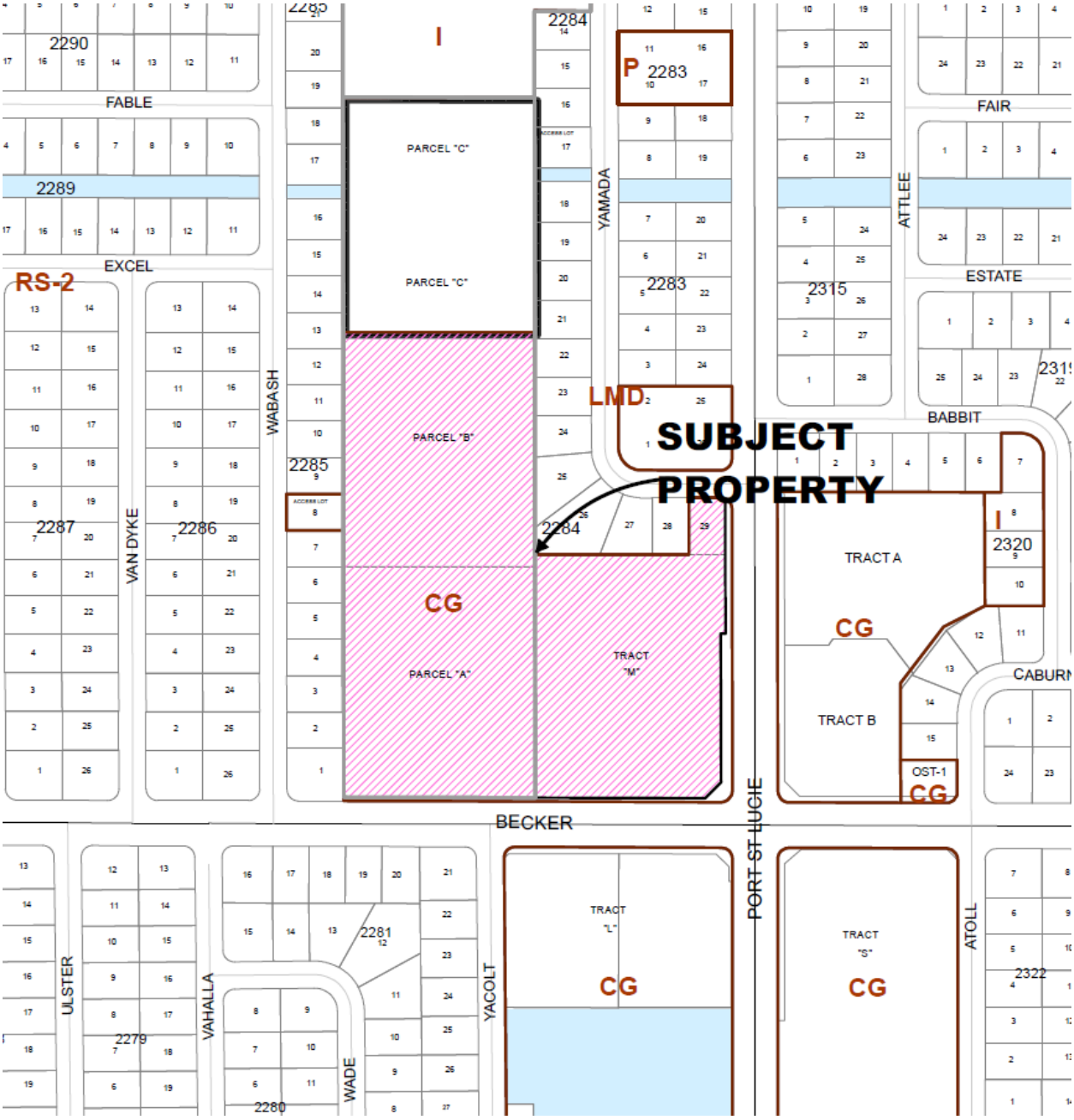
Location and Site Information

Parcel Number:	3420-660-0013-000-1, 4431-500-0001-000-8, 4431-500-0002-000-5, & 3420-660-2640-000-9
Property Size:	15.45 acres (672,817 SF)
Legal Description:	Parcels A and B of NAU Ranch together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three.
Future Land Use:	Northwest corner of Port St. Lucie Boulevard and Becker Road.
Existing Zoning:	CG - General Commercial
Existing Use:	CG - General Commercial

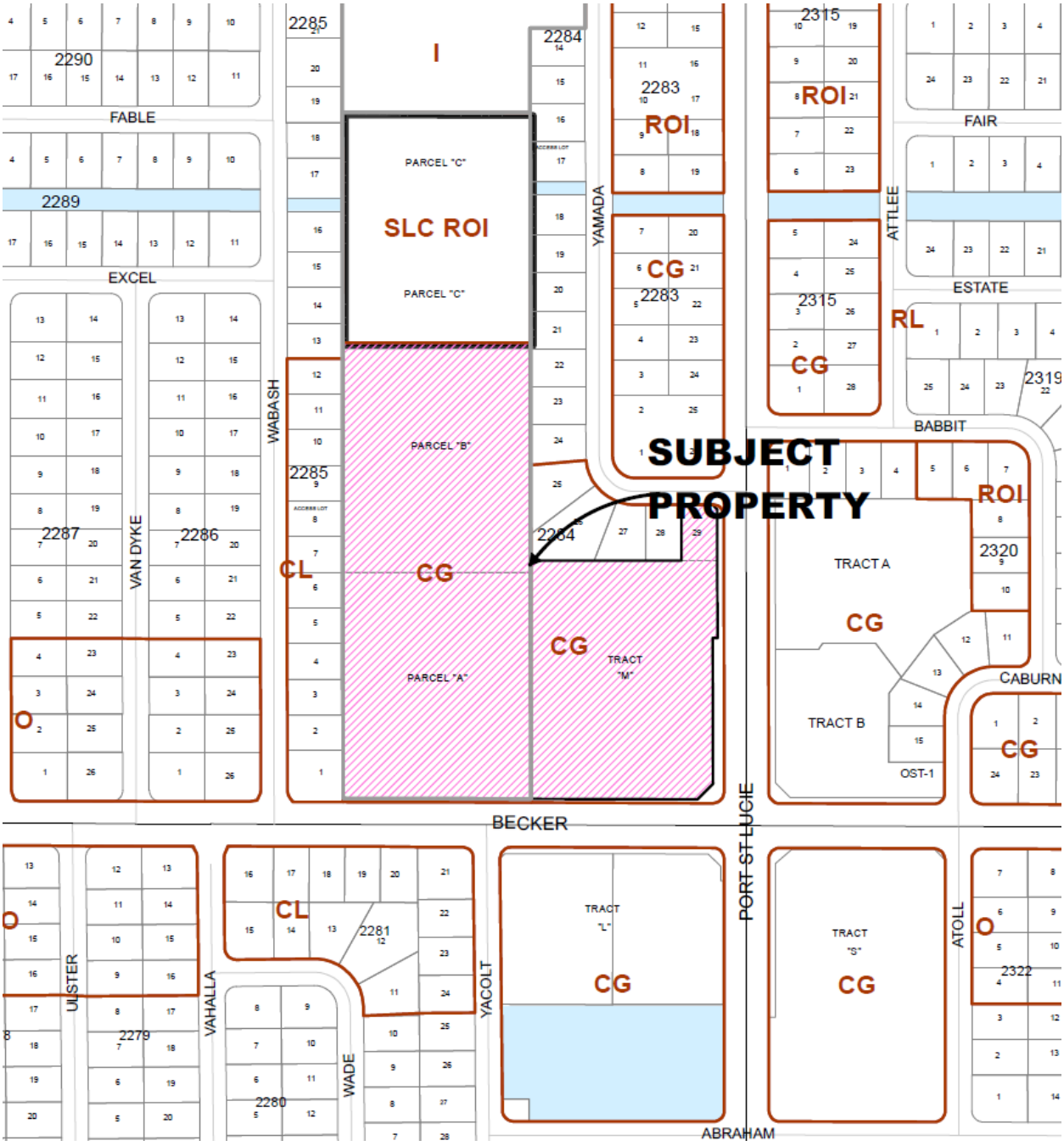
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC-RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential

CL - Light Commercial; CG-General Commercial; RS-2 Single Family Residential; SLC-RU- St. Lucie County Residential Urban; SLC-AR1 St. Lucie County Agricultural Residential 1


SUBJECT PROPERTY
RS-2
I
P
LMD
CG
FABLE
EXCEL
FAIR
ESTATE
BABBIT
CABURN
BECKER
WABASH
VAN DYKE
YAMADA
ATTLEE
PORT ST LUCIE
YACOLT
VAHALLA
ULSTER
WADE
ATOLL
PARCEL "A"
PARCEL "B"
PARCEL "C"
TRACT A
TRACT B
TRACT "L"
TRACT "M"
TRACT "S"
OST-1
2279
2280
2281
2283
2284
2285
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Land Use Map



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria is attached. Staff's review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- Applicant's Response: The proposed restaurant with drive thru is part of a larger 15 acre proposed commercial development. Access to the site will be provided off of shared driveways and access aisles. Two driveways are proposed on PSL BLVD, and two driveways are proposed on Becker.

- Staff findings: The property is located within a proposed shopping center site that includes multiple commercial buildings. Adequate ingress and egress will be required for site plan approval.

(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: The code required off-street parking will be provided on-site completely internal to the site. The code required landscape buffers will be provided for the entire commercial complex and an enhanced landscape buffer (above code minimum) is provided along the proposed restaurant southern boundary.
- Staff findings: Adequate off-street parking and loading areas are required to be provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties at the time of site plan approval.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Applicant's Response: There is an existing water main in Port St. Lucie Boulevard and Becker Road and an existing force main in Port St. Lucie Boulevard. The proposed commercial development will provide a looped water main and lift station to serve the development.

- Staff findings: Adequate utilities shall be available to service the development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Applicant's Response: Additional landscape buffer plantings, above what is required by code, are proposed along the restaurant's Becker frontage. A 2' tall berm is also proposed along Becker Road street frontage to create a barrier between the pedestrian sidewalk and proposed development.

- Staff findings: Additional buffering is required. The site's landscape plan provides increased perimeter landscaping. Staff recommends conditions for the additional landscaping requirements.

(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: Proposed site lighting will meet code min. and code max. photometric standards.
- Staff findings: Signs and proposed exterior lighting shall 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. This shall be shown at the time of site plan approval.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Applicant's Response: Open spaces and sidewalks are designed to promote pedestrian connectivity between the commercial shopping plaza. Shade trees are proposed throughout the parking lot to provide shade to pedestrians and shopping plaza. Shade trees are proposed throughout the parking lot to provide shade to pedestrians and trash receptacle for pedestrians in the right-of-way.

- Staff findings*:* Yards and open spaces shall be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: The Restaurant with Drive Thru will be in conformance with the City's Land Development standards and standard details. A special exception is being sought for the proposed building distance from the property line only and not to allow any deviations from other land development standards.

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.124(C)(14)-CG (General Commercial) Zoning District and shall conform to all provisions of the City's Zoning Code and the Becker Road Overlay District unless relief is provided and approved.

(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 proposed use will benefit the residents and workers in the City by providing a quick and affordable dining option. The exception is being sought to be able to fit the drive thru behind the building which is the safest way to circulate pedestrian and vehicular traffic throughout the site so that pedestrians don't have to cross the drive thru to enter the store.

- Staff findings: By adhering to City Codes and Backer Road Overlay Design Standard Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Applicant's Response: Turn lanes and adequate driveway throat depths will be provided to promote a steady flow of traffic into and out of the site.
- Staff findings: The drive-through use is not expected to generate noise that would constitute a nuisance to neighboring properties or of persons who will attend or use the facility. The hours of operation for the proposed use are 24 hours.

(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: The site is zoned CG - and quick service restaurant is an allowed use. A special exception is required because of the Becker Road Overlay District built to line standards.

- Staff findings: The proposed restaurant with drive-through service use will be compatible with the existing and permitted uses of adjacent properties.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- 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 the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

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

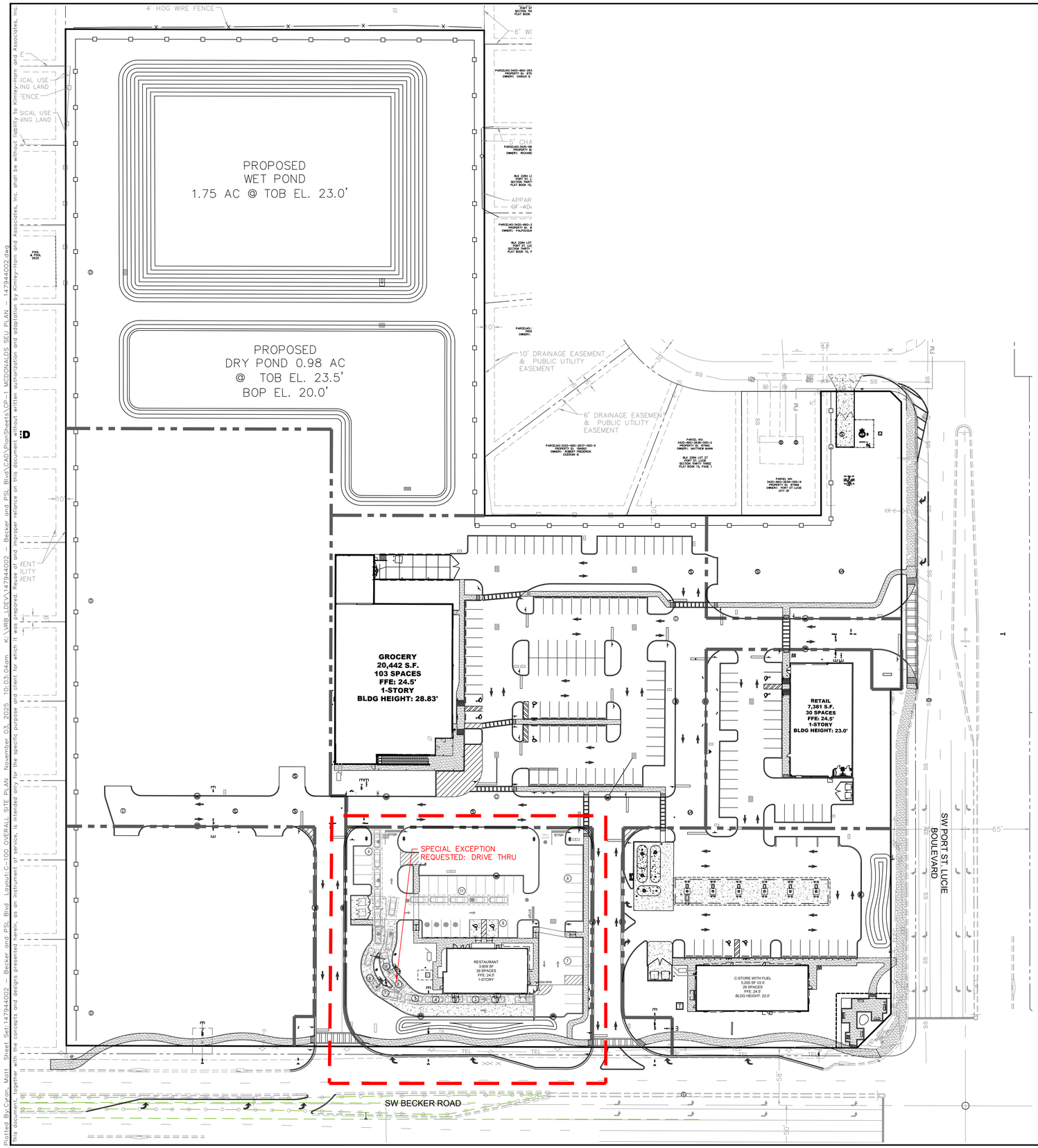
If approved, staff recommends the following conditions of approval:

1. **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.**
2. **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.**
3. **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 foot in height and them 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.**

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.



LEGAL DESCRIPTION

PARCEL 1:
PARCELS "A" AND "B" OF NAU RANCH, RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A STRIP OF LAND 8.00 FEET WIDE LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY LINE OF BECKER ROAD AND THE SOUTHWEST CORNER OF SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 422.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 0°05'23" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°52'22" WEST ALONG A LINE PARALLEL TO SAID NORTH RIGHT—OF—WAY OF BECKER ROAD, A DISTANCE OF 422.04 FEET; THENCE SOUTH 0°06'09" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOT 8, BLOCK 2285, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
LOT 29, BLOCK 2284, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 830.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO A POINT OF TANGENCY WITH A LINE, ALSO BEING THE WEST RIGHT—OF—WAY OF PORT ST. LUCIE BOULEVARD; THENCE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY, A DISTANCE OF 519.91 FEET TO THE SOUTHEAST CORNER OF LOT 29, BLOCK 2284, AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE RECORDED IN PLAT BOOK 15, PAGE 1, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT ON THE SOUTH RIGHT—OF—WAY LINE OF YAMADA DRIVE; THENCE SOUTH 45°02'04" EAST, A DISTANCE OF 14.98 FEET; THENCE SOUTH 0°05'23n EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 114.39 FEET; THENCE NORTH 89°54'37" EAST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
TRACT M, PORT ST. LUCIE SECTION THIRTY THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 1, 1A THROUGH 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:
A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT—OF—WAY OF BECKER ROAD AND THE SOUTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF NAU RANCH, RECORDED IN PLAT BOOK 40, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'22" EAST AS A BASIS OF BEARING ALONG SAID NORTH RIGHT—OF—WAY, A DISTANCE OF 422.00 FEET TO A POINT OF INTERSECTION OF THE NORTH RIGHT—OF—WAY LINE OF BECKER ROAD AND THE SOUTHWEST CORNER OF TRACT "M" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE, RECORDED IN PLAT BOOK 15, PAGE 1, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'22" EAST ALONG SAID NORTH RIGHT—OF—WAY A DISTANCE OF 408.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'01", AN ARC DISTANCE OF 39.36 FEET TO A POINT OF TANGENCY WITH A LINE, ALSO BEING THE WEST RIGHT—OF—WAY OF PORT ST. LUCIE BOULEVARD; THENCE NORTH 0°05'23" WEST ALONG SAID WEST RIGHT—OF—WAY, A DISTANCE OF 519.91 FEET; THENCE SOUTH 89°54'37" WEST DEPARTING SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 1400 FEET; THENCE SOUTH 0°05'23" EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 175.24 FEET; THENCE SOUTH 89°54'37", A DISTANCE OF 11.00 FEET; THENCE SOUTH 0°05'23" EAST PARALLEL TO SAID WEST RIGHT—OF—WAY LINE, A DISTANCE OF 327.20 FEET; THENCE SOUTH 45°04'41" WEST, A DISTANCE OF 4863 FEET; THENCE NORTH 89°52'22" WEST PARALLEL TO SAID NORTH RIGHT—OF—WAY LINE OF BECKER ROAD, A DISTANCE OF 374.55 FEET; THENCE SOUTH 0°05'23n EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 15.447 ACRES (672,879 SQ. FT.) MORE OR LESS AND IS SITUATED SECTION 31, TOWNSHIP 47 SOUTH, RANGE 40 EAST OF ST. LUCIE COUNTY, FLORIDA.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPERTY LINE
- PARCEL BOUNDARY
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED WATER GATE VALVE
- PROPOSED REDUCER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY SEWER MANHOLE
- SS — PROPOSED SANITARY SEWER MAIN
- FM — FM — PROPOSED 8" SANITARY FORCE MAIN
- PROPOSED STORM SEWER PIPE
- PROPOSED ROADWAY CURB INLET - TYPE P-5
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET TYPE P-9
- PROPOSED TRANSFORMER PAD
- PROPOSED CONCRETE (LIGHT DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- P.S.L.U.E. — PORT ST. LUCIE UTILITY EASEMENT
- L.B.E. — LANDSCAPE BUFFER EASEMENT
- A.E. — ACCESS EASEMENT

CHRISTOPHER J. HOLLEN LICENSE No. 74685 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Christopher J Hollen
DN: cn=Christopher J Hollen, c=US, o=KIMLEY-HORN AND ASSOCIATES INC., email=chris.hollen@kimley-horn.com
Date: 2025.11.03 10:12:15 -05'00'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 147944002
DATE 9/19/2025
SCALE AS SHOWN
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY CJH

CONCEPT PLAN

MCDONALDS DRIVE THRU SEU

PREPARED FOR
THE MORGAN COMPANIES

CITY OF PORT ST. LUCIE FLORIDA

CITY OF PORT ST. LUCIE PROJECT # P25-138
PSLUSD PROJECT # 11-952-02

SHEET NUMBER
CSP-1

Plotted By:Cyron, Matt Sheet Set:147944002 – Becker and PSL Blvd Layout:C-100 OVERALL SITE PLAN November 03, 2025 09:03:04am K:\VRB_LDEV\147944002 – Becker and PSL Blvd\CAD\PlanSheets\CP-1 MCDONALDS SEU PLAN – 147944002.dwg
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 Kimley-Horn and Associates, inc. shall be without liability to Kimley-Horn and Associates, inc.

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: MATT.CYRAN@KIMLEY-HORN.COM

PROPERTY OWNER:

Name: VRE PSL LANDCO LLC

Address: 351 E. HUDGINS STREET, GRAPEVINE, TX 76051

Telephone No.: 214-422-5578 Email MZONKER@VERDAD.COM

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: CHRIS HOLLEN, P.E.

Address: 445 24TH STREET,SUITE 200, VERO BEACH, FL 32960

Telephone No.: 772-794-4087 Email CHRIS.HOLLEN@KIMLEY-HORN.COM

SUBJECT PROPERTY:

Legal Description: SEE SURVEY

Parcel I.D Number: 3420-660-0013-000-1

Address: NW INTERSECTION OF BECKER AND PSL BLVD Bays: _____

Development Name: McDonalds - Woodland Trails (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 3,859 SF (BLDG) Assembly Area (sq. ft.): 1.52 AC (Parcel)

Current Zoning Classification: General Commercial SEU Requested: Build to Line Exception

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

The proposed McDonalds with drive thru is proposed within the Becker Road Overlay District which requires a minimum 30' build to line and a maximum 40' build to line off of the property boundary. McDonalds is seeking a variance to place the building 53.3' from the property boundary to allow the drive thru to be located on the back side of the building for pedestrian safety.

Signature of Applicant	Christopher Hollen, P.E.	8-6-2025
	Hand Print Name	Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

The proposed restaurant with drive thru is part of a larger ~15 acre proposed commercial development. Access to the site will be provided off of shared driveways and access aisles. Two driveways are proposed on PSL BLVD and two driveways are proposed on Becker.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

The code required off-street parking will be provided on-site completely internal to the site. The code required landscape buffers will be provided for the entire commercial complex and an enhanced landscape buffer (above code minimum) is provided along the proposed restaurant southern boundary.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

There is an existing water main in Port St. Lucie Boulevard and Becker Road and an existing force main in Port St. Lucie Boulevard. The proposed commercial development will provide a looped water main and lift station to serve the development.

(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.

Additional landscape buffer plantings, above what is required by code, are proposed along the restaurant's Becker frontage. A 2' tall berm is also proposed along Becker Road street frontage to create a barrier between the pedestrian sidewalk and proposed development.

(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.

Proposed site lighting will meet code min. and code max. photometric standards.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Open spaces and sidewalks are designed to promote pedestrian connectivity between the commercial shopping plaza. Shade trees are proposed throughout the parking lot to provide shade to pedestrians and vehicles. A pedestrian plaza is proposed at the intersection of Becker and PSL Blvd with benches and trash receptacle for pedestrians in the right-of-way.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

The Restaurant with Drive Thru will be in conformance with the City's Land Development standards and standard details. A special exception is being sought for the proposed building distance from the property line only and not to allow any deviations from other land development standards.

(H) Please explain how establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

The proposed use will benefit the residents and workers in the City by providing a quick and affordable dining option. The exception is being sought to be able to fit the drive thru behind the building which is the safest way to circulate pedestrian and vehicular traffic throughout the site so that pedestrians dont have to cross the drive thru to enter the store.

(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.

Turn lanes and adequate driveway throat depths will be provided to promote a steady flow of traffic into and out of the site.

(J) Please explain how the use, as proposed for development, will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

The site is zoned CG - and quick service restaurant is an allowed use. A special exception is required because of the Becker Road Overlay District built to line standards.

Signature of Applicant	Christopher Hollen, P.E.	8-6-2025
	Hand Print Name	Date

PLEASE NOTE:

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

§ 158.260 REQUIREMENTS AND APPROVAL

Special Exceptions are uses that would only be allowed under certain conditions and are required to be compatible with the existing neighborhood. It is expected that any such approval be implemented in a timely manner to ensure the use is established under the physical conditions of the area in place when approved. Therefore, Special Exception Uses shall expire after one year on the date of approval unless the applicant has received final site plan approval, or if a site plan is not required, the appropriate permits to allow development of the use to continue as approved.

Approval of a special exception application shall be granted by the City Council only upon a finding that:

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the city.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access, location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: Becker and PSL Blvd - McDonalds

Project Number: P _____ New Submittal _____ or Resubmittal_____ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ *= Provided X = Incomplete or Missing NA = Not Applicable*

Applicant Checklist	*Description of Item Provided*	*Sufficient*		
		P&Z	*Eng.*	*Utility*
	Sufficiency Checklist: One original completed and signed by applicant.			
	2 CD's with all application materials			
	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
	Written Response to Comments: Sixteen copies. For resubmittals only.			
	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
	Application Fees: Refer to each department's fee schedule.			
	Proof of Ownership:			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or…			
	…Unity of Title			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and binding PUD agreement			
	Density statement			
	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			

CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: Becker and PSL Blvd - McDonalds

Project Number: P _____ New Submittal _____ or Resubmittal_____ (Check One)

Applicant Certification

I, Christopher J. Hollen, P.E. *(Print or type name)*, do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this tim[illegible] that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

_____ 8-6-2025

(Signature of Applicant) *(Date)*

Planning and Zoning Department Representative

I, _____ (*Print name)*, as a representative of the Planning and Zoning Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*. *Additional Comments:*

_____

(Signature of Planning and Zoning Department Representative) *(Date)*

Engineering Department Representative

I, _____ (*Clearly print or type name)*, as a representative of the Engineering Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)*. *Additional Comments*:

_____

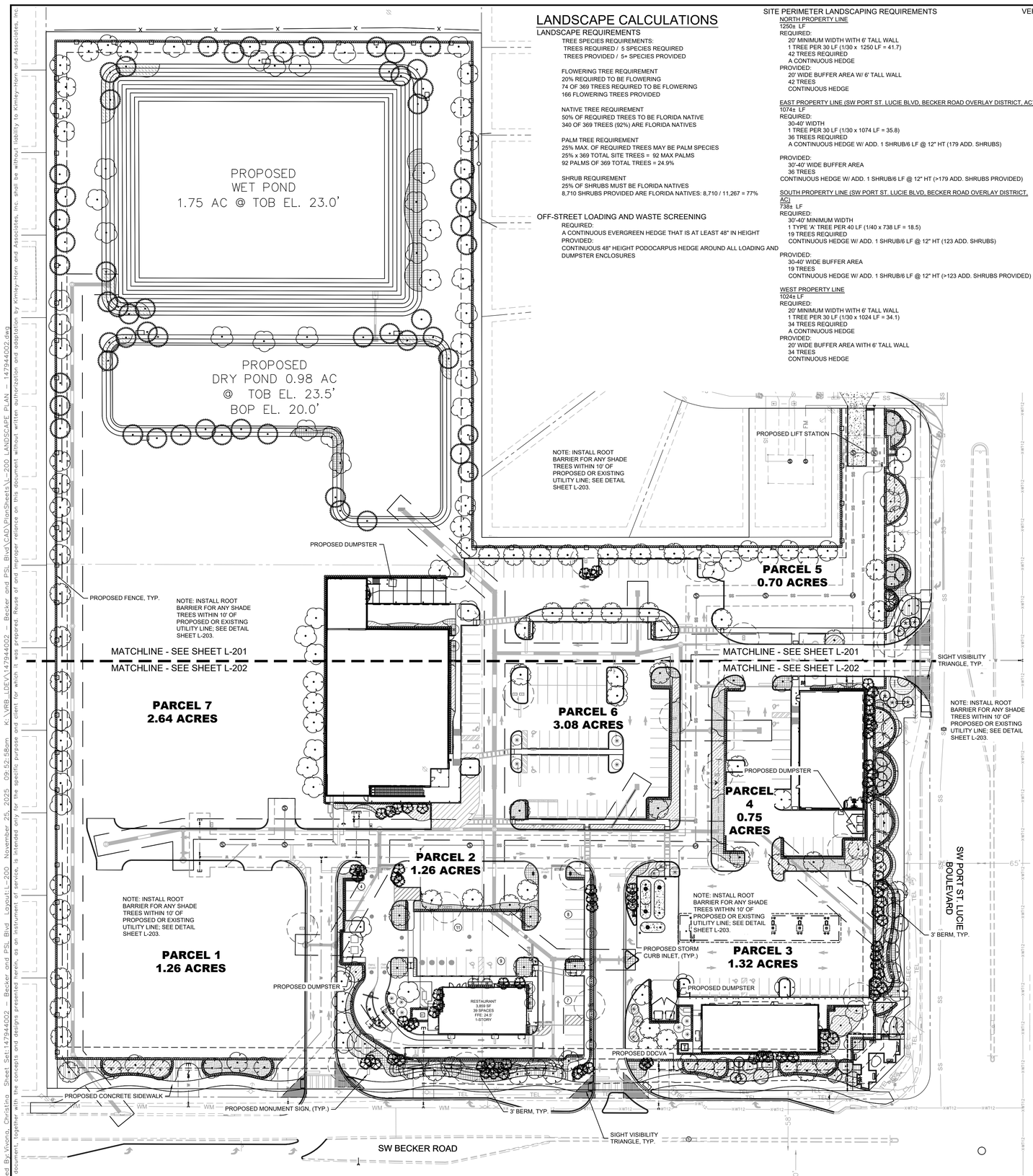
(Signature of Engineering Department Representative) *(Date)*

Utilities System Department

I, _____ (*Clearly print or type name)*, as a representative of the Utilities System Department, find that this submittal is **Sufficient / Non-Sufficient** based upon my review on _____ *(date)* *Additional Comments:*

_____

(Signature of Utility System Department Representative) *(Date)*



LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS

TREE SPECIES REQUIREMENTS:
TREES REQUIRED / 5 SPECIES REQUIRED
TREES PROVIDED / 5+ SPECIES PROVIDED

FLOWERING TREE REQUIREMENT
20% REQUIRED TO BE FLOWERING
74 OF 369 TREES REQUIRED TO BE FLOWERING
166 FLOWERING TREES PROVIDED

NATIVE TREE REQUIREMENT
50% OF REQUIRED TREES TO BE FLORIDA NATIVE
340 OF 369 TREES (92%) ARE FLORIDA NATIVES

PALM TREE REQUIREMENT
25% MAX. OF REQUIRED TREES MAY BE PALM SPECIES
25% x 369 TOTAL SITE TREES = 92 MAX PALMS
92 PALMS OF 369 TOTAL TREES = 24.9%

SHRUB REQUIREMENT
25% OF SHRUBS MUST BE FLORIDA NATIVES
8,710 SHRUBS PROVIDED ARE FLORIDA NATIVES: 8,710 / 11,267 = 77%

OFF-STREET LOADING AND WASTE SCREENING

REQUIRED:
A CONTINUOUS EVERGREEN HEDGE THAT IS AT LEAST 48" IN HEIGHT
PROVIDED:
CONTINUOUS 48" HEIGHT PODOCARPUS HEDGE AROUND ALL LOADING AND DUMPSTER ENCLOSURES

SITE PERIMETER LANDSCAPING REQUIREMENTS

NORTH PROPERTY LINE
1260± LF
REQUIRED:
20' MINIMUM WIDTH WITH 6' TALL WALL
1 TREE PER 30 LF (1/30 x 1250 LF = 41.7)
42 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA W/ 6' TALL WALL
42 TREES
CONTINUOUS HEDGE

EAST PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
1074± LF
REQUIRED:
30-40' WIDTH
1 TREE PER 30 LF (1/30 x 1074 LF = 35.8)
36 TREES REQUIRED
A CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (179 ADD. SHRUBS)
PROVIDED:
30'-40' WIDE BUFFER AREA
36 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>179 ADD. SHRUBS PROVIDED)

SOUTH PROPERTY LINE (SW PORT ST. LUCIE BLVD, BECKER ROAD OVERLAY DISTRICT, AC)
738± LF
REQUIRED:
30'-40' MINIMUM WIDTH
1 TYPE 'A' TREE PER 40 LF (1/40 x 738 LF = 18.5)
19 TREES REQUIRED
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (123 ADD. SHRUBS)
PROVIDED:
30-40' WIDE BUFFER AREA
19 TREES
CONTINUOUS HEDGE W/ ADD. 1 SHRUB/6 LF @ 12" HT (>123 ADD. SHRUBS PROVIDED)

WEST PROPERTY LINE
1024± LF
REQUIRED:
20' MINIMUM WIDTH WITH 6' TALL WALL
1 TREE PER 30 LF (1/30 x 1024 LF = 34.1)
34 TREES REQUIRED
A CONTINUOUS HEDGE
PROVIDED:
20' WIDE BUFFER AREA WITH 6' TALL WALL
34 TREES
CONTINUOUS HEDGE

VEHICULAR USE AREA REQUIREMENTS

REQUIRED:
1 SF OF LANDSCAPE AREA PER 18 SF OF VUA (SF VUA)
180 SF MIN. PER AREA, 10' MIN. WIDTH WITH 1 TREE PER AREA
SHRUBS AND GROUND COVER NOT TO EXCEED 3' H.

VUA PERIMETER TREE REQUIREMENT
ONE (1) TREE PER 30 LINEAR FEET WITH CONTINUOUS HEDGE (24"OC)

PARKING ISLAND TERMINAL (P.I.T.) REQUIREMENT 1 TREE PER ISLAND

PARCEL 1:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 2:
VUA LANDSCAPE REQUIRED:
28536.01 VUA/18 SF =
1585.33 SF VUA LANDSCAPE AREA
9 PARKING ISLANDS =
9 REQUIRED PARKING ISLAND TREES

PROVIDED:
5525 SF OF VEHICULAR USE LANDSCAPE AREA
9 PARKING ISLAND TREES

PARCEL 3:
VUA LANDSCAPE REQUIRED:
37636.48 VUA/18 SF =
1535.36 SF VUA LANDSCAPE AREA
2 PARKING ISLANDS =
2 REQUIRED PARKING ISLAND TREES

PROVIDED:
1030 SF OF VEHICULAR USE LANDSCAPE AREA**
2 PARKING ISLAND TREES

**LANDSCAPE AREA LESS THAN REQUIRED SF DUE TO OUTPARCEL INTENDED USE

PARCEL 4:
VUA LANDSCAPE REQUIRED:
12207.20 VUA/18 SF =
678.18 SF VUA LANDSCAPE AREA
7 PARKING ISLANDS =
7 REQUIRED PARKING ISLAND TREES

PROVIDED:
5573 SF OF VEHICULAR USE LANDSCAPE AREA
7 PARKING ISLAND TREES

PARCEL 5:
VUA LANDSCAPE REQUIRED: N/A

PARCEL 6:
VUA LANDSCAPE REQUIRED:
47193.79 VUA/18 SF =
2621.88 SF VUA LANDSCAPE AREA
16 PARKING ISLANDS =
16 REQUIRED PARKING ISLAND TREES

PROVIDED:
7345 SF OF VEHICULAR USE LANDSCAPE AREA
16 PARKING ISLAND TREES

PARCEL 7:
VUA LANDSCAPE REQUIRED: N/A

BUILDING FACADE REQUIREMENTS

1 TREE OR PALM PER 30LF OF BUILDING (1/30 x xx LF = x)
1 SHRUB/ 2 LF OF BUILDING
MINIMUM WIDTH OF 3' TO 15' FROM FACADE

PARCEL 1:
REQUIRED: N/A

PARCEL 2:
264.45 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 264.45 LF = 8.8 TREES/PALMS)
9 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 264.45 LF = 132.2)
132 SHRUBS REQUIRED

PROVIDED:
7 PALMS, 2 FLOWERING TREES
477 TOTAL SHRUBS

PARCEL 3:
322.42 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 322.42 LF = 10.7 TREES/PALMS)
11 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 322.42 LF = 161.2)
161 SHRUBS REQUIRED

PROVIDED:
11 PALMS
161 TOTAL SHRUBS

PARCEL 4:
358.38 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 358.38 LF = 11.9 TREES/PALMS)
12 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 358.38 LF = 179.1)
179 SHRUBS REQUIRED

PROVIDED:
12 PALMS
218 TOTAL SHRUBS

PARCEL 5:
REQUIRED: N/A

PARCEL 6:
564.46 +/- LF
REQUIRED:
1 TYPE B TREE PER 30 LF OF BUILDING (1/30 x 564.46 LF = 18.8 TREES/PALMS)
19 TREES/PALMS REQUIRED
1 SHRUB/ 2 LF OF BUILDING (1/2 x 564.46 LF = 282.2)
282 SHRUBS REQUIRED

PROVIDED:
16 PALMS, 3 FLOWERING TREES
1042 TOTAL SHRUBS

PARCEL 7:
REQUIRED: N/A

STORMWATER POND LANDSCAPE REQUIREMENTS

NORTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK (1/40 x 1081 LF = 27 TYPE A TREES OR 54 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK (1/8 x 1081 LF = 135 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK (1/8 x 1081 LF = 135 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK (1/400 x 1081 LF = 3 BENCHES)

PROVIDED:
27 TYPE A TREES
135 SHRUBS
135 SQ FT OF GROUND COVER
3 BENCHES

STORMWATER POND LANDSCAPE REQUIREMENTS

SOUTHERN POND
REQUIRED:
1 TYPE A TREE OR 2 TYPE B TREES PER 40 LF OF TOP OF BANK (1/40 x 949 LF = 24 TYPE A TREES OR 48 TYPE B TREES)
1 SHRUB/ 8 LF OF TOP OF BANK (1/8 x 949 LF = 119 SHRUBS)
1 SQ FT OF GROUND COVER/ 8 LF OF TOP OF BANK (1/8 x 949 LF = 119 SQ FT GROUND COVER)
1 BENCH/ 400 LF OF TOP OF BANK (1/400 x 949 LF = 2 BENCHES)

PROVIDED:
24 TYPE A TREES
119 SHRUBS
119 SQ FT OF GROUND COVER
2 BENCHES

TREE MITIGATION REQUIREMENTS

ENTIRE SITE = 15.45 AC
25% MITIGATION ON UPLAND AREA REQUIRED FOR SITES OVER 2 AC
MITIGATION PAYMENT = $25,005 / AC
15.45 AC X 25% = 3.862 AC
3.862 AC X $25,005 / AC =
$96,569.30 MITIGATION FUND PAYMENT REQUIRED

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

PSLUSD LANDSCAPE NOTES:

LANDSCAPE PLANS SHALL BE SUBMITTED FOR THE PROJECT INDICATING THE LOCATION OF LANDSCAPE AREAS, PERIMETER WALLS, FOUNDATIONS, BERMS, TREE WELLS, FENCES, GATES, SIGNS, DECORATIVE ROCKS, SCULPTURE, FOUNTAINS, AND ANY OTHER FEATURES THAT MAY INFLUENCE THE LOCATION OF WATER/WASTEWATER/RECLAIMED WATER FACILITIES; ALSO, EXISTING AND PROPOSED WATER/WASTEWATER/RECLAIMED FACILITIES, AND RIGHT-OF WAY, LOT LINES AND ALL EASEMENT INFORMATION, SHOWING OFFICIAL RECORD BOOK AND PAGE NUMBER, SHALL BE INCLUDED.
THE PLANS SHALL INCLUDE AND CONFIRM TO THE FOLLOWING STANDARD NOTES:

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B. NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION, OR MAINTENANCE.

C. NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A 5' RADIUS MAINTENANCE AREA OF ANY PSLUSD APPURTENANCE SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, MANHOLES, AIR RELEASE VALVES, ETC. TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY PSLUSD INFRASTRUCTURE. ALL MEASUREMENTS ARE FROM OUTSIDE TO OUTSIDE, NOT CENTERLINE TO CENTERLINE. EXAMPLE: OUTSIDE OF PIPE TO NEAREST POINT ON TREE TRUNK.

NOTES:
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5. NO LANDSCAPE MATERIAL TALLER THAN 24" SHALL BE PLANTED WITHIN THE AREAS OF CLEAR SITE AT ROADWAY INTERSECTIONS.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

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No.	REVISIONS	DATE	BY

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER R. DURHAM LICENSE No LA6667668 DATE: 12/26/2025 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT

KHA PROJECT 147944002	
DATE	12/13/24
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

NWC - BECKER AND PORT ST. LUCIE BLVD

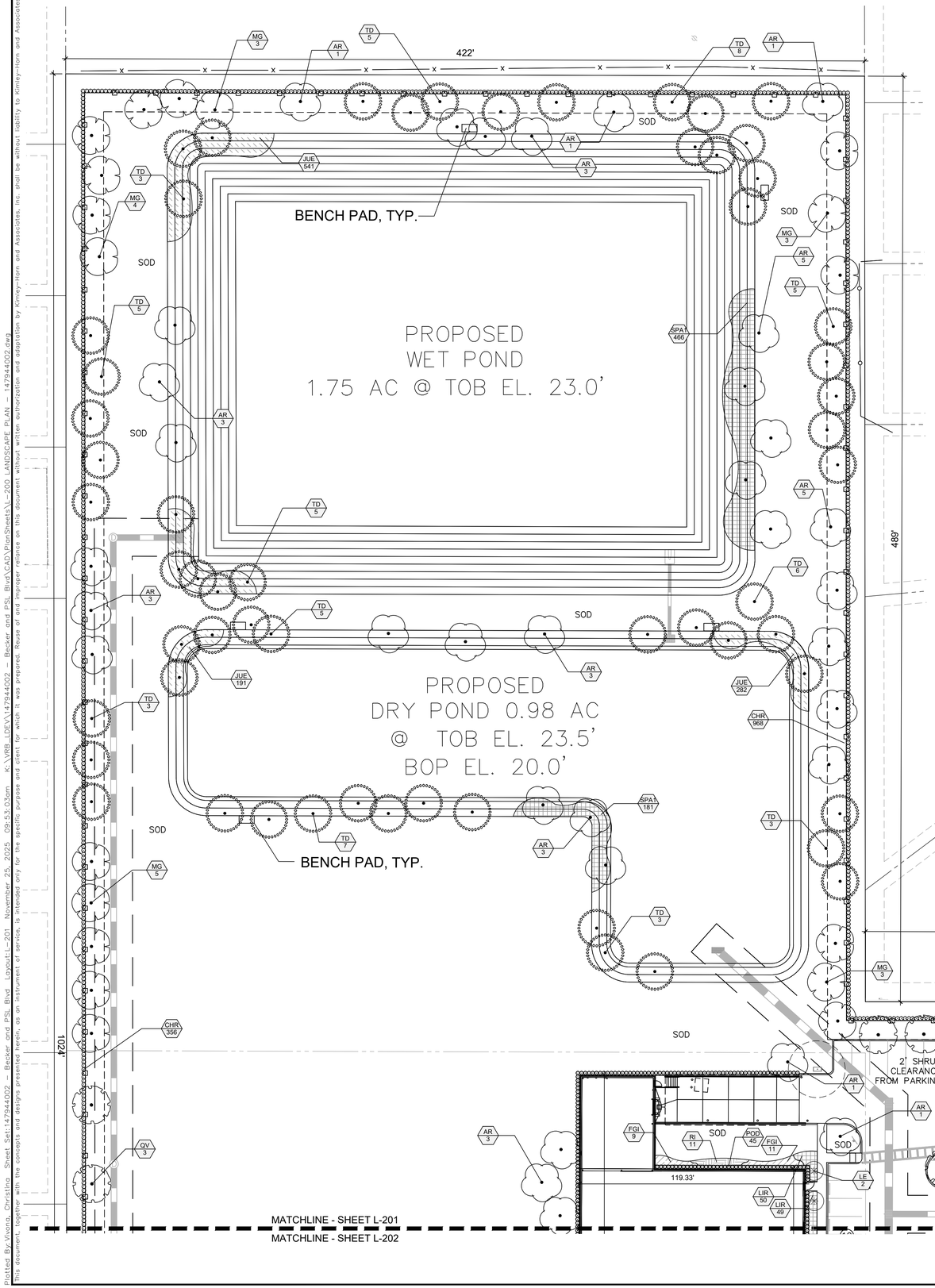
PREPARED FOR
THE MORGAN COMPANIES FLORIDA

CITY OF PORT ST. LUCIE

LANDSCAPE PLAN

SHEET NUMBER
L-200

Plotted By: Vicino, Christina Sheet Set: 147944002 - Becker and PSL Blvd Layout\L-200 LANDSCAPE PLAN — 147944002.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KYLER R. DURHAM LICENSE No LA6667668 STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT
DATE: 11/26/2025

KHA PROJECT 147944002
DATE 12/13/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

NWC - BECKER AND PORT ST. LUCIE BLVD

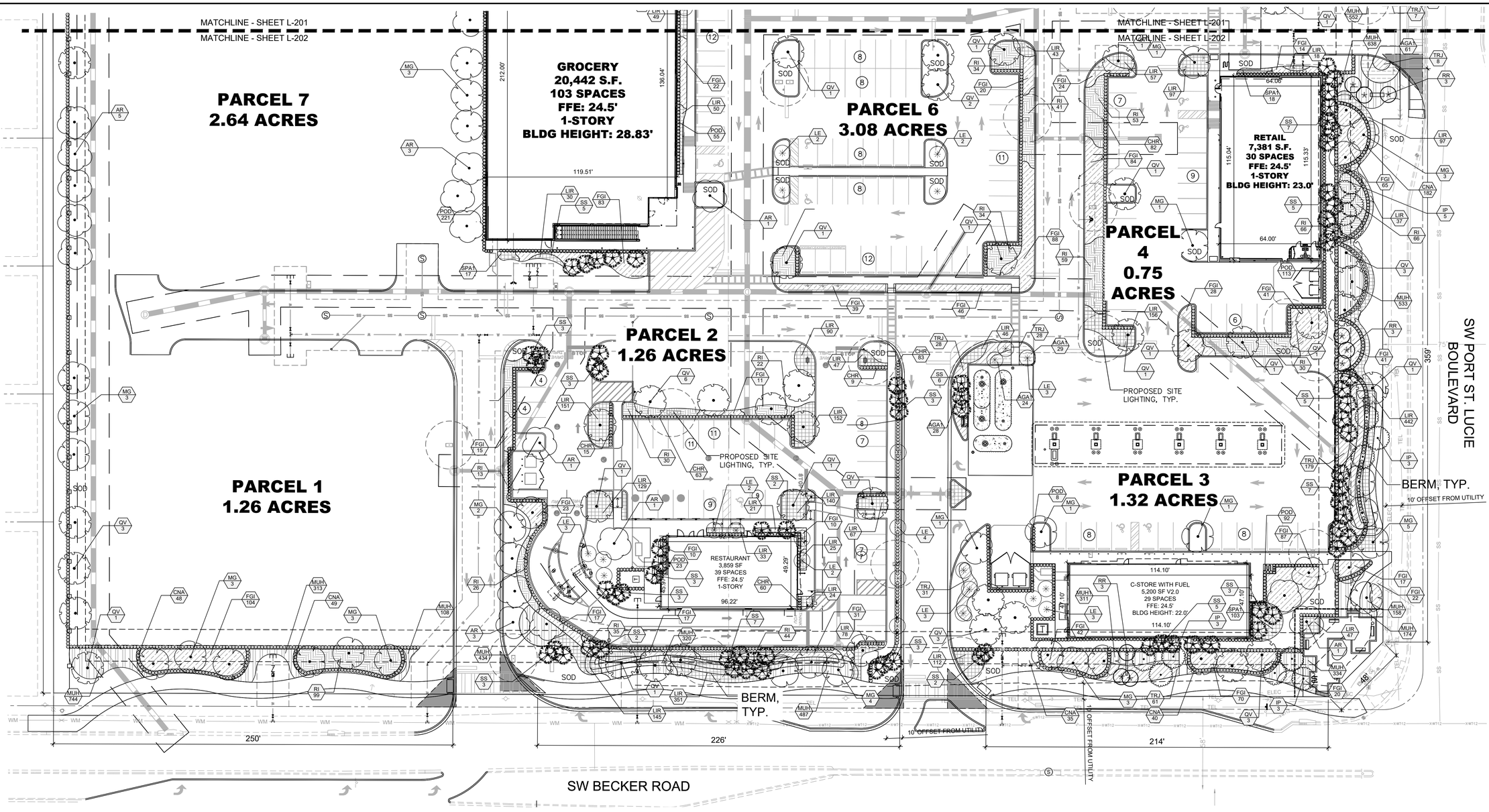
PREPARED FOR
THE MORGAN COMPANIES

CITY OF PORT ST. LUCIE FLORIDA

LANDSCAPE PLAN

SHEET NUMBER
L-201

Plotted By:Vivona, Christina Sheet Set:147944002 – Becker and PSL Blvd Layout:L-201 November 25, 2025 09:53:03am K:\VRB_Lib\V\147944002 – Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN – 147944002.dwg
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PLANT SCHEDULE

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TREES				
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM
PALM TREES				
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO
UNDERSTORY TREES				
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME
SHRUBS				
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS
SHRUB AREAS				
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES
GROUND COVERS				
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 772-794-4100
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KYLER DURHAM — LICENSE No LA6667668 — STATE OF FLORIDA — PROFESSIONAL LANDSCAPE ARCHITECT
DATE: 12/05/2025

KHA PROJECT 147944002
DATE 12/13/24
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LANDSCAPE PLAN

NWC - BECKER AND PORT ST. LUCIE BLVD

PREPARED FOR
THE MORGAN COMPANIES
FLORIDA

CITY OF PORT ST. LUCIE

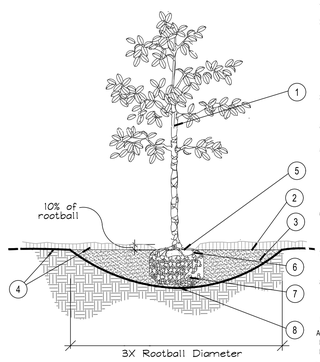
SHEET NUMBER
L-202

Plotted By: Vicona, Christina Sheet Set: 147944002 Becker and PSL Blvd Layout: L-202 November 26, 2025 09:53:10am K:\VRB_DFW\147944002 — Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN — 147944002.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CAL	HT	NATIVE	WATER USE
TREES									
	AR	54	RED MAPLE FG, STRAIGHT, SINGLE LEADER, FULL	ACER RUBRUM	F.G.	2.5" CAL MIN.	12` HT MIN., 5` SPR	YES	LOW
	IP	25	EAST PALATKA HOLLY FG, STRAIGHT, SINGLE LEADER, FULL	ILEX X ATTENUATA `EAST PALATKA`	F.G.	4" CAL MIN.	14` HT., 6` SPR.	NO	MODERATE
	MG	62	SOUTHERN MAGNOLIA FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	MAGNOLIA GRANDIFLORA	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
	QV	62	SOUTHERN LIVE OAK FG, STRAIGHT, SINGLE LEADER, FULL, FL# 1	QUERCUS VIRGINIANA	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
	TD	58	BALD CYPRESS FG, STRAIGHT, SINGLE LEADER, FULL, FL#1	TAXODIUM DISTICHUM	F.G.	4" CAL MIN.	14` HT., 6` SPR.	YES	LOW
PALM TREES									
	RR	18	CUBAN/FLORIDA ROYAL PALM	ROYSTONEA REGIA	F.G.	--	14` CT	YES	LOW
	SS	77	CABBAGE PALMETTO	SABAL PALMETTO	F.G.	--	12`-14` HT	YES	LOW
UNDERSTORY TREES									
	LE	29	TUSKEGEE CRAPE MYRTLE MULTI-TRUNK	LAGERSTROEMIA INDICA `TUSKEGEE`	F.G.	1.5" CAL MIN	10` HT	NO	MODERATE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	SIZE	NATIVE	WATER USE
SHRUBS									
	CHR	2,401	RED TIP COCOPLUM FULL TO GROUND	CHRYSOBALANUS ICACO `RED TIP`	CONT.	24" O.C.	24" HT MIN., 30" SPR MIN	YES	LOW
	CNA	513	CLUSIA NANA FULL TO GROUND	CLUSIA ROSEA `NANA`	CONT.	24" O.C.	24" HT. MIN,, 24" SPR MIN.	YES	LOW
	POD	756	PODOCARPUS FULL TO GROUND, MATCHING	PODOCARPUS MACROPHYLLUS	CONT.	30" O.C.	48" HT MIN., 24" SPR. MIN.	NO	MODERATE
SHRUB AREAS									
	AGA1	206	LILY OF THE NILE FULL	AGAPANTHUS AFRICANUS	CONT.	24" O.C.	24" HT MIN.	NO	MODERATE
	FGI	1,279	GREEN ISLAND FICUS	FICUS MICROCARPA `GREEN ISLAND`	CONT.	36" OC	24" HT MIN., 24" SPR MIN.	NO	
	MUH	4,738	GULF MUHLYGRASS	MUHLENBERGIA CAPILLARIS	CONT.	12" O.C.	24" HT MIN.	YES	LOW
	RI	846	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	CONT.	12" O.C.	24" HT MIN	YES	LOW
	SPA1	785	SAND CORD GRASS FULL	SPARTINA BAKERI	CONT.	12" O.C.	24" HT MIN	YES	LOW
	TRJ	346	CONFEDERATE JASMINE FULL TO GROUND	TRACHELOSPERMUM JASMINOIDES	CONT.	12" O.C.	18" HT. MIN., 18" SPR. MIN.	NO	MODERATE
GROUND COVERS									
	JUE	1,397	SOFT RUSH	JUNCUS EFFUSUS	CONT.	12" O.C.	24" HT MIN.	YES	LOW
	LIR	3,170	EVERGREE GIANT LIRIOPE FULL	LIRIOPE MUSCARI `EVERGREEN GIANT`	CONT.	12" O.C.	18" HT	NO	MODERATE

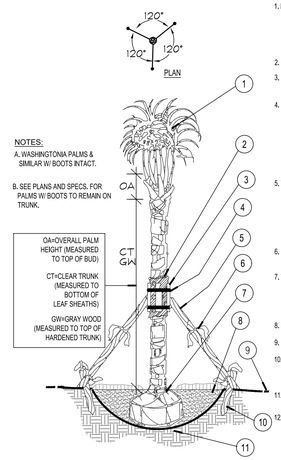


1, TRUNK
2, 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS),
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS



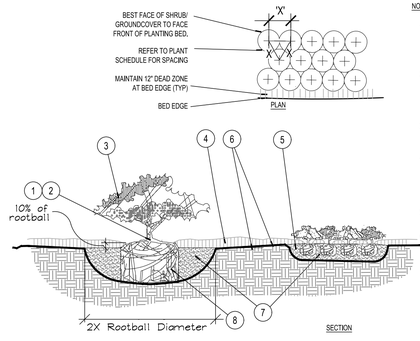
1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS, UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS, NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

NOTES:
A. WASHINGTONIA PALMS & SIMILAR W/ BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

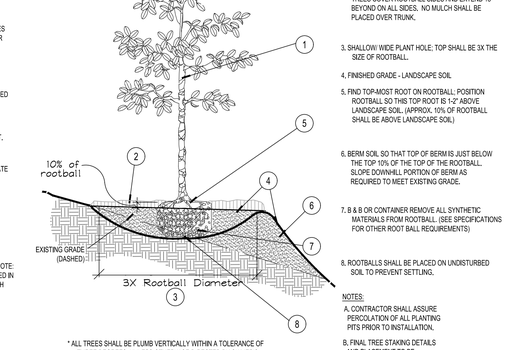
B Palm Planting and Staking
SECTION — NTS



NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS

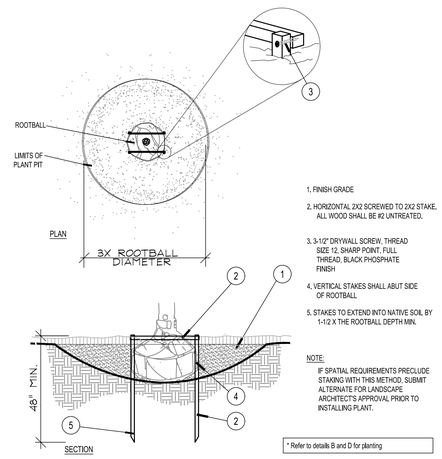


2. 3" MINIMUM OF MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD. MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION — NTS

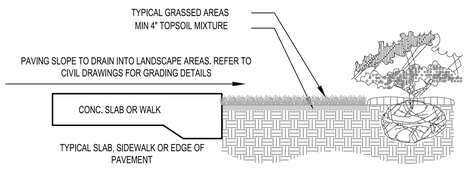


1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE, ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

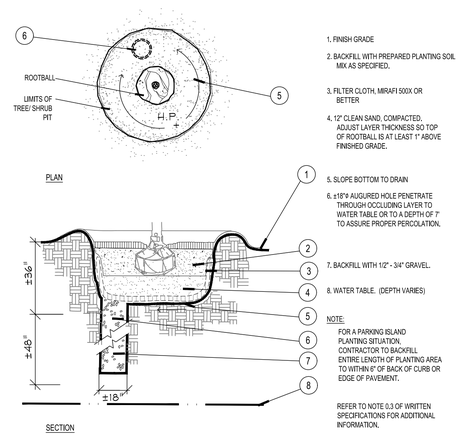
E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS



SOD NOTES:
1. TYPICAL SOLID SOD LAID LEVEL WITH TIGHT JOINTS SET ADJACENT TO EDGE OF PAVEMENT SUCH THAT THE TOP OF SOD WHEN FRESHLY MOWED IS FLUSH WITH TOP OF PAVEMENT IN ORDER NOT TO IMPEDE THE FLOW OF RUNOFF INTO LANDSCAPE AREAS AND TO APPEAR NEAT AND WELL MAINTAINED.
2. ALL SOD LAID ADJACENT TO THE SHRUB OR GROUNDCOVER PLANTING AREAS SHALL HAVE WELL DEFINED BEDLINES, AND SHALL BE INSTALLED A DISTANCE BACK FROM THE FACE EDGE OF PLANT MATERIALS TO ALLOW FOR GROWTH OF THE PLANTS. THE TOP OF THE SOD AND THE FINISHED GRADE OF THE 2" MULCH COVER SHALL BE FLUSH AND LEVEL.
3. SOD SET ON PREPARED GRADE WHICH IS LEVEL OR GRADED TO MEET THE REQUIREMENTS OF THE ENGINEERED SITE DRAINAGE PLANS.

TOP SOIL NOTES:
1. PLANTING SOIL SHALL CONSIST OF 70% CLEAN, SHARP, SILICA SAND AND 30% EVERGLADES MUCK, MIXED WITH THE NATIVE, EXCAVATED SOIL IN A 1:1 RATIO (50/50).
2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 6.5 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F SOD
SECTION — NTS

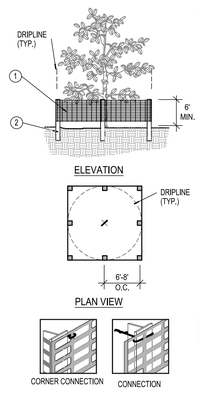


1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED, ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ø18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS

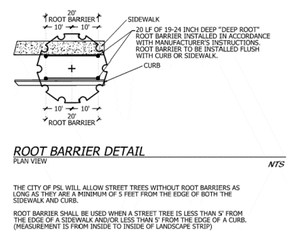


1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:
A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

H Tree/Shrub Protector
Barrier Detail — NTS



ROOT BARRIER DETAIL
PLAN VIEW — *NTS*

THE CITY OF PSL WILL ALLOW STREET TREES WITHOUT ROOT BARRIERS AS LONG AS THEY ARE A MINIMUM OF 5 FEET FROM THE EDGE OF BOTH THE SIDEWALK AND CURB.

ROOT BARRIER SHALL BE USED WHEN A STREET TREE IS LESS THAN 5' FROM THE EDGE OF A SIDEWALK AND/OR LESS THAN 5' FROM THE EDGE OF A CURB. (MEASUREMENT IS FROM INSIDE TO INSIDE OF LANDSCAPE STRIP)

I Root Barrier
Barrier Detail — NTS

CITY OF PORT ST. LUCIE PROJECT # P25-022
PSLUSD PROJECT # 11-952-00

No.	REVISIONS	DATE	BY

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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KHA PROJECT	147944002
DATE	12/13/24
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

LANDSCAPE DETAILS

NWC - BECKER AND PORT ST. LUCIE BLVD
PREPARED FOR
THE MORGAN COMPANIES
FLORIDA
CITY OF PORT ST. LUCIE

SHEET NUMBER
L-203

Plotted By:Vivona, Christina Sheet Set:147944002 — Becker and PSL Blvd\CAD\PlanSheets\L-200 LANDSCAPE PLAN — 147944002.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, MIX)

1. SOIL MIXTURE SHALL CONSIST OF 70% COARSE SAND, 30% FLORIDA PEAT AS DESCRIBED BELOW.
2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING SHALL BE FERTILE, FRIABLE, AND REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEED AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONE LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR PEAT AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL.
4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT REVIEW UNDER FORMAL SUBMITTAL AND SUBSEQUENTLY TO OWNER'S REPRESENTATIVE THEREAFTER FOR APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
5. FLORIDA MUCK / FLORIDA MUCKY PEAT MAY BE PROVIDED AS A SUBSTITUTE FOR THE 30% FLORIDA PEAT, CONTINGENT UPON PRELIMINARY TEST RESULTS AND AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING THE SUBMITTAL PROCESS. ANY CHANGES IN THE PERCENTAGES OR PARENT MATERIALS REQUIRED TO PROVIDE THE SPECIFIED MIXTURE AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. CONTRACTOR SHALL PROVIDE PH TEST RESULTS FOR ALL MIX COMPONENTS AND FINAL MIX.
7. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
8. PENETROMETER CRITERIA / SPECIFICATIONS SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.
9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 85 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARD PROCTOR. FERTILIZER PRODUCT DATA AND RATE SCHEDULE SHALL BE SUBMITTED CONCURRENTLY WITH THE SOIL SUBMITTAL FOR EVALUATION BY THE LANDSCAPE ARCHITECT.
10. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472 PHONE: 561-734-7300.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE, PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE. MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC,., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E, THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
   - A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   - B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
   - C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS. A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:
   - A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
   - B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE C

June 4, 2025

Planning & Zoning Department
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard, Building B
Port St. Lucie, FL 34984-5099

Re: NWC - Becker and PSL Boulevard Site Plan Application
P#25-022

To Whom It May Concern:

As owner of the property referenced above, please consider this correspondence as formal authorization for KIMLEY – HORN & ASSOCIATES to represent VRE PSL LANDCO, LLC as an applicant during the governmental review process for the above noted project.

Please feel free to contact me if you have any additional questions or comments.

Sincerely,



Matt Zonker

Partner

Verdad Real Estate – Representing VRE PSL LANDCO, LLC

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5134151 OR BOOK 4928 PAGE 1374, Recorded 12/19/2022 01:06:22 PM Doc Tax: $17675.00

PREPARED BY AND RETURN TO:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made, executed and delivered this 16th day of December, 2022, between **EQUITY ONE (FLORIDA PORTFOLIO) LLC**, a Florida limited liability company ("Grantor"), whose address is One Independent Drive, Suite 114, Jacksonville, Florida 32202, and **VRE PSL LANDCO, LLC**, a Texas limited liability company ("Grantee"), whose address is 1211 S White Chapel Blvd, Southlake, TX 76092.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit (the "Land"):

See Exhibit "A" attached hereto and by this
reference made a part hereof.

together with all improvements, rights, alleys, ways, easements, privileges, tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted exceptions (the "Permitted Exceptions"):

1. Real estate taxes for the current year and subsequent years;

2. Easements, covenants, conditions, restrictions and reservations of record affecting the Property, reference to which shall not operate to reimpose same; and

3. Matters which a current survey or careful inspection of the Land and any improvements thereon would reveal.

To have and to hold the Property in fee simple forever.

And Grantor, for itself and its successors and assigns, does hereby warrant the title to said Property, will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, and will execute such further assurances thereof as may be requisite.

[Signature Page Follows]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: John Tkach

Print Name: Rachel Greene

"GRANTOR"

EQUITY ONE (FLORIDA PORTFOLIO) LLC, a Florida limited liability company

By: Regency Centers, L.P., a Delaware limited partnership, its Managing Member

By: Regency Centers Corporation, a Florida corporation
Its: General Partner

By: _____
Name: Anne Brettingen
Its: Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of December, 2022, by Anne Brettingen, the Vice President of Regency Centers Corporation, a Florida corporation, which is the General Partner of Regency Centers, L.P., a Delaware limited partnership, which is the Managing Member of EQUITY ONE (FLORIDA PORTFOLIO) LLC, a Florida limited liability company, on behalf of the company. She is personally known to me.

RACHEL L. GREENE
MY COMMISSION # HH 117527
EXPIRES: May 8, 2025
Bonded Thru Notary Public Underwriters

Print Name: _____
Notary Public
Commission Expires: _____
Commission Number: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

Parcels "A" and "B" of NAU RANCH, recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

A strip of land 8.00 feet wide lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Beginning at the intersection of the North right-of-way line of Becker Road and the Southwest corner of Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 422.00 feet to the point of intersection of said North right-of-way of Becker Road and the Southeast corner of said Parcel "A"; thence North 0°05'23" West, a distance of 8.00 feet; thence North 89°52'22" West along a line parallel to said North right-of-way of Becker Road, a distance of 422.04 feet; thence South 0°06'09" East, a distance of 8.00 feet to the POINT OF BEGINNING.

PARCEL 2:

Lot 8, Block 2285, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

PARCEL 3:

Lot 29, Block 2284, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:
A parcel of land lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch recorded in Plat Book 40, Page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 830.91 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°13'01", an arc distance of 39.36 feet to a point of tangency with a line, also being the West right-of-way of Port St. Lucie Boulevard; thence North 0°05'23" West along said West right-of-way, a distance of 519.91 feet to the Southeast corner of Lot 29, Block 2284, as shown on the Plat of Port St. Lucie Section Thirty Three recorded in Plat Book 15, Page

1, Public Records of said St. Lucie County and the POINT OF BEGINNING; thence continue North 0°05'23" West along said West right-of-way line, a distance of 100.00 feet to a point of curvature with a curve concave to the Southwest and having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc distance of 39.27 feet to a point on the South right-of-way line of Yamada Drive; thence South 45°02'04" East, a distance of 14.98 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 114.39 feet; thence North 89°54'37" East, a distance of 14.00 feet to the POINT OF BEGINNING.

PARCEL 4:

Tract M, PORT ST. LUCIE SECTION THIRTY THREE, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 1, 1A through 1V, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT:

A parcel of land lying in Section 31, Township 37 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Commence at the intersection of the North right-of-way of Becker Road and the Southwest corner of Parcel "A" as shown on the Plat of Nau Ranch, recorded in Plat Book 40, page 6, Public Records of St. Lucie County, Florida; thence South 89°52'22" East as a basis of bearing along said North right-of-way, a distance of 422.00 feet to a point of intersection of the North right-of-way line of Becker Road and the Southwest corner of Tract "M" as shown on the Plat of Port St. Lucie Section Thirty Three, recorded in Plat Book 15, page 1, of said Public Records and the POINT OF BEGINNING; thence continue South 89°52'22" East along said North right-of-way a distance of 408.91 feet to a point of curvature with a curve concave to the Northwest and having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 90°13'01", an arc distance of 39.36 feet to a point of tangency with a line, also being the West right-of-way of Port St. Lucie Boulevard; thence North 0°05'23" West along said West right-of-way, a distance of 519.91 feet; thence South 89°54'37" West departing said West right-of-way line, a distance of 14.00 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 175.24 feet; thence South 89°54'37", a distance of 11.00 feet; thence South 0°05'23" East parallel to said West right-of-way line, a distance of 327.20 feet; thence South 45°00'41" West, a distance of 48.63 feet; thence North 89°52'22" West parallel to said North right-of-way line of Becker Road, a distance of 374.55 feet; thence South 0°05'23" East, a distance of 8.00 feet to the POINT OF BEGINNING.

MEMORANDUM

TO: Daniel Robinson, Planner III, Planning & Zoning

THRU: Clyde Cuffy, P.E. – Regulatory Division Director, Public Works CAC

FROM: Evan Delgado, Project Coordinator, Public Works

DATE: November 24, 2025

SUBJECT: P25-138 - VRE PSL Landco, LLC - McDonalds
Traffic Generation, Stacking & Circulation Approval

This application and Traffic Report prepared by Kimley-Horn and Associates dated October 31, 2025 has been reviewed by the Public Works Department and an independent traffic consultant hired by the city. 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 Traffic Report analyzed the overall development site for vehicular trips associated with shopping plaza, fast-food restaurant with drive-thru, and convenience store with gas station uses. The overall development is anticipated to generate a cumulative 6,653 Average Daily, 505 AM Peak Hour, and 646 PM Peak Hour trips. The proposed McDonalds is anticipated to generate 813 Average Daily, 86 AM Peak Hour and 78 PM Peak Hour net driveway trips.

All trips to the proposed McDonalds will be through the internal driveway network that will be established for the overall development site. The overall development will construct a median cut on SW Becker Rd for a dedicated east bound left turn lane into one of two driveways on SW Becker Rd. This western driveway on SW Becker Road will be limited to left-in/right-in/right-out only. The eastern driveway on SW Becker Rd will be limited to right-in/right-out only. Both driveways on SW Becker Rd will be constructed with dedicated right turn lanes. A right-in/right-out driveway and corresponding right turn lane will be required on SW Port St. Lucie Blvd as a third access to the plaza.

VRE PSL Landco, LLC

Special Exception Use
(P25-138)

Planning and Zoning Board – December 2, 2025
Daniel Robinson, Planner III

General Information

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow a drive-through service within the General Commercial (CG) Zoning District per Section 158.124(C)(14) of the Zoning Ordinances.
Applicant:	Kimley-Horn and Associates
Property Owner:	VRE PSL Landco, LLC
Location:	Northwest corner of Port St. Lucie Boulevard and Becker Road.

Project Summary

The applicant is requesting a special exception use (SEU) to allow a drive-through service in the General Commercial (CG) zoning district. Section 158.124(C)(14) lists “Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service” as special exception uses that may be permitted only following the review and specific approval thereof by the City Council.

The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development. For the site plan to be approved as proposed the SEU requested is required.

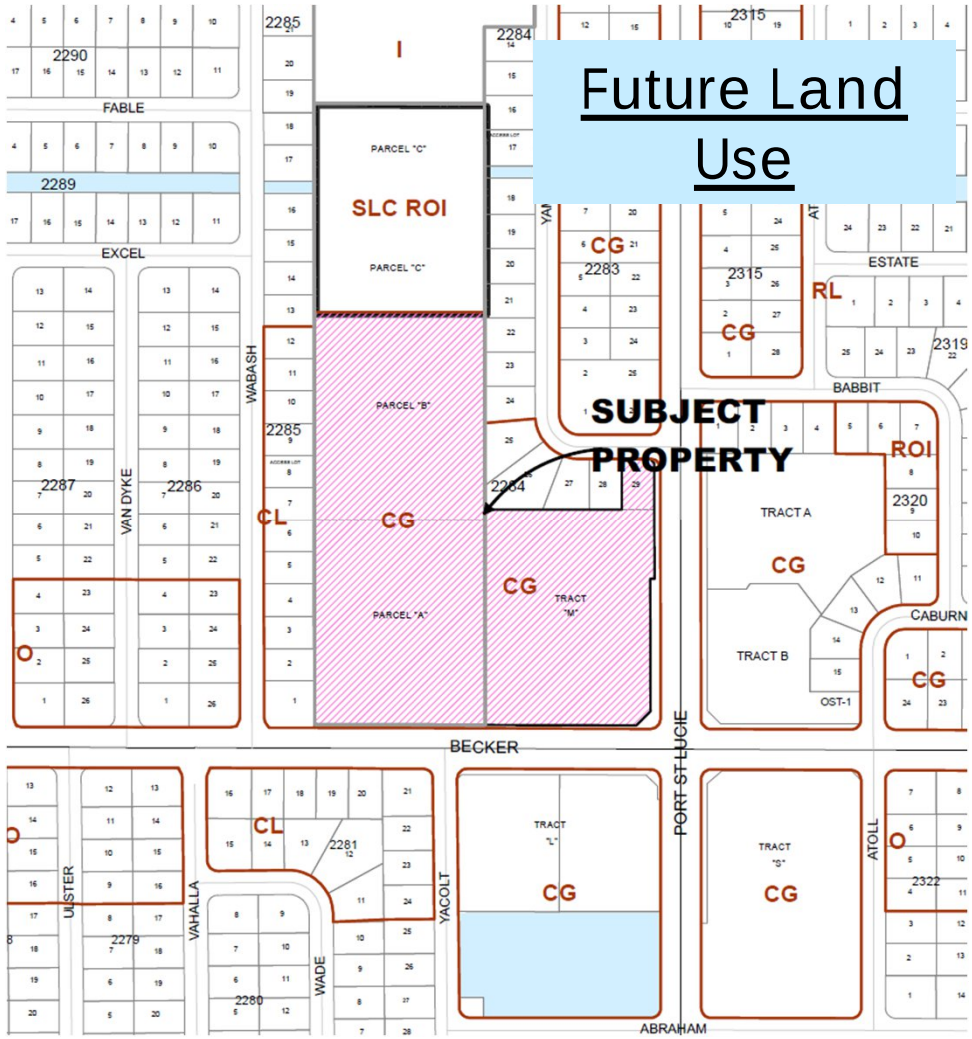
Applicant/Property Owner & Location

Property Owner	Bayshore Industrial Properties, Inc
Agent/Applicant	Kimley-Horn and Associates
Location	Northwest corner of Port St. Lucie Boulevard and Becker Road
Existing Use	Vacant

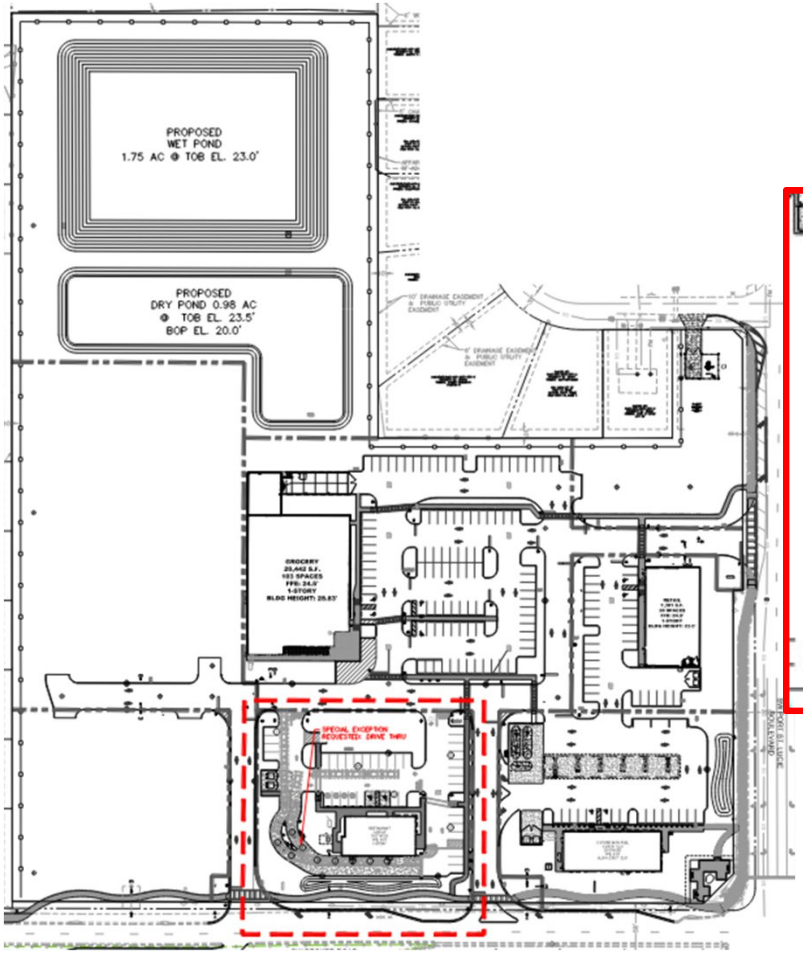


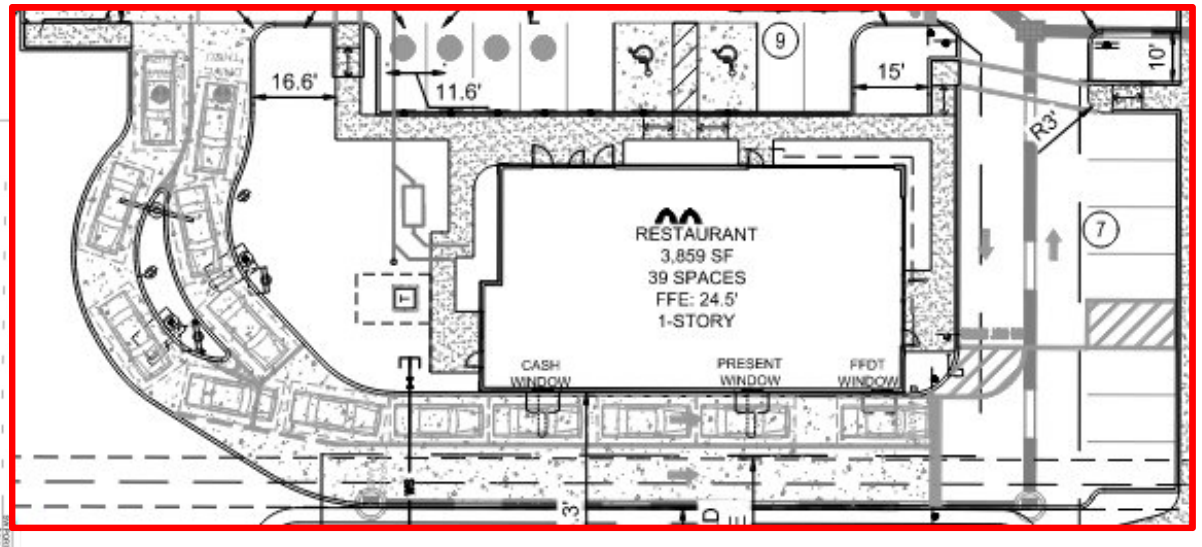
Future Land Use/Zoning

Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC-RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential



Concept Plan





Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The property is located within a proposed shopping center site that includes multiple commercial buildings. Adequate ingress and egress will be required for site plan approval.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking and loading areas are required to be provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties at the time of site plan approval.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	Additional buffering is required. The site's landscape plan provides increased perimeter landscaping. Staff recommends conditions for the additional landscaping requirements.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Signs and proposed exterior lighting shall 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. This shall be shown at the time of site plan approval.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (G) (H) (I) (J))	The site is in an area designated for commercial development and is consistent with the existing surrounding uses within the Backer Road Overlay District and the proposed shopping center.

Voting Options

If the Board finds that the special exception use application is consistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

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

If approved, staff recommends conditions.

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.

Planning and Zoning Staff Recommendation

If approved, staff recommends the following conditions of approval:

1. 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.
2. 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.
3. 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 foot in height and them 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.

Agenda Summary

2025-1152

Agenda Date: 12/2/2025 **Agenda Item No.:** 8.g

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-181 Barracuda Stations, LLC (Marathon) Monument - Variance

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.

Submitted By: Marissa Da Breo-Latchman, Planner II

Executive Summary: The City of Port St. Lucie has received a request from Stephen Kemp, Kemp Signs & Service, Inc., agent for the property owner, Barracuda Stations, LLC, to grant 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.

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 as listed in Section 158.295(b)(1) though (7) of the City code, then the Board may make a:

- Move to deny.

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

- Move to table or continue the hearing or review to a future meeting.

Background: The Site Plan was approved in October 1990 with the monument shown at 5 feet from the property line as was the requirement in 1990. The survey provided with the application shows the sign at 6 feet from the side property line. The side setback requirement was updated to 10 feet setback from the property line via ordinance 10-08.

Issues/Analysis: The property owner wishes to make improvements to the existing legal, nonconforming monument sign and is unable to do so without a variance.

Special Consideration: N/A.

Location of Project: 10453 S US Hwy 1

Attachments: 1. Staff Report, 2. Site Plan, 3. Location Exhibit, 4. Aerial Exhibit, 5. Responses to Variance Criteria, 6. Application, 7. Deed, 8. Agent Application, 9. Staff Presentation.

Barracuda Stations, LLC (Marathon)
Monument Variance
Project No. P25-181



SUMMARY

Applicant's Request:	A variance request of 4 feet to allow a monument sign 6 feet from the side property line where 10 feet is required.
Application Type:	Variance, Quasi-Judicial
Applicant:	Stephen Kemp, Kemp Signs & Service, Inc
Property Owner:	Barracuda Stations LLC
Location:	West side of US Highway 1 approximately 1,200 feet north of Port St. Lucie Blvd
Project Planner:	Marissa Da Breo-Latchman, Environmental Planner II

Project Description

The City of Port St. Lucie has received a request from Stephen Kemp, Kemp Signs & Service, Inc. agent for the property owner, Barracuda Stations, LLC, to grant 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. The monument sign that is the subject of this variance is situated along the north boundary line of the property located at 10453 S US Highway 1 in the Town Centre Plaza. The property is legally described as portion of Block 1 St. Lucie Gardens Plat lying in Township 37 South, Range 40 East, Section 12 (0.87 AC).

Background

The Site Plan was approved in October 1990 with the monument shown at 5' from the property line as was the requirement in 1990. The side setback requirement was updated to 10' setback from the property line via ordinance 10-08. The property owner wishes to make improvements to the existing legal, nonconforming monument sign and is unable to do so without a variance, hence the reason for this application.

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 November 21, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

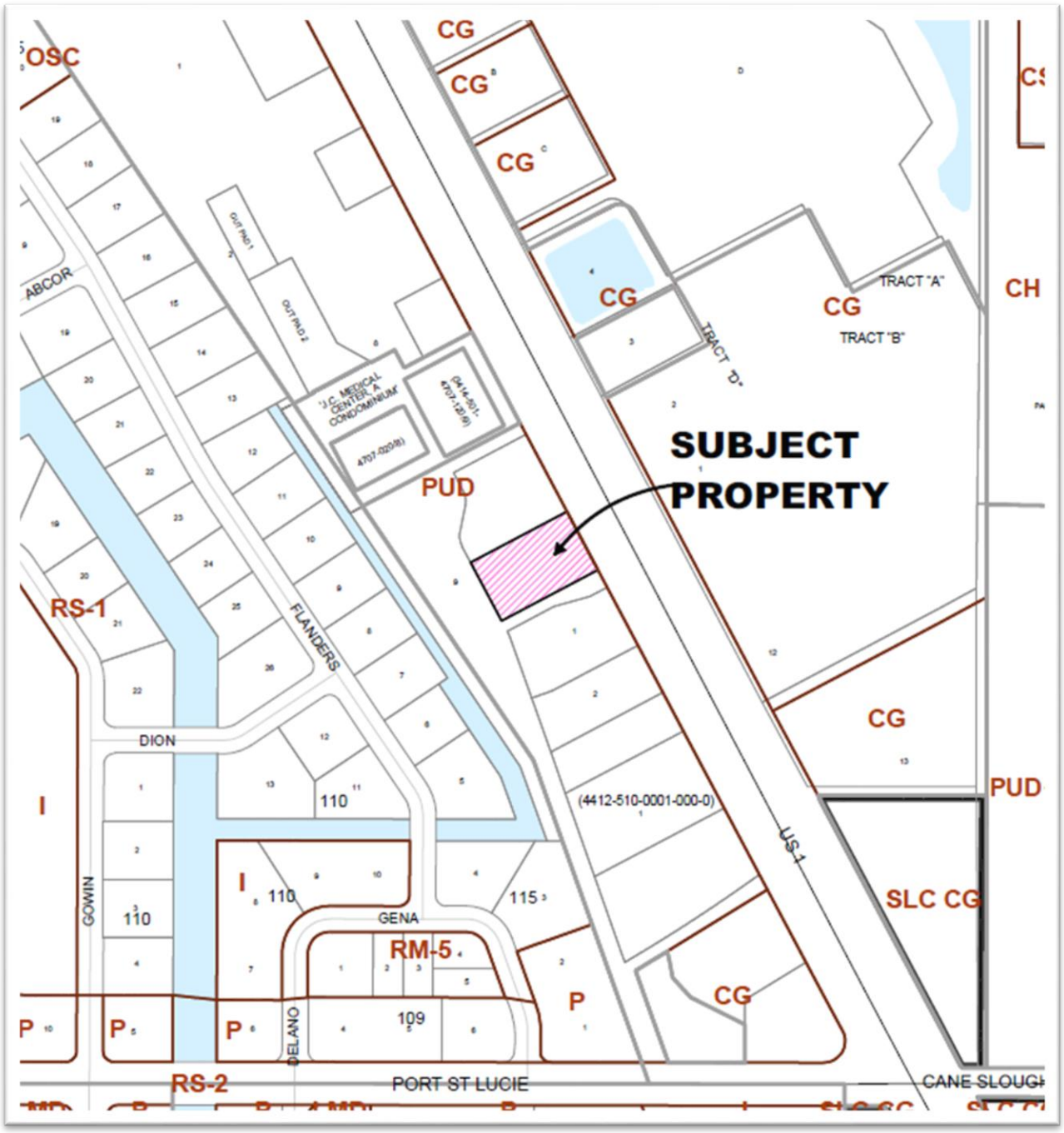
Location and Site Information

Parcel Number:	3414-501-4707-050-7
Property Size:	0.87 acres
Legal Description:	Portion of Block 1 St. Lucie Gardens Plat lying in Township 37 South, Range 40 East, Section 12 (0.87 AC)
Address:	10453 S US HWY 1
Future Land Use:	CG
Existing Zoning:	PUD (Planned Unit Development, Town Centre PUD)
Existing Use:	Gas Station

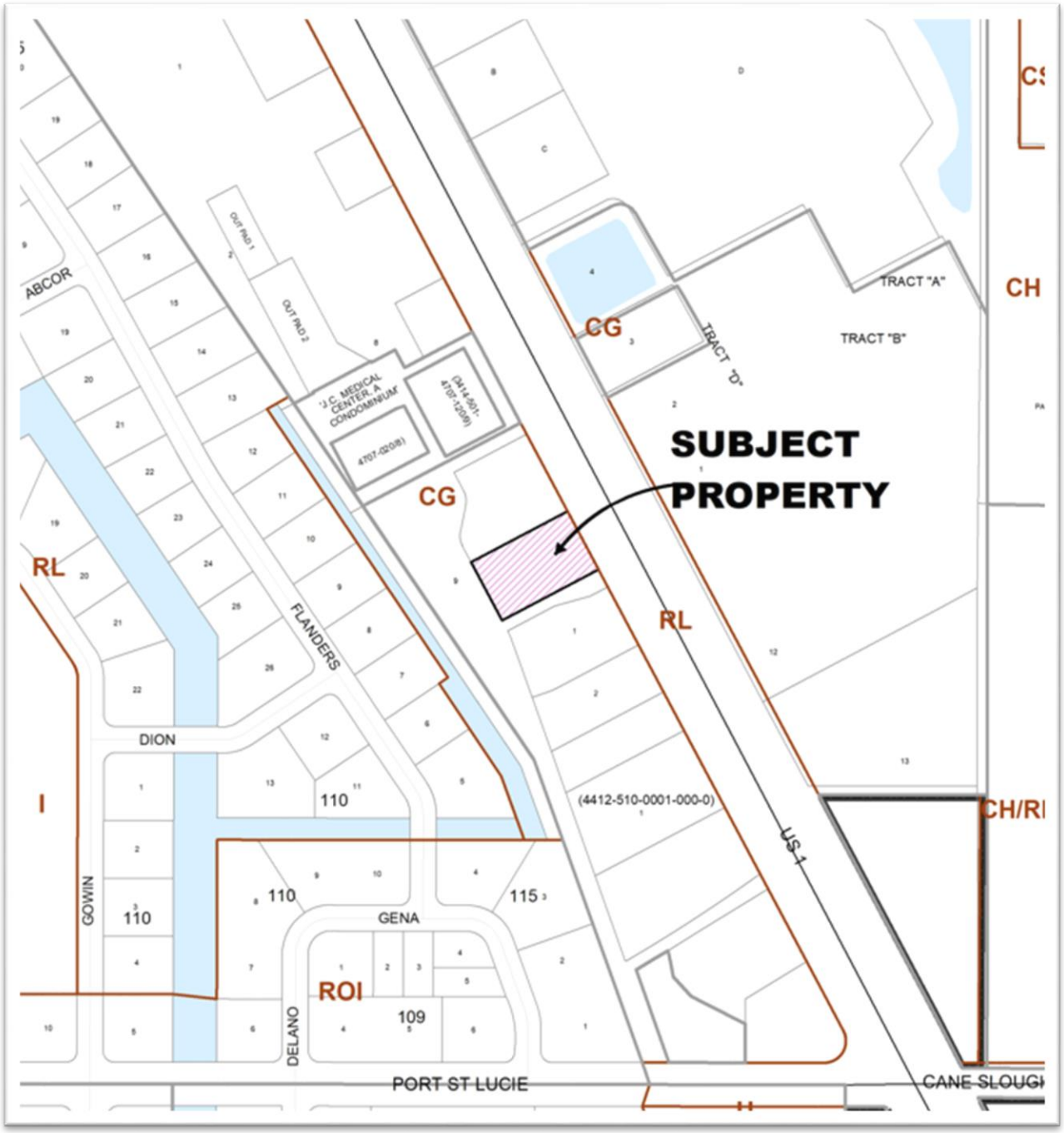
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD	Commercial
South	CG	PUD	Commercial
East	CG	CG	US Hwy 1, commercial
West	CG, RL	PUD, RS-1	Commercial, single-family residential

CG-General Commercial, PUD- Planned Unit Development, RL-Low Density Residential, RS-1 Single-Family Residential


OSC
CG
CG
CG
CG
CG
TRACT "A"
TRACT "B"
TRACT "D"
CH
ABCOR
OUT PAD 1
OUT PAD 2
J.C. MEDICAL CENTER A CONDOMINIUM
4707-020(8)
(04-14-501-4707-120(8))
PUD
SUBJECT PROPERTY
RS-1
FLANDERS
DION
110
I
GOWIN
110
I
110
GENA
115
RM-5
(4412-510-0001-000-0)
US-1
CG
PUD
SLC CG
P
P
P
DELANO
109
P
CG
RS-2
PORT ST LUCIE
CANE SLOUGH

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: The existing site does not allow for installation of a new sign in a new location without extensive civil changes to accommodate.*
   - *Staff Findings: Special Conditions and circumstances do exist that are peculiar to the subject property. The monument sign was allowed to be 5' from the property line in 1990 when the Site Plan was approved. In 2010, the setbacks were changed to 10' from all property lies making the monument a legal, nonconforming sign. The landscape buffer area along the northern property boundary is approximately 10' wide and will not allow for relocation of the sign. Additionally, other landscaped areas along the roadway internal to the Town Centre PUD currently have vegetation and light fixtures located in them.*

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

   - *Applicant's Response: No, the hardship is not self created, the current placement predates the current regulation.*
   - *Staff Findings: Special conditions and circumstances result do not result from the actions of the applicant. The monument sign was required to be 5' from the side property line when the Site Plan was approved. The requirements changed in 2010 with the complete rewrite of Chapter 155.*

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: The existing sign was installed prior to the current zoning regulations and has remained in its location without any issue. The modifications do not impact neighboring properties or public safety negatively. The modifications would make the sign conforming in terms of height, and area.*
   - *Staff Findings: The granting of this variance request will not confer special privileges that are denied by this chapter to other lands, buildings, or structures, in the same zoning district. Property owners with nonconforming monument signs can relocate monument signs or request a variance to remove the nonconformity. In this case, space is limited at the front of the property where the signage will be most visible and advantageous.*

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: Working with the existing sign placement and have to met all sign criteria per the muni code of this zone with the exception of the setback of the side property line which would create significant cost to the customer causing undue hardship for what was only going to be a face change from manual prices to digital price display.*

- *Staff Findings: The monument sign was required to be 5' from the side property line when the Site Plan was approved in 1990. The requirements changed in 2010 to 10 feet setback from all property lines with the complete rewrite of Chapter 155. This site is constrained and relocating the monument sign would be a costly undertaking.*

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: The variance is requesting a 6ft setback from the side property line rather than the 10ft setback currently outlined. All other proposed changes would bring the sign into conformity. The requested variance is the minimum variance that could be requested.*

- *Staff Findings: The requested variance of 6 feet is the minimum that will make the proposed improvements to the monument sign possible.*

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: Replacing the faces and enclosing the base of the existing sign does not pose any detriment to public welfare.*

- *Staff Findings: The granting of this variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The monument sign has been in the current location since the site was developed.*

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: All other zoning conditions will be met; the existing sign is currently 10' high. The faces would be reduced to 32sqft, the digital prices would be connected to existing primary and the base would be enclosed per the definition of a monument sign.*

- *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

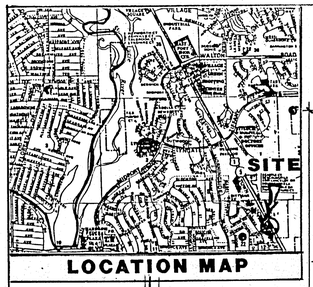
If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may make a:

- 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).



LOCATION MAP

Monument Sign

U.S. HIGHWAY NO.1
(200' R/W)
(IMPROVEMENTS NOT SHOWN)

N.62°06'29"E.-250.00'

S.62°06'29"W.-250.66'

UTIL. BLDG.
AH-8082THM
FIN. FLOOR 12.32

HESS MART
AH-825
FIN.FLOOR 11.11

VACANT - 38,000 SQ. FT.± PARCEL D - PROPOSED PLAT OF TOWN CENTER PHASE TWO

EXIST. LANDSCAPE ISLAND

EXIST. CONC. SIDEWALK

EXIST. LANDSCAPE ISLAND

EXIST. 6" RAISED CURB

ZONED P.U.D.

EXIST. CATCH BASIN

TO EXIST. MANHOLE

EXIST. 6" RAISED CURB

EXIST. RAISED CURB

EXIST. PYLON HUT - DRIVE THRU

EXIST. EDGE OF PAVEMENT

NORTH

EXIST. 10' BLDG. SETBACK LINE

RELOCATE EXIST. LVG TELEPHONE WIRES

EXIST. LIGHT POLE

EXIST. 45' ACCESS EASEMENT

EXIST. ROUND PIPE & CAP L.B.S. #2259

EXIST. CURB & GUTTER

EXIST. ASPHALT PAVEMENT

EXIST. 20' BLDG. SETBACK

EXIST. 12" WATER MAIN

EXIST. 8" SANITARY SEWER MAIN

EXIST. 12" R.C.P.

EXIST. 18" R.C.P.

EXIST. 10" R.C.P.

EXIST. 8" C.M.P.

EXIST. 6" WATER MAIN

EXIST. 8" WATER MAIN

EXIST. 12" WATER MAIN

EXIST. 4" RYG. SEWER FOR FUTURE FUTURE SERVICE

EXIST. FIRE HYDRANT

EXIST. WATER VALVE

EXIST. NATIONAL BANK (1 STORY MODULAR TRAILER)

EXIST. PARKING ACCESS EASEMENT O.R.B. 888, PG. 503

EXIST. PROJECT BENCH MARK FOUND PK NAIL & DISC L.B.#2115 ELEV. = 10.93

EXIST. TOP OF BANK

EXIST. TOE OF SLOPE

EXIST. EDGE OF WATER

EXIST. TREE LINE

EXIST. TELEPHONE BOX

EXIST. W/G TELEPHONE LINE

EXIST. W/G TELEPHONE WIRE

EXIST. TELEPHONE MANHOLE

EXIST. CATCH BASIN

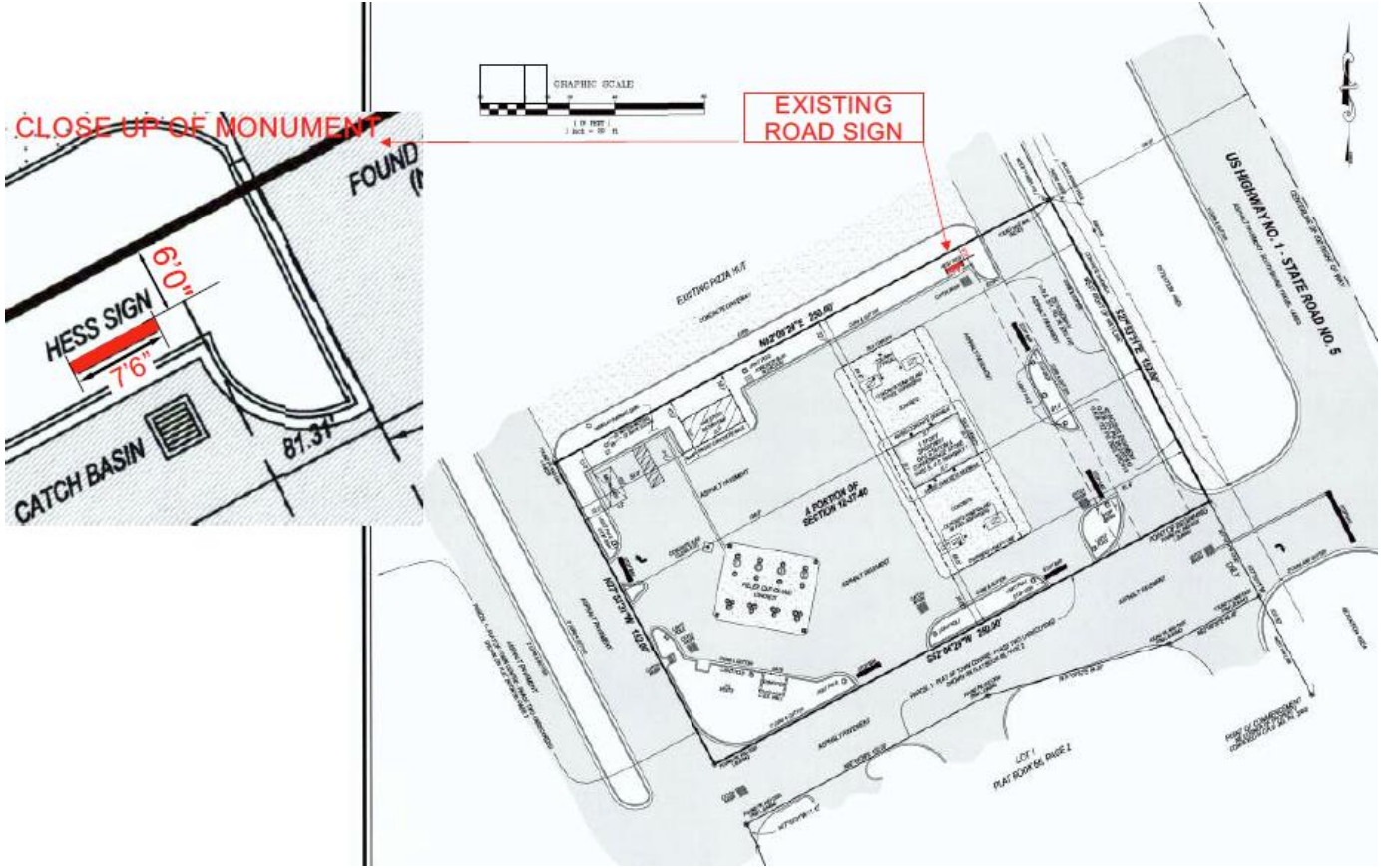
EXIST. GRADE

EXIST. TOP OF BANK

EXIST. TOP OF BANK

EXIST. TOP OF BANK

Location Exhibit



Aerial View



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;

THE EXISTING SITE DOES NOT ALLOW FOR INSTALLATION OF A NEW SIGN IN A NEW LOCATION WITHOUT EXTENSIVE CIVIL SITE CHANGES TO ACCOMODATE

(2) Please explain if these conditions and circumstances result from actions by the applicant;

NO, THE HARDSHIP IS NOT SELF CREATED, THE CURRENT PLACEMENT PREDATES THE CURRENT REGULATION.

(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;

THE EXISTING SIGN WAS INSTALLED PRIOR TO THE CURRENT ZONING REGULATIONS AND HAS REMAINED IN ITS LOCATION WITHOUT ANY ISSUE. THE MODIFICATIONS DO NOT IMPACT NEIGHBORING PROPERTIES OR PUBLIC SAFETY NEGATIVELY. THE MODIFICATIONS WOULD MAKE THE SIGN CONFORMING IN TERMS OF HEIGHT, AND AREA.

(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;

WORKING WITH THE EXISTING SIGN PLACEMENT AND HAVE MET ALL SIGN CRITERIA PER THE MUNI CODE OF THIS ZONE WITH THE EXCEPTION OF THE SETBACK OF THE SIDE PROPERTY LINE WHICH WOULD CREATE SIGNIFICANT COST TO THE CUSTOMER CAUSING UNDUE HARDSHIP FOR WHAT WAS ONLY GOING TO BE A FACE CHANGE FROM MANUAL PRICES TO DIGITAL PRICE DISPLAY

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

THE VARIANCE IS REQUESTING A 6FT SETBACK FROM THE SIDE PROPERTY LINE RATHER THAN THE 10FT SETBACK CURRENTLY OUTLINED. ALL OTHER PROPOSED CHANGES WOULD BRING THE SIGN INTO CONFORMITY. THE REQUESTED VARIANCE IS THE MINIMUM VARIANCE THAT COULD BE REQUESTED

(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;

REPLACING THE FACES AND ENCLOSING THE BASE OF THE EXISTING SIGN DOES NOT POSE ANY DETRIMENT TO PUBLIC WELFARE.

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

ALL OTHER ZONING CONDITIONS WILL BE MET; THE EXISTING SIGN IS CURRENTLY 10' HIGH THE FACES WOULD BE REDUCED TO 32SQFT, THE DIGITAL PRICES WOULD BE CONNECTED TO EXISTING PRIMARY AND THE BASE WOULD BE ENCLOSED PER THE DEFINITION OF A MONUMENT SIGN.

Nichole Burleson	NICHOLE BURLESON	10/16/2025
Signature of Applicant	Hand Print Name	Date

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: NICHOLE@KEMPSIGNS.NET

PROPERTY OWNER:

Name: BARRACUDA STATIONS, LLC

Address: 1201 OAKFIELD DRIVE, BRANDON, FL 33511

Telephone No. OFFICE 813-681-4279

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: KEMP SIGNS & SERVICE INC.

Address: 1740 HILL AVENUE WEST PALM BEACH, FL. 33407

Telephone No. 561-840-6382 Email NICHOLE@KEMPSIGNS.NET

SUBJECT PROPERTY:

Legal Description: ST LUCIE GARDENS 12 37 40 BLK 1 COMM AT PT ON W R/W US #1 SDPT BEING NE COR OF PARCEL DESC IN OR 363-2582(SUN BANK)

Parcel I.D. Number: 3414-501-4707-050-7

Address: 10453 S US HWY 1, PORT ST LUCIE, FL 34952

Current Zoning Classification _____

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.

REQUEST TO MODIFY THE EXISTING NON CONFORMING SIGN TO BE CONFORMING AT 10' OAH 32 SQFT, ADDING ADDRESS NUMBERS ON THE SIDE, ENCLOSING THE BASE AND MAKE FINAL ELECTRICAL CONNECTIONS TO EXISTING PRIMARY POWER. THE EXISTING SIGN WOULD REMAIN IN ITS EXISTING LOCATION WHICH HAS A 6FT SETBACK FROM THE SIDE PROPERTY LINE.

Nichole Burleson — Signature of Applicant
NICHOLE BURLESON — Hand Print Name
10/16/2025 — 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.

03/02/20

FILE # 4658221 OR BOOK 4365 PAGE 1089, Recorded 01/02/2020 11:06:17 AM Doc Tax: $7700.00

This Instrument Prepared by:
Kevin C. Lewis, Attorney
c/o Real Estate Dept.
539 South Main St.
Findlay, OH 45840

Return to:
Barracuda Stations LLC
1201 Oakfield Dr
Brandon, FL 33511

Property Address: 10453 S US Highway 1 Port St. Lucie, FL
Property Folio Number: 3414-501-4707-050-7

SPECIAL WARRANTY DEED

This Warranty Deed *made effective the* 30th *day of December, 2019, by Speedway LLC, a Delaware limited liability company, successor by merger to Hess Retail Stores LLC, whose address is 539 South Main Street, Findlay, OH 45840, hereinafter called the Grantor, to Barracuda Stations, LLC, a Florida limited liability company, whose office address is 1201 Oakfield Dr, Brandon, FL, hereinafter called the Grantee:*

(Wherever used herein the term "Grantor" and Grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.)

Witnesseth: *That the said Grantor, for and in consideration of the sum of $1,100,000 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in St Lucie, County, State of Florida, viz:*

See Exhibit "A" attached hereto and made a part hereof.

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

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

And *the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, and that said land is free of all encumbrances except for real estate taxes for the year 2019 and subsequent years.*

Title *is being conveyed subject to:*

(a) Grantee agrees that for a period of twenty (20) years from the date of this conveyance, the premises shall not be used for the sale, marketing, storage or advertising of motor fuels or motor oils, except the trademarked products of MARATHON PETROLEUM COMPANY LP, its successors and assigns,

purchased either directly from MARATHON PETROLEUM COMPANY LP, its successors and assigns or from a MARATHON® branded Jobber and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting the title to said premises.

(b) Grantee agrees that for a period of twenty (20) years from the date of this conveyance, the premises, if converted to a use other than a MARATHON® retail motor fuel outlet, shall not be used for a convenience store or for the sale, marketing, storage or advertising of tobacco products, and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting the title to said premises.

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

Jana R Crosby
(signature)
Name: Jana R Crosby
(print)

Jennifer A Blessing
(signature)
Name: Jennifer A. Blessing
(print)

Speedway LLC ("Grantor")
By: _____
Name: Aaron Strahota
Title: Director Business Development

APPROVED AS TO FORM SBT

STATE OF OHIO
COUNTY OF CLARK

BEFORE ME, a Notary Public in and for said State of Ohio personally appeared the above named Speedway LLC, a Delaware limited liability company, by Aaron Strahota, its Director of Business Development, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said company, and the free act and deed of him personally and as such director.

NOTARY PUBLIC:
Sign Melinda A. Miller
Print Melinda A. Miller
State of Ohio *at Large* *(Seal)*
My Commission Expires: 7/17/2024

NOTARY PUBLIC STATE OF OHIO

MELINDA A MILLER, Notary Public
In and for the State of Ohio
My Commission Expires July 17, 2024

Exhibit A

PARCEL 1:
A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID POINT BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN O.R. BOOK 363, PAGE 2582, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 27 DEGREES 53 MINUTES 31 SECONDS WEST, 833.50 FEET ALONG THE WEST RIGHT -OF-WAY LINE OF U.S. HIGHWAY NO. 1 TO THE POINT OF BEGINNING; THENCE SOUTH 62 DEGREES 06 MINUTES 29 SECONDS WEST, 250.00 FEET DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE NORTH 27 DEGREES 53 MINUTES 31 SECONDS WEST, 152.00 FEET; THENCE NORTH 62 DEGREES 06 MINUTES 29 SECONDS EAST, 250.00 FEET TO A POINT OF INTERSECTION WITH THE SAID WEST RIGHT -OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 27 DEGREES 53 MINUTES 31 SECONDS EAST, 152.00 FEET ALONG THE SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 TO THE POINT OF BEGINNING.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN RECIPROCAL EASEMENT AGREEMENT BETWEEN TOWN CENTRE/EASTGATE ASSOCIATES, LTD. AND LANDCOM INC., A FLORIDA LIMITED PARTNERSHIP AND HESS REALTY CORPORATION, A DELAWARE CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 737, PAGE 2926, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

1740 Hill Avenue
West Palm Beach, FL 33407
Phone: 561-840-6382 / Fax: 561-840-6385
www.kempsigns.net

October 16, 2025

To Whom It May Concern:

I, Michelle Mendoza

Owner/Lessee of the property located at:
10453 S US Hwy, Port St Lucie, FL 34952

Hereby authorize **KEMP SIGNS & SERVICE INC** to act as my agent, to pull permits and install signage on my property at the above-mentioned address.

Thank you,

Owner / Lessee Signature

Notary
State of Florida
County of Hillsborough

This foregoing instrument was acknowledged before me this 10 / 16 / 25 by
DATE

Michelle Mendoza who is personally known to me or has produced
NAME OF PERSON ACKNOWLEDGING

as identification.
TYPE OF ID

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

SEAL

JOANNE C. JOHNSON
Commission # HH 518705
Expires July 13, 2028

Barracuda Stations, LLC (Marathon)

Monument Sign Variance
(P25-181)

Planning and Zoning Board – December 2, 2025
Marissa Da Breo-Latchman, Environmental Planner II

Variance Request

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.

Applicant and Property Owner

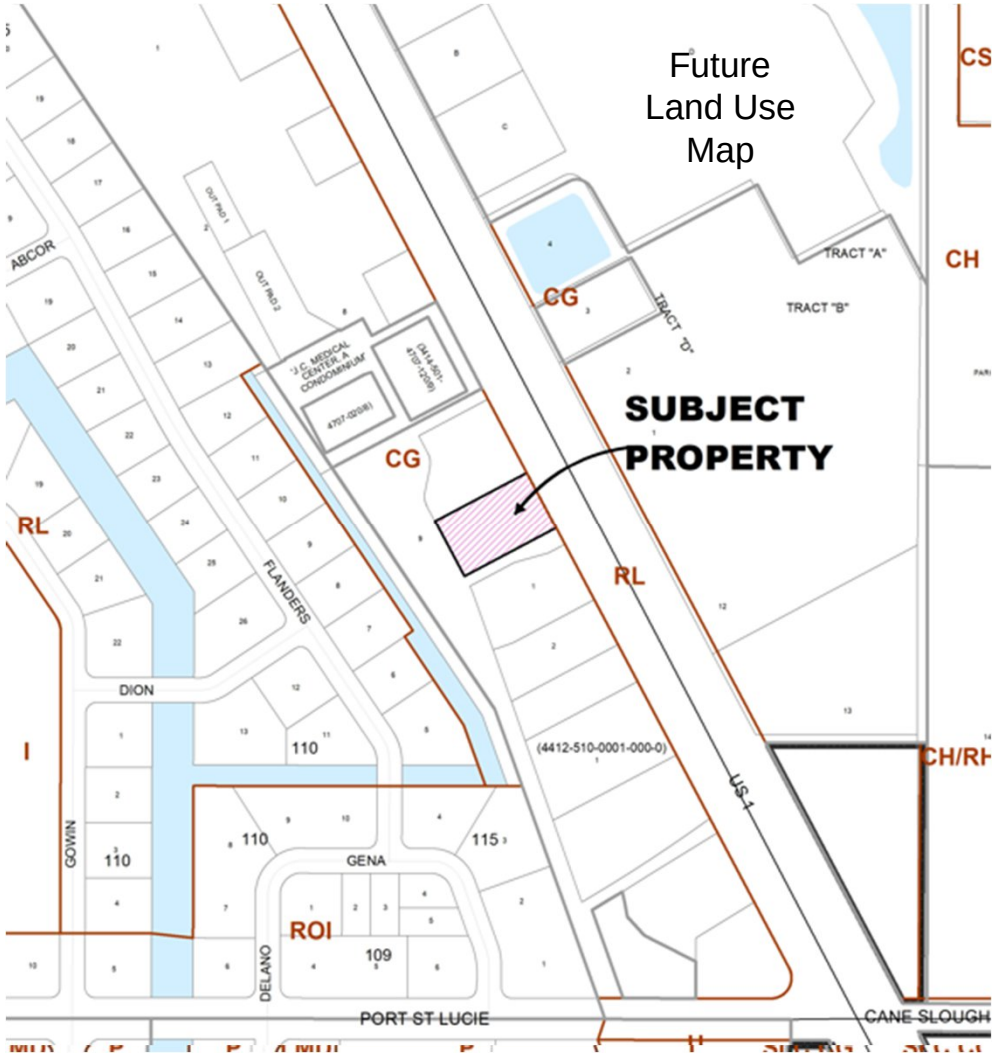
Applicant/Property Owner:	Barracuda Stations, LLC
Agent:	Stephen Kemp, Kemp Signs and Service, Inc
Location:	West side of US Highway 1 approximately 1,200 feet north of Port St. Lucie Blvd

Aerial

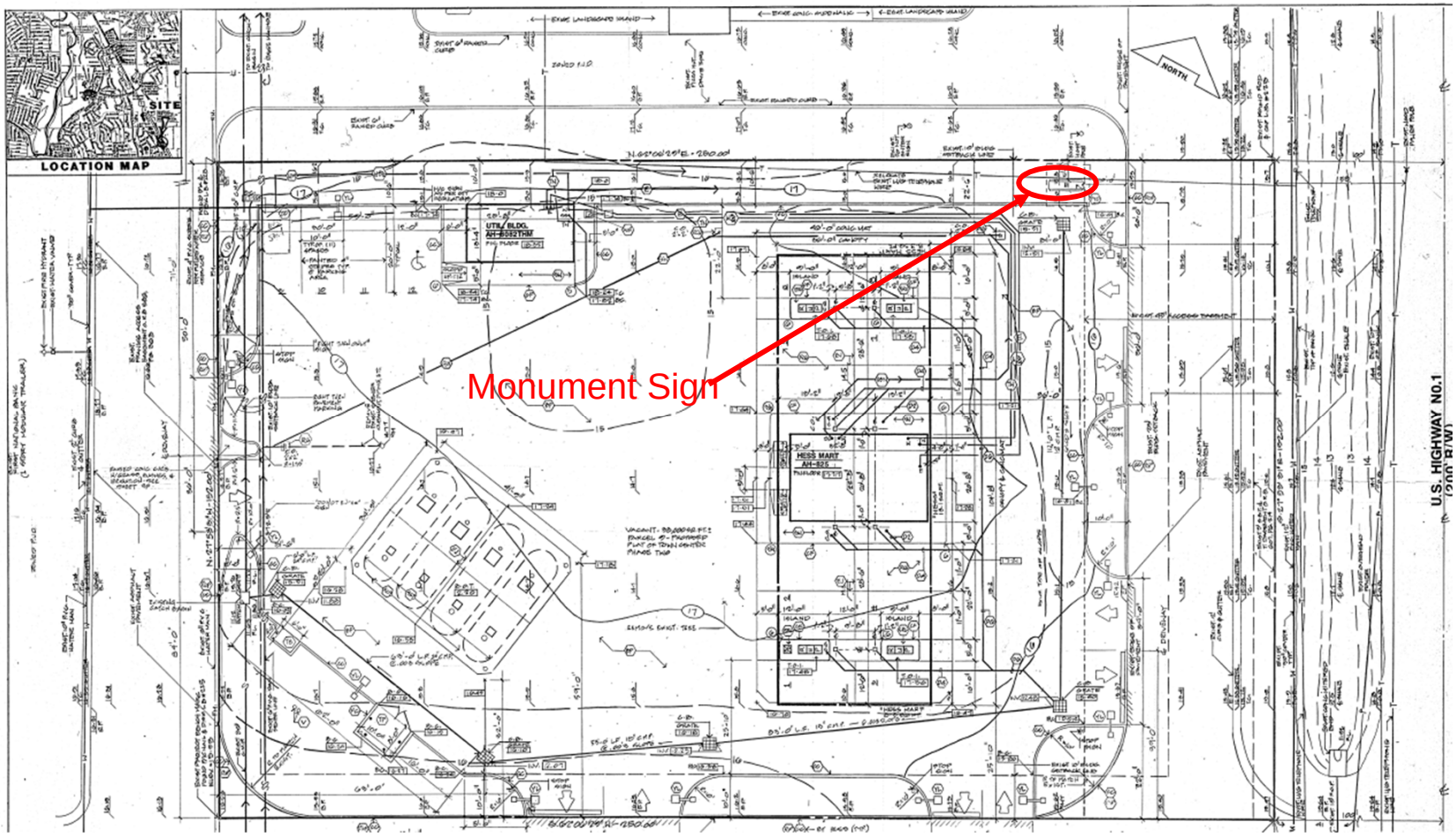


Maps

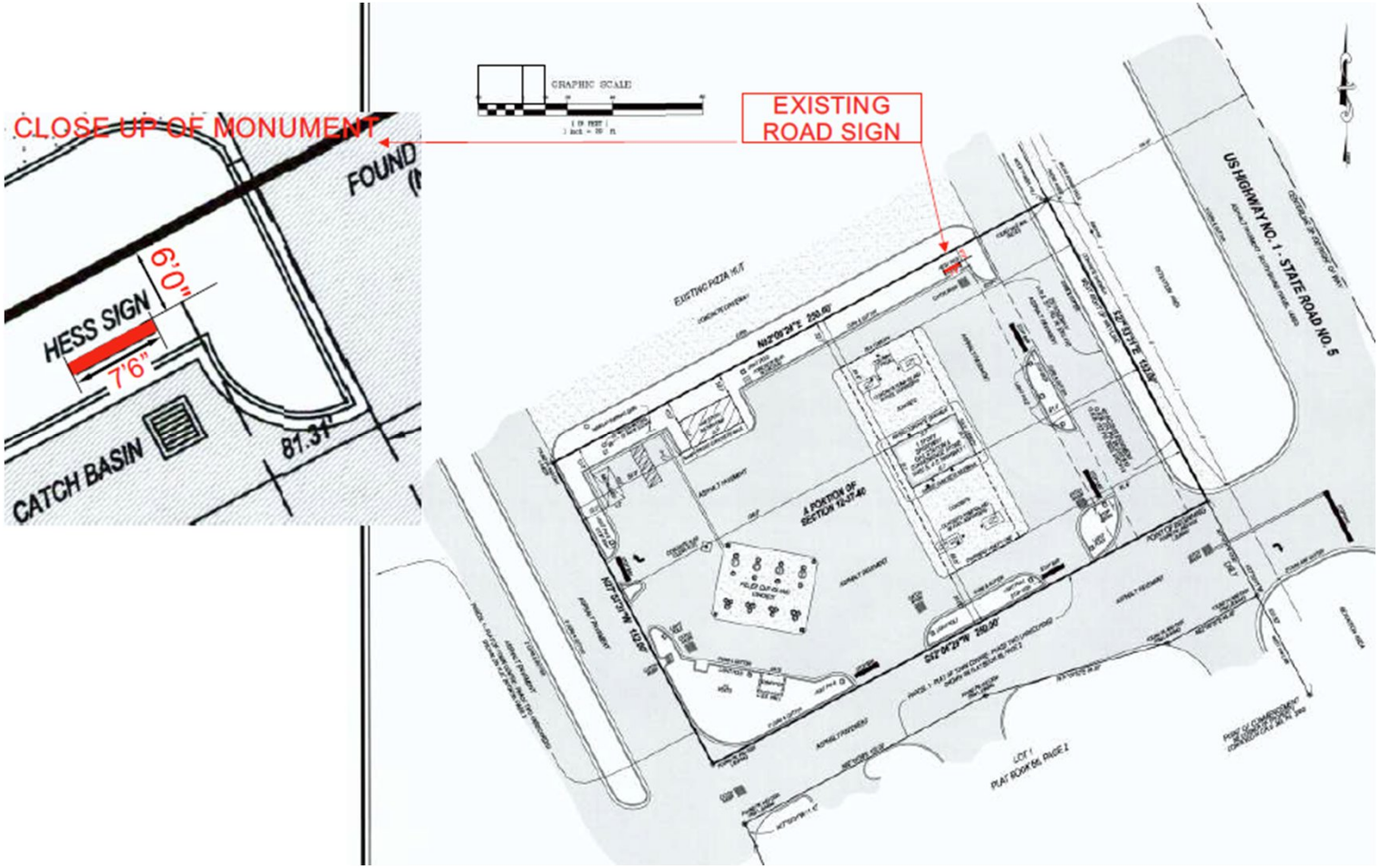
Direction	Future Land Use	Zoning	Existing Use
North	CG	PUD	Commercial Development
South	CG	PUD	Commercial Development
East	CG	CG	US Highway 1, Commercial Development
West	CG, RL	CG, RS-1	Commercial Development, Residential



Approved Site Plan



Location Exhibit



Aerial View



STAFF FINDINGS

- When the Site Plan was approved, the required setback from the side property line for monument signs was 5'.
- Chapter 155 was rewritten in 2010 and the setback from all property lines changed to 10'. At that time, the sign became a legal nonconforming monument sign.
- No improvements can be made to the sign because of this nonconformity.

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

2025-1156

Agenda Date: 12/2/2025 **Agenda Item No.:** 8.h

Placement: Public Hearing - Quasi Judicial

Action Requested: Motion / Vote

P25-172 City of PSL - Northport Utility Site - Rezoning

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.

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

Executive Summary: The City of Port St. Lucie, as the applicant and property owner, is requesting a rezoning of four parcels legally described as Port St. Lucie Section 25, Block 325, Lots 7 through 10. The subject property is currently zoned Limited Mixed Use (LMD). The proposed rezoning to the Utility (U) Zoning District is consistent with the intended future land use and will support the redevelopment of the City's Northport Utility Site. The Utility (U) district permits publicly owned or operated buildings and uses, aligning with the City's plans for utility infrastructure development.

Presentation Information: Staff will provide a presentation.

Staff Recommendation: Move that the Board recommend approval of the rezoning.

Alternate Recommendation:

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

Background: In early 2025, the city acquired subject parcels to support the planned expansion of the Northport Utility Site. The Utility Systems Department (USD) has developed a Master Plan for the Northport Utility Site, which includes the relocation of the Utility Warehouse operations from the Prineville facility to this location. The subject parcels will support implementation of the Master Plan by expanding the site footprint and establishing a buffer around the utility facility, thereby enhancing operational efficiency and compatibility with adjacent land uses.

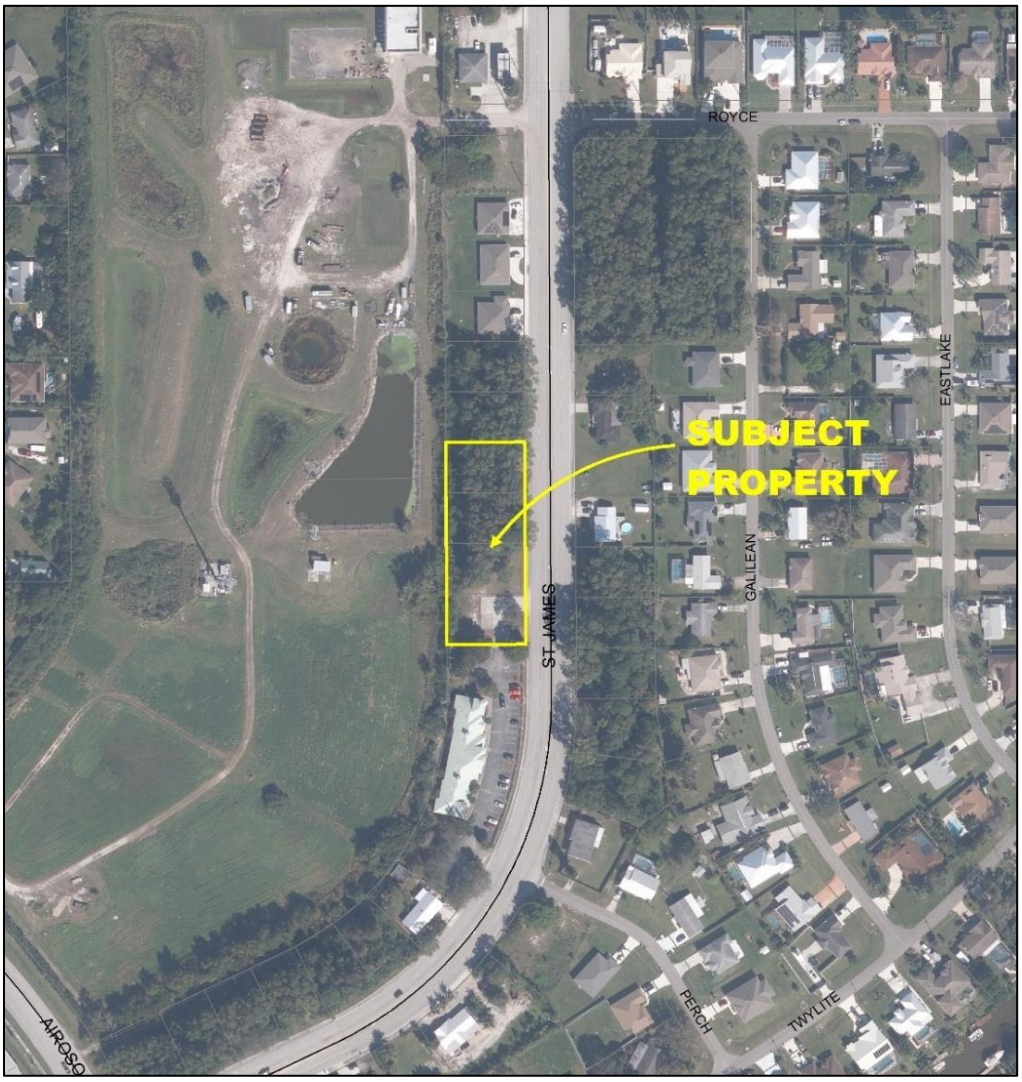
Issues/Analysis: This rezoning request facilitates the implementation of the Northport Utility Site Master Plan and enhances compatibility with adjacent land uses.

Special Consideration: There is a concurrent application to change the land use designation the land use designation Residential, Office & Institutional (ROI) to Utility (U).

Location of Project: The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive

Attachments:
1. Staff Report
2. Application and Warranty Deed
3. Staff Presentation

City of PSL – Northport Utility Site
Rezoning
P25-172



Project Location

SUMMARY

Applicant's Request:	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.
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Location:	The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive
Address:	225, 231, 237 and 243 NW St. James Drive
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The City of Port St. Lucie, as the applicant and property owner, is requesting a rezoning of four parcels legally described as Port St. Lucie Section 25, Block 325, Lots 7 through 10. The subject property is currently designated Residential, Office, and Institutional (ROI) on the Future Land Use Map and zoned Limited Mixed Use (LMD). A concurrent small-scale Future Land Use Map amendment is under review to change the land use designation to Utility (U). The proposed rezoning to the Utility (U) Zoning District is consistent with the intended future land use and will support the expansion of the City's Northport Utility Site. The Utility (U) district permits publicly owned or operated buildings and uses, aligning with the City's plans for utility infrastructure development.

Previous Actions and Prior Reviews

N/A

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the December 2, 2025, Planning & Zoning Board meeting.

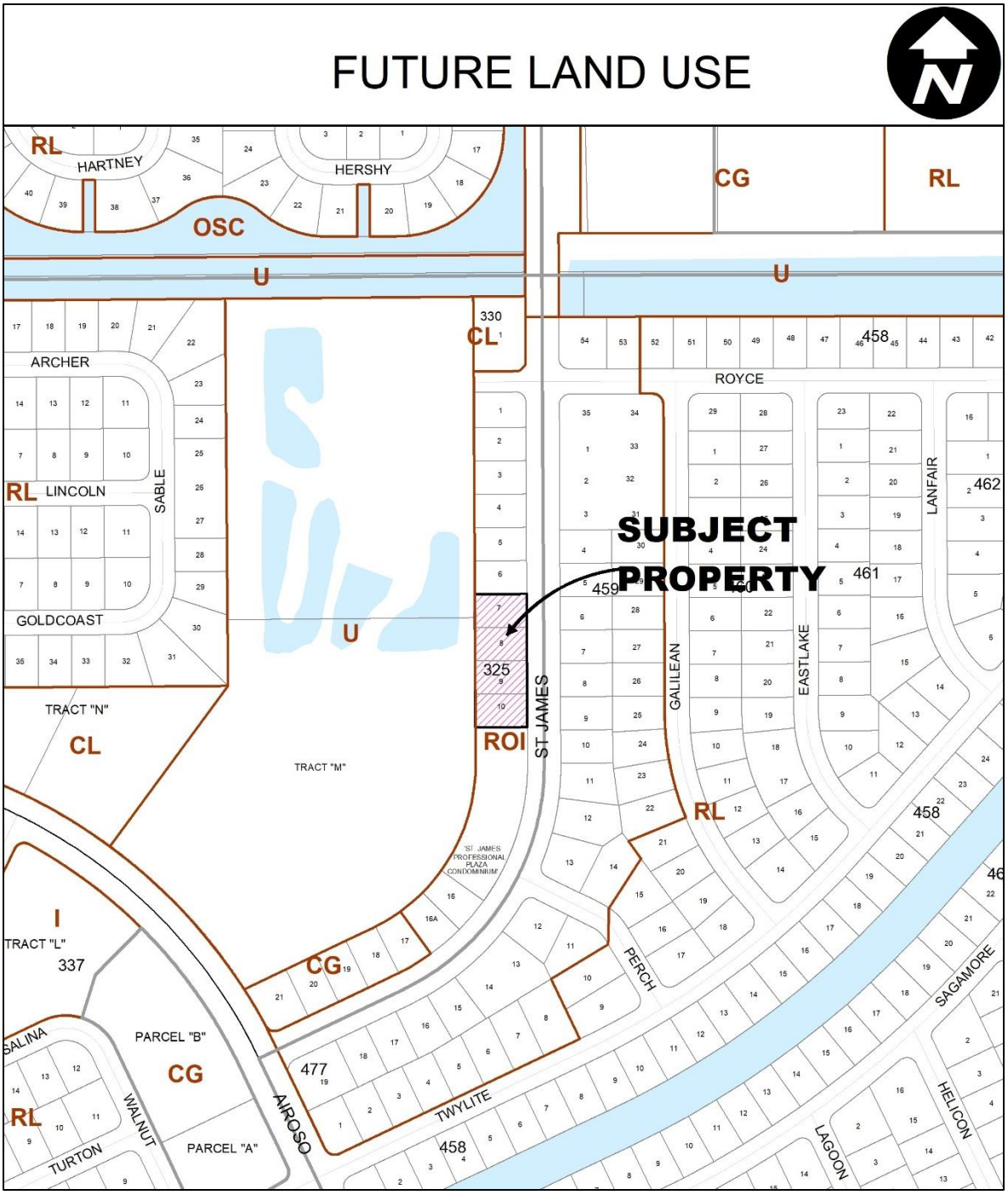
Location and Site Information

Parcel Number(s):	3420-620-1837-000-6; 3420-620-1836-000-9; 3420-620-1835-000-2; 3420-620-1834-000-5
Property Size:	0.92 acres
Legal Description:	Port St. Lucie Section 25, Block 325, Lots 7 through 10
Existing Future Land Use:	Residential, Office & Institutional (ROI)
Proposed Future Land Use/Concurrent:	Utility (U)
Existing Zoning:	Limited Mixed Use (LMD)
Existing Use:	Vacant
Requested Zoning:	Utility (U)
Proposed Use:	City Utility Site

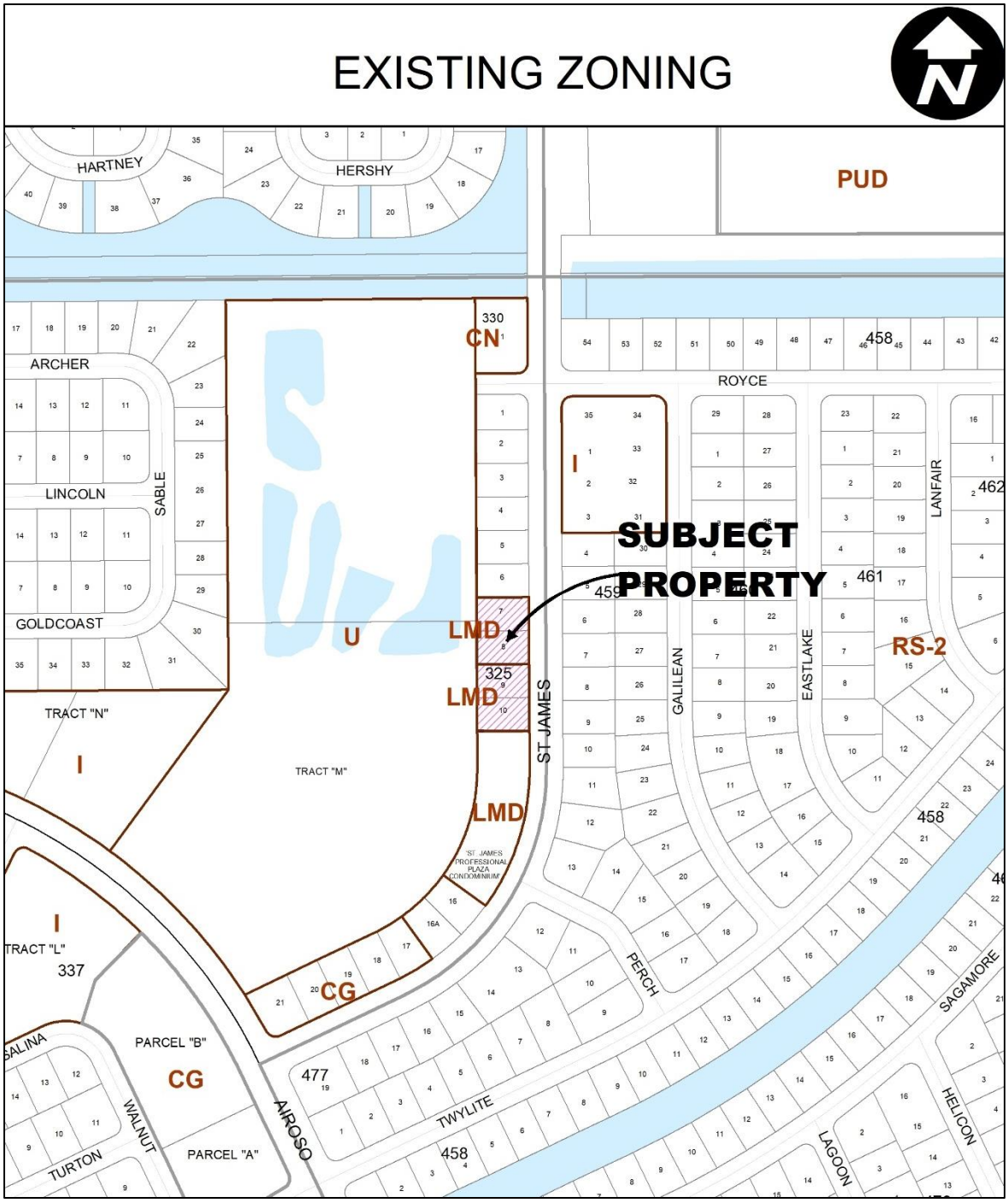
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Office Building
East	ROI	RS-2	Single-Family Residential; Vacant
West	U	U	City Utility Site

ROI-Residential, Office and Institutional, RS-2- Single-Family Residential (2du/ac), LMD, Limited Mixed Use, U-Utility



Existing Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning to Utility (U) is consistent with Policy 1.1.4.13 of the Future Land Use Element and aligns with the proposed (and concurrently under review) Utility (U) future land use designation.

ZONING REVIEW

Justification Statement: The Utilities Systems Department intends to include the parcels as part of the redevelopment of the Northport site. The proposed zoning is consistent with the intent and permitted uses of the Utility (U) Zoning District, as outlined in the City of Port St. Lucie Comprehensive Plan.

***Staff Analysis*:** The proposed zoning classification is compatible with the Utility (U) future land use designation and complies with the goals and policies of the Comprehensive Plan. Specifically, the Utility (U) Zoning District supports the development of public utility facilities and is consistent with Policy 1.1.4.13 of the Future Land Use Element.

ENVIRONMENTAL REVIEW

No Environmental Assessment Report is required; however, the site will require clearing prior to development. A gopher tortoise inspection must be conducted prior to clearing, and any identified burrows must be addressed in compliance with state and local regulations.

RELATED PROJECTS

Northport Utility Site Expansion – Site Plan approved by City Council on April 12, 2004 (P04-081).

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies 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

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.

REZONING 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 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: Pvignier@cityofpsl.com

PROPERTY OWNER:

Name: City of Port St. Lucie, a Florida municipal Corporation

Address: 121 SW Port St. Lucie Blvd.

Telephone No.: 772-871-5434 Email_____

AGENT OF OWNER (if any)

Name: _____

Address: _____

Telephone No.: _____ Email_____

PROPERTY INFORMATION

Legal Description: Section 25 BLK 325 Lots 7, 8, 9 & 10 Book 5305
(Include Plat Book and Page) Page 366

Parcel I.D. Number: 3420-620-1836-000-9, 3420-620-1837-000-6, 3420-620-1835-000-2, 3420-620-1834-000-5

Current Zoning: Residental / Commerical

Proposed Zoning: Utility

Future Land Use Designation: _____ Acreage of Property: .92 acres (.23)

Reason for Rezoning Request:

The USD intends to include parcels as part of the Northport site for redevelpment.
Address: 281 NW St. James Drive

*Signature of Owner | Jesus A Merejo Hand Print Name | 10/2/25 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.

Property Identification

Site Address:	237 NW ST JAMES DR
Sec/Town/Range:	20/36S/40E
Parcel ID:	**3420-620-1835-000-2**
Jurisdiction:	Port Saint Lucie
Land Use Code:	0000 - Vac Residential
Account #:	**396108**
Map ID:	34/20N
Zoning:	



Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 8 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000

Map



State of Florida, Maxar, Microsoft Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

City of Port St Lucie
121 SW Port St Lucie BLVD
Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	$20,000
Assessed value:	$20,000
Exemption value:	$0
Taxable value:	$20,000

Property Identification

Site Address:	243 NW ST JAMES DR
Sec/Town/Range:	20/36S/40E
Parcel ID:	**3420-620-1834-000-5**
Jurisdiction:	Port Saint Lucie
Land Use Code:	0000 - Vac Residential
Account #:	**77442**
Map ID:	34/20N
Zoning:	



Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 7 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000

Map



State of Florida, Maxar, Microsoft Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

City of Port St Lucie
121 SW Port St Lucie BLVD
Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	$20,000
Assessed value:	$20,000
Exemption value:	$0
Taxable value:	$20,000

Property Identification

Site Address:	225 NW ST JAMES DR
Sec/Town/Range:	20/36S/40E
Parcel ID:	**3420-620-1837-000-6**
Jurisdiction:	Port Saint Lucie
Land Use Code:	1000 - Vac Comm
Account #:	**396107**
Map ID:	34/20N
Zoning:	Limited Mi

Image or Sketch unavailable for display

Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 10 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000

Map



Earthstar Geographics Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

City of Port St Lucie
121 SW Port St Lucie BLVD
Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	$92,000
Assessed value:	$92,000
Exemption value:	$0
Taxable value:	$92,000

Property Identification

Site Address:	225 NW ST JAMES DR
Sec/Town/Range:	20/36S/40E
Parcel ID:	**3420-620-1836-000-9**
Jurisdiction:	Port Saint Lucie
Land Use Code:	1000 - Vac Comm
Account #:	**77443**
Map ID:	34/20N
Zoning:	Limited Mi



Legal Description

PORT ST LUCIE-SECTION 25- BLK 325 LOT 9 (0.23 AC - 10,000 SF)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.23
Land Size (SF):	10,000

Map



Earthstar Geographics Powered by Esri

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Ownership

City of Port St Lucie
121 SW Port St Lucie BLVD
Port St Lucie, FL 34984-5042

Current Values

Just/Market value:	$92,000
Assessed value:	$60,500
Exemption value:	$0
Taxable value:	$60,500

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5473950 OR BOOK 5305 PAGE 366, Recorded 04/30/2025 12:22:29 PM Doc Ta: 409
$3206.00

Prepared by and return to:
Supreme Title Solutions, LLC
1410 19th Place
Vero Beach, FL 32960
File No 25-01-1079

Parcel Identification No 3420-620-1834-000-5

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **28th day of April, 2025** between **GRBK GHO St. James, LLC, a Florida limited liability company**, whose post office address is **590 Northwest Mercantile Place, Port St. Lucie, FL 34986**, of the County of St. Lucie, State of Florida, Grantor, to **City of Port St. Lucie Inc., a Florida municipal corporation**, whose post office address is **121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984**, of the County of St. Lucie, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$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 St. Lucie County, Florida, to-wit:

Property 1:
Lot 7, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

Lot 8, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

Lot 9, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

Lot 10, Block 325, Port St. Lucie Section Twenty Five, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 32, 32A through 32I, inclusive, of the Public Records of St. Lucie County, Florida.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, **and 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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, 2024, and subject to covenants, restrictions, easements, reservations and limitations of record, if any.

Grantee acknowledges and agrees that there may be deed restrictions, restrictive covenants and such other restrictions appearing on the plat or otherwise common to the subdivision affecting the real property described herein. Grantee's acceptance of title to the real property described herein, which is subject to such restrictions, shall not be construed as a waiver of Grantee's claim of exemption as a governmental unit, from any cloud or encumbrance created by the above-mentioned matters pursuant to *Ryan v. Manalapan*, 414 So.2d 193 (Fla. 1982).

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRBK GHO St. James, LLC

BY: William Handler, Manager

WITNESS 1
PRINT NAME: Carol Mclaws

1410 19th Place
Vero Beach, FL 32960
WITNESS 1 ADDRESS

WITNESS 2
PRINT NAME: Althea Cassell

1410 19th Place
Vero Beach, FL 32960
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 17 day of April, 2025 by William Handler, Manager on behalf of GHO St. James, LLC, a Florida limited liability company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

ALTHEA N. CASSELL
MY COMMISSION # HH 573874
EXPIRES: August 28, 2026

Personally known: ✓
OR Produced Identification: _____

Type of Identification Produced: _____

City of Port St Lucie – Northport Utility Site Rezoning Application Project No. P25-172

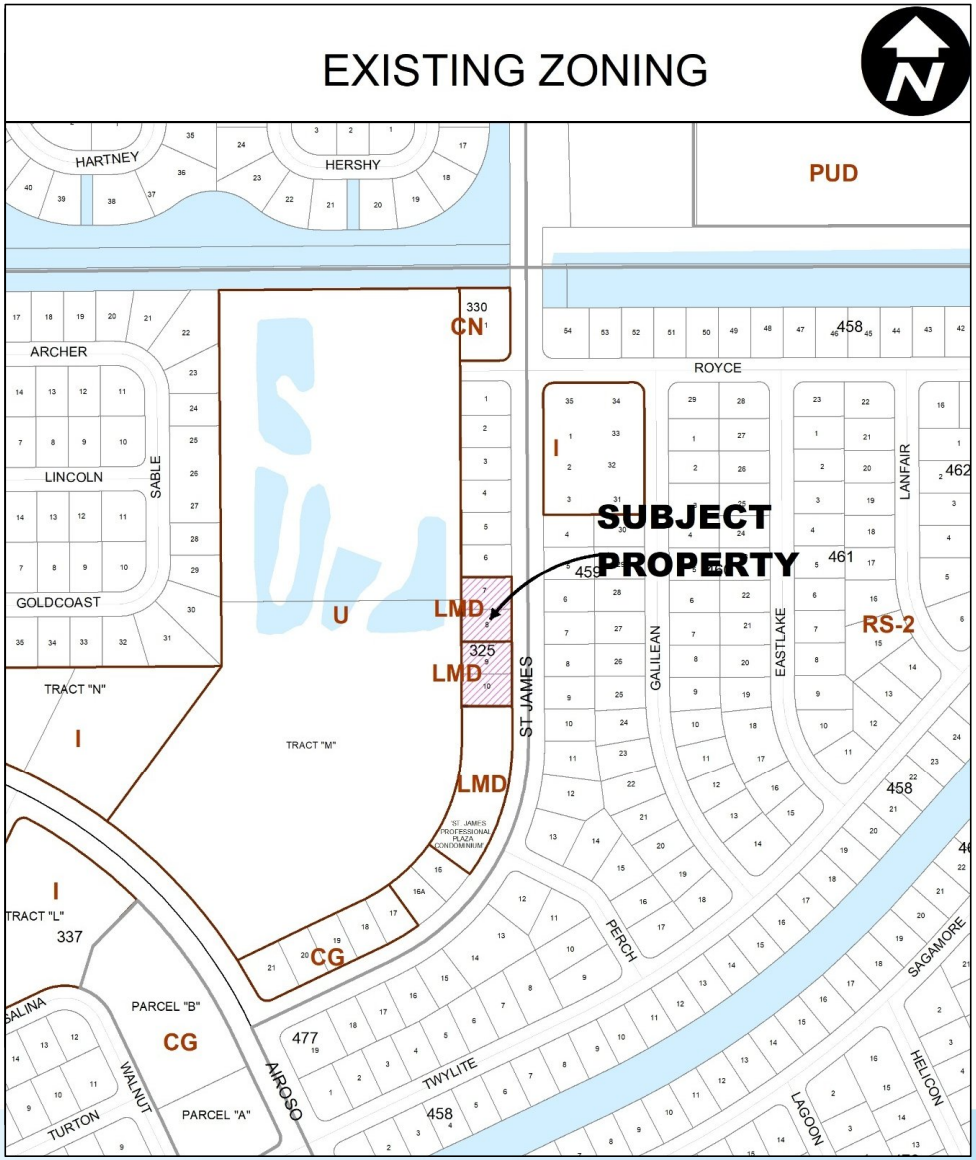
Planning & Zoning Board Meeting
December 2, 2025
Bethany Grubbs, AICP, Senior Planner/Public Art Program

Request Summary

Applicant's Request:	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.
Applicant:	City of Port St. Lucie
Property Owner:	City of Port St. Lucie
Address:	225, 231, 237 and 243 NW St. James Drive
Location:	The properties are generally located west of the intersection of NE Airoso Boulevard and NE St. James Drive

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	RS-2	Vacant
South	ROI	LMD	Office Building
East	ROI	RS-2	Single-Family Residential; Vacant
West	U	U	City Utility Site



Justification

The proposed rezoning to Utility (U) reflects the City's intended use of the site for public utility infrastructure. It is consistent with the Utility (U) Future Land Use designation and supports the goals of the Comprehensive Plan, including Policy 1.1.4.13, which encourages the development of public utility facilities.

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.

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 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

2025-1055

Agenda Date: 12/2/2025 **Agenda Item No.:** 9.a

Placement: New Business

Action Requested: Motion / Vote

Review of McChesney Park Improvements Proposed in Land and Water Conservation Fund Grant

Submitted By: Almartha Barrett, Grants Coordinator

Executive Summary: The City of Port St. Lucie's Parks & Recreation department plans to pursue a $785,000 Land and Water Conservation Fund grant for improvements at McChesney Park. Grant requirements include discussion of the project by the City's Planning & Zoning Board, as the City does not have a designated advisory board responsible for park, recreation or leisure service activities.

Presentation Information: Zakariya Sherman, Executive Project Manager will provide a brief presentation.

Staff Recommendation: Move that the Board hear a presentation on the grant, discuss and support the grant application.

Alternate Recommendations:

1. Move that the Board provide staff direction.

Background: The City of Port St. Lucie's is planning to apply to the Florida Department of Environmental Protection for a $785,000 Land and Water Conservation Fund grant for improvements at McChesney Park. Grant requirements include discussion of the project by the City's Planning & Zoning Board, as the City does not have a designated advisory board responsible for park, recreation or leisure service activities.

Issues/Analysis: N/A

Special Consideration: N/A

Location of Project: McChesney Park located at 1585 SW Cashmere Blvd, Port St. Lucie, FL 34986

Attachments: Presentation of LWCF McChesney Park

McChesney Park

Florida (DEP) Land and Water Conservation Fund (LWCF)

Grant Application

Tuesday, December 2, 2025

PORT ST. LUCIE
PARKS & RECREATION

PORT ST. LUCIE
HEART OF THE TREASURE COAST

LWCF

- Administered by FDEP, the LWCF grant program provides financial assistance for the acquisition or development of public outdoor recreation areas and facilities for the enjoyment and benefit of the general public.
- Typical LWCF projects include trails, athletic fields, picnic areas, restrooms, and other outdoor recreation facilities.
- Grant application: $785,000 (50% local match required)
    - Proposed Project: Restroom improvements, new playground equipment, picnic pavilion, soccer field upgrades, fitness station, dog park enhancements, and a new maintenance facility.

McChesney Park

1585 S.W. Cashmere Blvd.,
Port St. Lucie 34986











McChesney Park

- $785,000 in FY 26/27 CIP McChesney Park Improvements
- The City plans to replace the inclusive playground at McChesney Park, which has reached the end of its service life, using funds already programmed in the FY 2026–27 CIP. While the current CIP funding focuses on the playground, additional grant support could expand the project to include a new maintenance building, restroom upgrades, and improvements to the dog park and soccer fields, as well as a new fitness station and picnic pavilion.

Florida Department of Environmental Protection

LAND AND WATER CONSERVATION FUND PROGRAM
GRANT APPLICATION PACKAGE

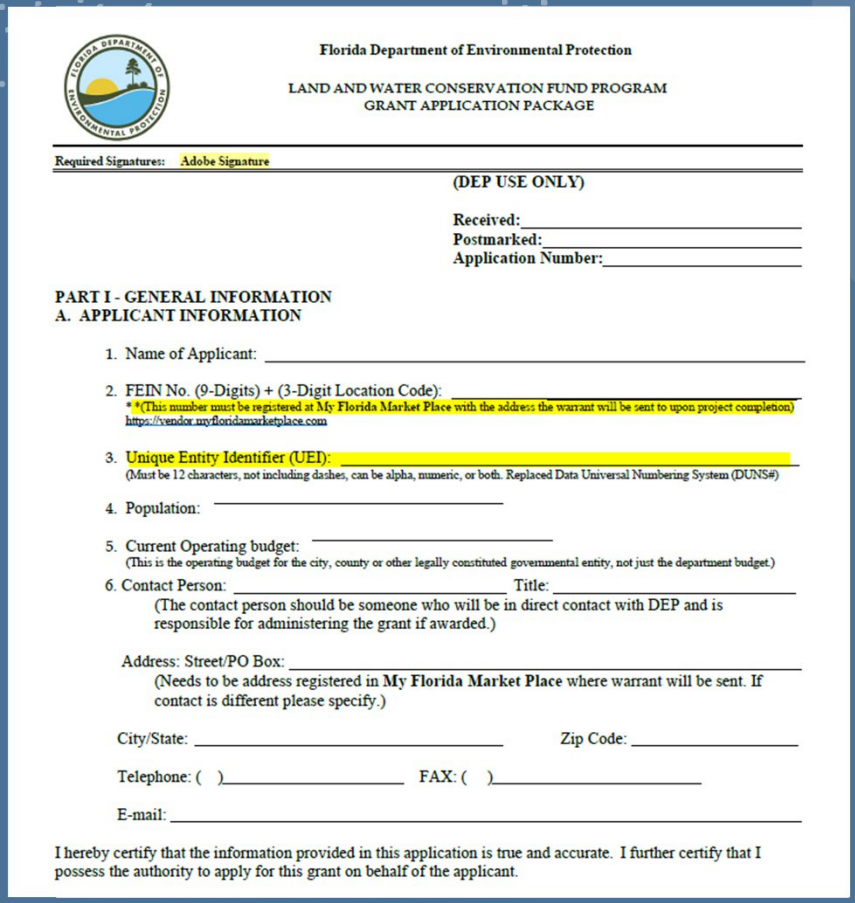
Outdoor Facility Needs Ranked by Priority Index: Population Density 5

Rank	Renovation Facility	Construction Facility	
1	Support Facilities	Support Facilities	**Cluster I**
2	Rest Rooms	Baseball Fields	**Cluster II**
3	Playgrounds	Playgrounds	
4	Tennis Courts	Softball Fields	
5	Swimming Pools	Rest Rooms	**Cluster III**
6	Boating Facilities	Soccer Fields	
7	Basketball Courts	Picnic Facilities	
8	Golf Courses	Bike Trails	
9	Softball Fields	Swimming Pools	
10	Picnic Facilities	Exercise Trails	
11	Historical Facilities	Hiking Trails	**Cluster IV**
12	Baseball Fields	Other	
13	Fishing Piers	Golf Courses	
14	Exercise Trails	Camping	
15	Soccer Fields	Beach Access	
16	Handball Courts	Historical Facilities	
17	Camping	Tennis Courts	
18	Football Fields	Basketball Courts	**Cluster V**
19	Nature Trails	Boating Facilities	
20	Beach Access	Fishing Piers	
21	Bike Trails	Football Fields	
22	Other	Nature Trails	
23	Hiking Trails	Handball Courts	
24	Horse Trails	Horse Trails	**Cluster VI**
25	Shuffleboard Courts	Shuffleboard Courts	

Population Density 5 - Population for 100,000 & Over

LWCF Grant Application

- Due December 15, 2025
- Respectfully request a motion of support from the Planning and Zoning Board to move forward with the McChesney Park LWCF grant application.



Florida Department of Environmental Protection

LAND AND WATER CONSERVATION FUND PROGRAM
GRANT APPLICATION PACKAGE

Required Signatures: Adobe Signature

(DEP USE ONLY)

Received:_____
Postmarked:_____
Application Number:_____

PART I - GENERAL INFORMATION
A. APPLICANT INFORMATION

1. Name of Applicant: _____
2. FEIN No. (9-Digits) + (3-Digit Location Code): _____
   **(This number must be registered at My Florida Market Place with the address the warrant will be sent to upon project completion)
   https://vendor.myfloridamarketplace.com
3. Unique Entity Identifier (UEI): _____
   (Must be 12 characters, not including dashes, can be alpha, numeric, or both. Replaced Data Universal Numbering System (DUNS#)
4. Population: _____
5. Current Operating budget: _____
   (This is the operating budget for the city, county or other legally constituted governmental entity, not just the department budget.)
6. Contact Person: _____ Title: _____
   (The contact person should be someone who will be in direct contact with DEP and is responsible for administering the grant if awarded.)

Address: Street/PO Box: _____
(Needs to be address registered in **My Florida Market Place** where warrant will be sent. If contact is different please specify.)

City/State: _____ Zip Code: _____

Telephone: ( )_____ FAX: ( )_____

E-mail: _____

I hereby certify that the information provided in this application is true and accurate. I further certify that I possess the authority to apply for this grant on behalf of the applicant.